

A photograph of a man and a woman embracing outdoors. The man, on the left, is smiling broadly and looking towards the camera. The woman, on the right, has her eyes closed and is leaning her head against the man's shoulder. She is wearing a red and white striped shirt. The background is a soft-focus view of green trees under a pale sky.

ORTUS

AT CRANBOURNE EAST

EXECUTIVE SUMMARY

Project Name

Ortus Estate

Project Location

1305 Ballarto Road, Cranbourne East VIC 3977

Transaction Requirement

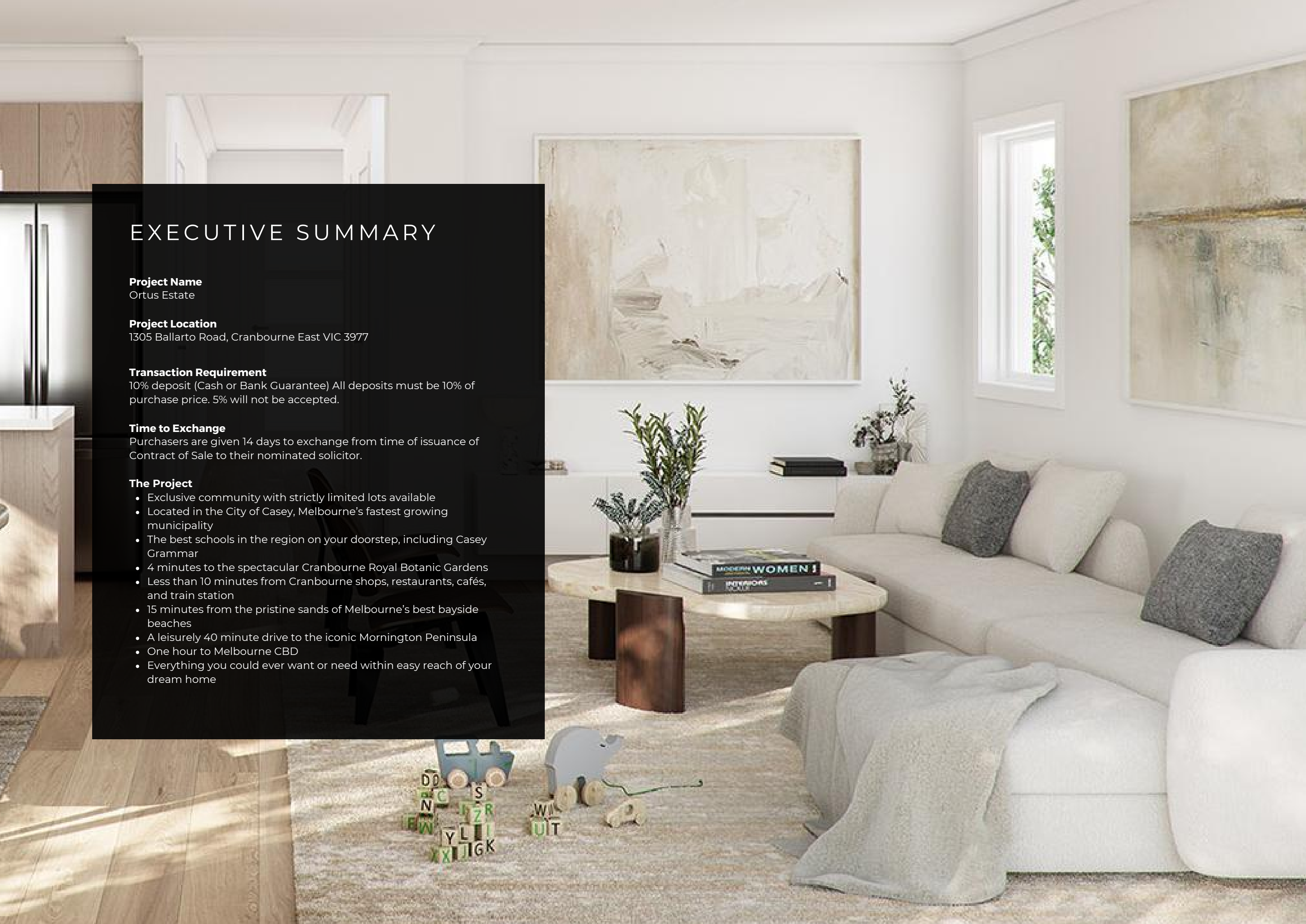
10% deposit (Cash or Bank Guarantee) All deposits must be 10% of purchase price. 5% will not be accepted.

Time to Exchange

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

The Project

- Exclusive community with strictly limited lots available
- Located in the City of Casey, Melbourne's fastest growing municipality
- The best schools in the region on your doorstep, including Casey Grammar
- 4 minutes to the spectacular Cranbourne Royal Botanic Gardens
- Less than 10 minutes from Cranbourne shops, restaurants, cafés, and train station
- 15 minutes from the pristine sands of Melbourne's best bayside beaches
- A leisurely 40 minute drive to the iconic Mornington Peninsula
- One hour to Melbourne CBD
- Everything you could ever want or need within easy reach of your dream home



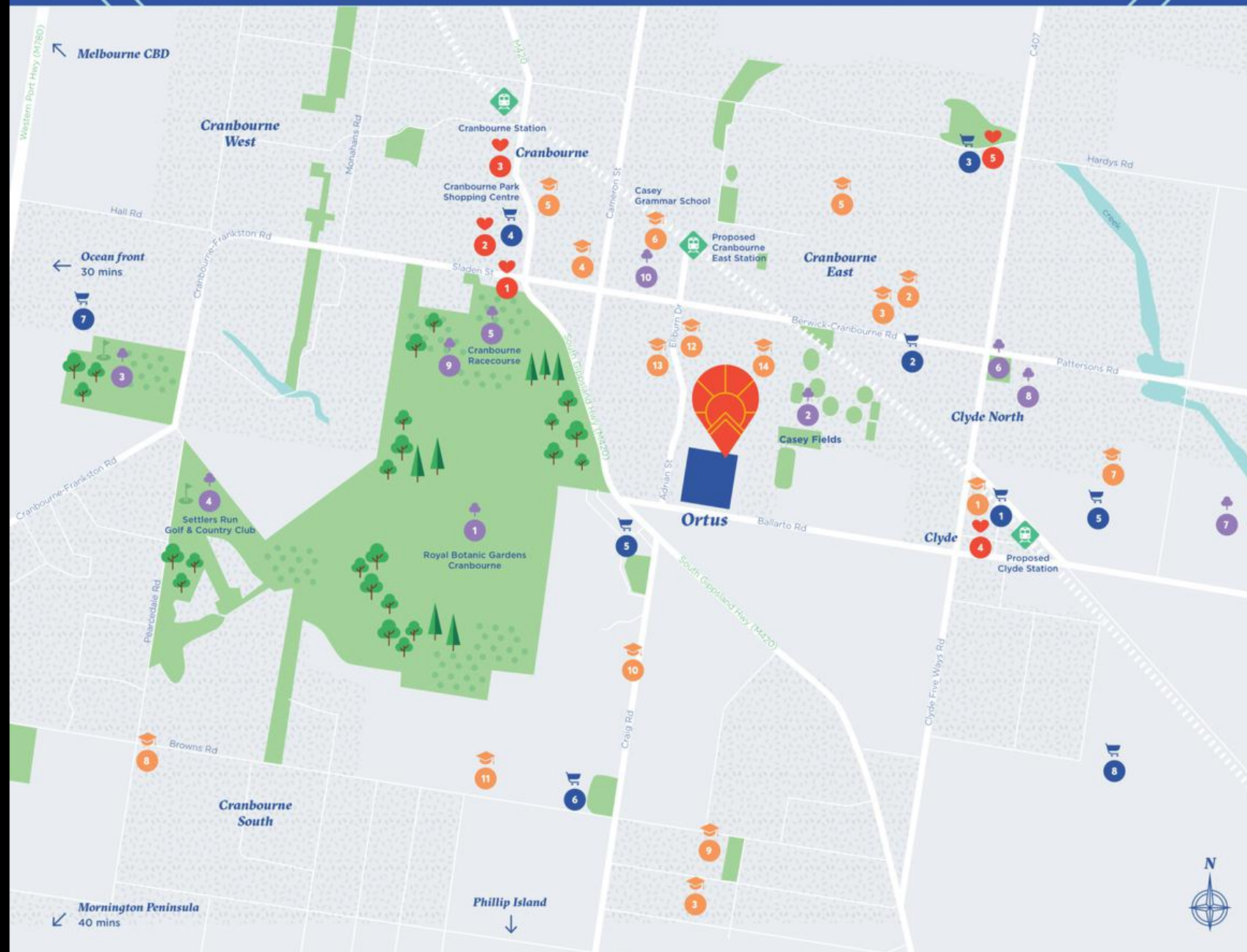
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Transport

Cranbourne Station
Proposed Clyde Station
South Gippsland Hwy
Western Port Hwy
Proposed Cranbourne East Station



Health

1. Monash Health - Cranbourne Integrated Care Centre
2. Cranbourne Park Family Care Clinic
3. Casey Medical Centre Cranbourne
4. Valetta Street Medical Centre
5. Clyde North Medical Centre



Schools

1. Clyde Primary School
2. St. Peter's Clyde North Campus
3. St. Thomas the Apostle Catholic Primary School
4. Cranbourne Primary School
5. Cranbourne Secondary College
6. Casey Grammar School
7. Proposed Government School
8. Cranbourne South Primary
9. Devon Meadows Primary School
10. Future Childcare Centre
11. Botanic Ridge Primary School
12. Bluebird Early Education Casey Fields
13. Casey Fields Primary School
14. One Early Education Centre



Shopping

1. Clyde Village Store
2. Shopping on Clyde
3. Selandra Rise Shopping Centre
4. Cranbourne Park Shopping Centre
5. Proposed Local Town Centre
6. Future Coles & Shopping Village
7. Clarinda Village
8. Arnotts Vegetable Farm



Sport & Leisure

1. Royal Botanic Gardens Cranbourne
2. Casey Fields
3. Ranfurly Golf Club
4. Settlers Run Golf Course
5. Cranbourne Racecourse
6. Clyde Recreation Reserve
7. Proposed Indoor Sports Facility
8. Proposed Sports Fields
9. Cranbourne Turf Club
10. Casey RACE

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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.