



# MOAMA PROPERTY DEVELOPMENT FUND

**TARGET RETURN – 10% PER ANNUM\*(PRE TAX)**  
**SECURED BY FIRST REGISTERED MORTGAGE**

This is our new property development fund for our Barbers Paddock project in Moama. This opportunity relates to “Barbers Paddock” a residential land development of 16 hectares into approximately 143 lots located at Nicholas Drive, Moama, New South Wales.

We expect this fund to raise \$3.0 million through the issue of 3.0 million units at \$1 per unit and to return 10% per annum (simple interest basis)\* to investors. The money raised will provide funding for the development and will be secured by a first registered mortgage.

## BARBERS PADDOCK RESIDENTIAL LAND DEVELOPMENT IN MOAMA, NEW SOUTH WALES

The “Barbers Paddock” project is expected to consist of 7 stages, averaging 20 residential allotments per stage. Construction on the project commenced in January 2016. So far, Oliver Hume Property Funds Group has settled on 46 land lots over stages 1 and 2 of the project, which is 78% of lots within these stages. The remaining settlements in those stages are expected to occur over the coming months.

## INVESTMENT HIGHLIGHTS

CAPITAL RAISING	AUD \$3,000,000
MINIMUM INVESTMENT	\$50,000
TERM	Approximately 1.5 years, with expectation of a partial return of capital after 7 months*.
TARGETED RETURN	10%* per annum (pre tax) simple interest basis, expected to be paid annually.
FUND STATUS	Closed to Investment
PAYABLE	\$1.00 on application
FUND	An Information Memorandum* offering 3.0 million units at \$1 per unit in the Oliver Hume Property Funds (Barbers Paddock) Moama Fund.
PROJECT	Oliver Hume Property Funds (Barbers Paddock) Moama Fund has been established to provide finance for the Barbers Paddock residential land development at Nicholas Drive, Moama, New South Wales.



## ECHUCA MOAMA REGION

Moama and Echuca have a diverse, growing economy and employment base with industries such as food, health care and agriculture. Tourism is also a major economic driver of the region. The towns are well serviced by road and other transport infrastructure connecting to Melbourne. Moama is located on the border between Victoria and New South Wales and neighbours Echuca – a popular tourist and holiday destination – with the Murray River dividing the two towns. The Echuca Moama Region is a highly desirable residential location offering affordability. It has a range of social/recreation, educational, health, retail and other attractions.



## MOAMA ECHUCA AMENITIES AND INFRASTRUCTURE



**\*IMPORTANT INFORMATION:** Forecast is subject to certain assumptions and risks, which will be set out in the offer document. This offer is open to recipients who qualify as "sophisticated investors" and "professional investors" under the Corporations Act. This information has been prepared as general information only and does not take into account the investment objectives, financial situation or needs of a particular person. Applications to invest must be made on an application form attached to the offer document. An investment in Oliver Hume Property Funds (Barbers Paddock) Moama Fund is subject to risks associated with property development. Investors should consider the offer document before making an investment decision.

