

Watson Property Group Baldivis, WA, Capital Placement Opportunity

Watson Property Group's current opportunity allows you to gain exposure to direct property investment in a residential land sub division. You can become a shareholder in the development company with a minimum investment from \$26,000.

- ✓ Move now as the market cycle picks up
- ✓ This is when developers and investors move in
- ✓ Interest rate rises signal an end to the recession we never had in WA
- ✓ Commentators forecast "[price surge looms in lot starved Perth](#)"
- ✓ Join other successful investors in Watson syndicates



Property boundaries indicative only

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Watson Property Group Pty Ltd ABN: 90 089 075 945 (Licensee)
Watson Capital Group Pty Ltd ABN: 63 098 460 425
Watson Project Management Group Pty Ltd ABN: 11 100 829 856
Watson Property Group Complete Homes Pty Ltd ABN: 94 106 601 889

Investment highlights:

- ✓ 243 lot residential land subdivision
- ✓ Lots 921 / 922 Baldivis Road
- ✓ Outstanding location, adjoins the future Baldivis Town Site and Kwinana Freeway
- ✓ Existing syndicate
- ✓ Capital required, up to \$2,993,900
- ✓ \$1,496,950, 50% payable now
- ✓ 50% balance on call over 4 payments of \$374,237 from March 2010 until September 2011
- ✓ **Forecasted investment return** \$4,376,808, 146.19% or **47.41% per annum** based on 37 months weighted average time capital outstanding *
- ✓ Capital return June 2013, dividend return March 2015 & 2016 *
- ✓ Minimum investment \$26,000
- ✓ Sophisticated investors only
- ✓ Suitable for SMSF

*Subject to forecasts and assumptions contained in the Information Memorandum

To register your interest and obtain an Information Memorandum please contact Tony Ougan, contact details below:

Yours Sincerely,

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