

DEVELOPMENT SITE FACT SHEET

**for further details see www.ozzyconnect.com or call
Kylie directly on 07 3232 5308 or Tim directly on 07 3232 5301**

What type of development sites are we seeking?

- Subdivisions – high density & rural residential
- Townhouse sites and apartment sites
- Residential sites
- Commercial development sites

While we are keen on Queensland sites we will look at sites Australia wide.

What are our key criteria?

- Of a reasonable size
- Requires a DA or DA approved
- Represents value
- A clear market / exit for the end product
- Not an extensive holding period

What is our development experience?

Currently OzzyConnect affiliated project specific companies have about \$400 million of projects from Cairns to Victoria and are in an expansion mode.

Some recent and ongoing projects include:

The Pinnacles Caloundra – 27 high-rise apartments
Sanctuary Vista Ipswich – 190 lot subdivision
Laurel Bank Toowoomba – 11 luxury villas
Mildura Marina – multi faceted marina development
Seascape Hervey Bay – 70 dual key apartments
Edgewater Tinaroo – 28 lake front lots
Malanda subdivision – 60 rural residential lots

Review some of our projects under 'Projects' on the OzzyConnect web site: www.ozzyconnect.com

What is our funding capability?

We have extensive funding capability. Not only is the ABFX a national register of funders but with the OzzyConnect database of over 1,000 active private investors we regularly raise funds by way of offer documents to our investors to raise mezzequity, which along with construction funds enables us to fund a whole diversity of projects quickly and effectively.

Review the OzzyConnect web site www.ozzyconnect.com for a prospectus or call us and we will mail you a prospectus.

What is the OzzyConnect developers database?

OzzyConnect has an extensive database of developers for all sorts of projects - subdivisions, high-rises, apartments, townhouses and commercial.

In circumstances where OzzyConnect development companies have a 'full book' of developments we specialise in joint ventures with other developers – with OzzyConnect organising required debt and mezzequity funding for those developers where appropriate.

The developers database and joint venture arrangements enhances our capacity to undertake a range of developments of any size and of any value.

What about sales and marketing?

OzzyConnect believe the success of any development is about getting sales and how the marketing program is put together and executed – and have a very extensive database of real estate agents and investment sellers nationally and internationally.

We are very keen to work with you on a range of different sales and marketing initiatives.

How do we work with you?

We are keen to work with you in everyway so please let us have first look at your best sites. Once we have been advised of a site which may fit our criteria we act with agility to undertake a preliminary feasibility and secure a contract on the site.

The general process is:

- Site details provided
- Preliminary feasibility
- Key vendor terms and flexibility
- Obtain a contract on the site
- Undertake detailed due diligence
- Assess if development in our own right or jointly
- Obtain DA if DA not on site & presales program
- Settle site – provide funding where necessary
- Undertake development

Please urgently complete a Preliminary Site Analysis Profile and email or fax to us.