




Balmmain

An aerial photograph of a residential development. The image shows a grid of houses with grey roofs, interspersed with green lawns and trees. In the center, there is a large green field with a winding blue water feature, possibly a stream or a decorative pond, surrounded by more trees and a small structure. The overall scene is bright and sunny, suggesting a well-maintained and attractive neighborhood.

EXECUTIVE SUMMARY

Project Name

Balmain

Project Location

960 Donnybrook Road, Donnybrook VIC 3064

Transaction Requirement

10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange

Purchasers are given 14 days to exchange from time of issuance of Contract of Sale to their nominated solicitor.

The Project

The convenience of road and rail access coupled with unrivalled amenity. All balanced by the vast conservation habitat at our southern edge.

This place has been created to encourage a diverse and thriving community - one we would love you to be part of.

At Balmain you'll experience the true joy of living locally. The diversity and proximity of planned amenity ensure many of your everyday needs can be met close to home; a convenience that also fosters a closeness between residents, as faces become familiar, passing smiles grow into conversations and friendships blossom.

When completed, Balmain's school will be a short stroll from your front door. The estate's community centre will be right next to the school, and the town centre - with its proposed supermarket, specialty retail and hospitality offerings - will be right across the road.



SCHOOL

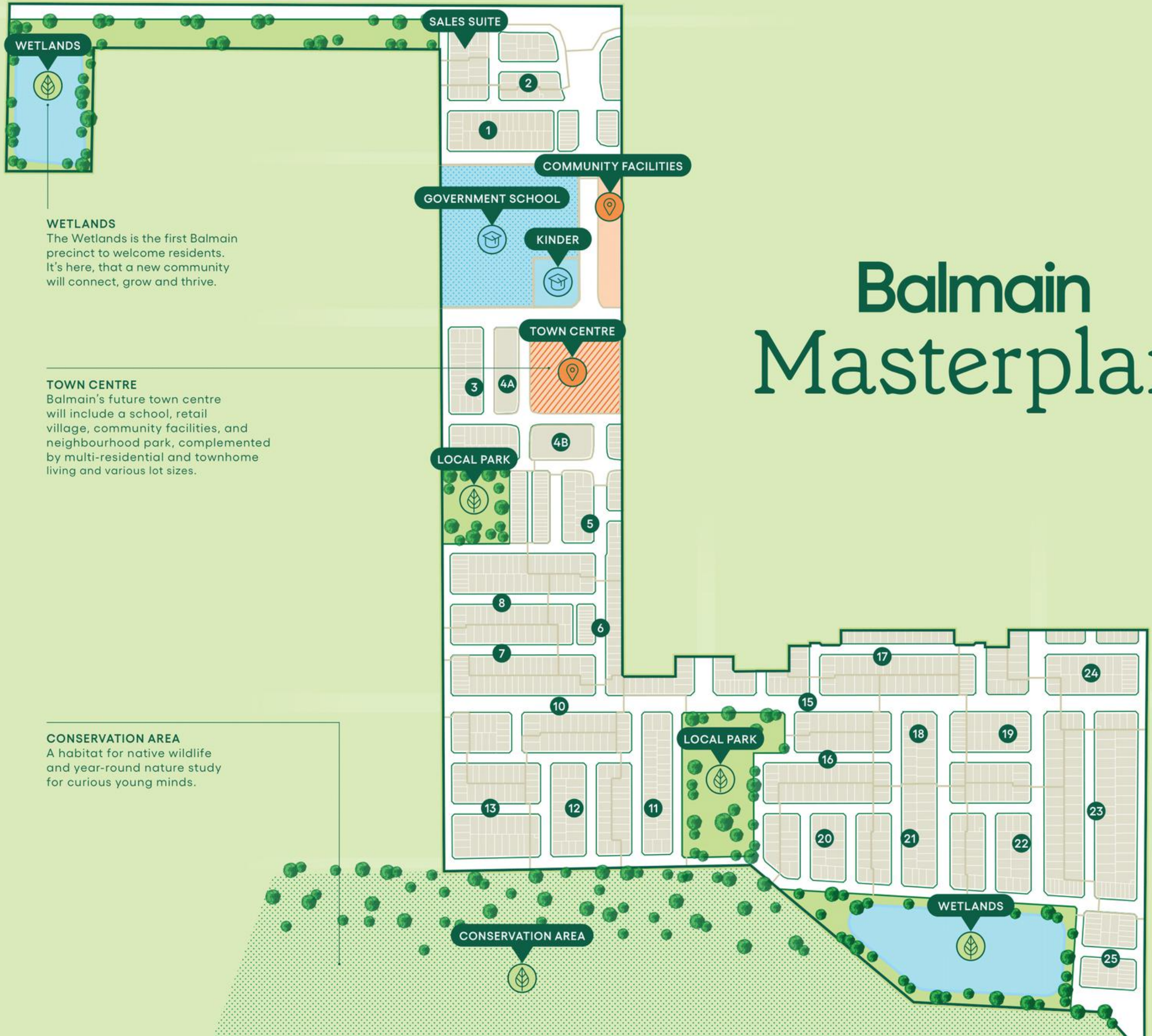
TOWN CENTRE

LOCAL PARK

LOCAL PARK

WETLANDS

CONSERVATION AREA



WETLANDS

The Wetlands is the first Balmain precinct to welcome residents. It's here, that a new community will connect, grow and thrive.

TOWN CENTRE

Balmain's future town centre will include a school, retail village, community facilities, and neighbourhood park, complemented by multi-residential and townhome living and various lot sizes.

CONSERVATION AREA

A habitat for native wildlife and year-round nature study for curious young minds.

Balmain Masterplan













INVESTMENT RISKS

There are a myriad of influences that affect the value of capital growth and rental yields in property investments. There is no guarantee that targeted returns will be met. A prudent investor would consider the following non-exhaustive list of factors that could affect the financial performance of the investment property. The non-exhaustive list of factors that may affect the value of the investment property includes:

- » Changes in legislation or government policy such as stamp duty, grants, and general taxes, with respect to property may result in the investor incurring unforeseen expenses, which in turn may affect rental returns and capital growth prospects;
- » Natural disasters, events causing global unrest such as war or terrorism, other hostilities, civil unrest and other major catastrophic events can adversely affect Australian and International markets and economies;
- » New developments in the vicinity providing competition/ alterations in demand- a sharp increase in the number of sites under construction within close proximity of the subject site may have an adverse effect, resulting in an oversupply from comparable properties, which in turn could have a negative impact on the ability of Investors to divest or sell their investment property at an acceptable price;



- » Interest rate movement investors should be aware that the performance of any investment property can be affected by the conditions of the economy (or economies) in which it operates. Factors such as interest rates, inflation, inflationary expectations, changes in demand and supply and other economic and political conditions may affect the investment property's capital growth, value and/or rental yield;
- » Potential investors should be aware that general economic conditions including inflation and unemployment can impact the value of the investment property and the ability of Investors to divest or sell their investment property at an acceptable price;
- » Tenant risk, there is the risk of tenants defaulting on their obligations and costs to be incurred in enforcement proceedings and often costs in releasing the tenancy;
- » Insurance Risk where feasible, damage from fire, storm, malicious damage etc. can be covered by insurance. However, the full extent of coverage is subject to the specific terms and conditions of the insurance policy entered into by the body corporate manager on behalf of the investor;
- » Vacancy risk, there is no guarantee a tenant will be readily found at settlement or that a tenant will renew their tenancy;
- » Timing Risk, market conditions change, if at the time of selling the investment, the market is depressed, and the investor may realise a loss. Professional advice should be sought from your accountant, financial adviser, lawyer or other professional adviser before deciding whether to invest. Kandeal (and its associated entities, employees and representatives) do not provide financial advice.



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