

Malcolm

Re: Guaranteed Rental Income Return 46 Windmere Street Yarralumla ACT 2600

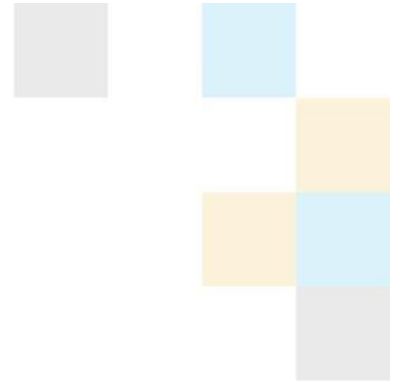
We wish to offer you our proposed Guaranteed Rental Income Return for your anticipated secondary residence at 46 Windmere Street Yarralumla ACT 2600.

In this letter of offer, we outline the key conditions and proposed rental return guarantee, including proposed rental income paid to you. This guarantee will be offered by our company and guaranteed by the directors personally.

Guaranteed Rental Income Return Income Summary		
	Guaranteed Weekly Rent	Total Guaranteed Rental Return
Year 1	\$600.00	\$31,200.00
Year 2	\$624.00	\$32,448.00
Year 3	\$648.96	\$33,745.92
Total guaranteed gross rental income over three-year period:		\$97,393.92

Key conditions of this agreement (we will provide a full agreement for your review if you are interested in exploring this option):

1. We will ensure that this tenancy arrangement doesn't unreasonably impact on the primary rental property at the front of the block.
2. We are permitted to sublet the property with no unreasonable restrictions on renting/subletting through Airbnb and similar short stay rentals.
3. The client has the option to elect one, two or three-year options as outlined in the summary above.
4. If we choose to use a managing agent, we will ensure they are a member of the Real Estate Institute of the ACT.
5. Rent will be paid in advance up to 3 months if the client wishes.
6. We will provide a full and free maintenance upgrade and the end of each year period.
7. The client will meet all rates and/or land tax expenses and ensure the building has all insurances (this is standard for any tenancy).
8. The guarantee for the company will be Turnkey Creations Pty Ltd and supplementary guarantees from the directors Francis Walmsley and Nick Constable as individuals.
9. If you decide that you wish to not proceed with this guaranteed after building has commenced, you simply need to let us know (via email) 4 weeks before completion of the project.



10. If you sell/transfer the property, we can elect to not assign the rental guarantee to the new owner of the property at our discretion.
11. This agreement is based on completion of the project as outlined in this proposal.
12. We will provide you a full written agreement prior to signing of your HIA agreement

Why do we offer this rental return guarantee?

- ✓ We have seen the returns that investors have received for the projects we have built.
- ✓ We know that this is a significant investment for our clients and we believe in the quality and standards of our projects and therefore we wish to be accountable for the end result.
- ✓ We know that most of our investors are borrowing interest only at between 4-5%, so our guaranteed 10%+ return enables them to profit from this project.
- ✓ We believe that if you sell the property you will achieve a return greater than the investment of the project.
- ✓ There is a genuine rental scarcity in Yarralumla and currently vacancy rates in the suburb are below 1.5% and medium rents for comparable properties range between \$550 - \$650

We don't offer this to all clients, however, based on the rentability of the suburb and the quality and features of your project, we are confident that we can all profit from this arrangement and this will provide you with the confidence you may require as an investor.

This guaranteed rental income return is optional and the exclusive choice of you, the client. If you decide that you wish to opt for this guaranteed return, please let us know as soon as possible, allowing us to provide you the full agreement for your review.

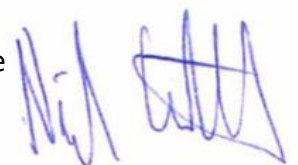
If you decide that this is of no interest to you it will have no impact on our ability to complete your project as outlined within this attached proposal.

As explained in point 9 of the summary of key terms, if at the nearing of completion of the property, you decide that you wish to capitalise on the rental return directly, you don't need to proceed with this proposal.

Director
Francis Walmsley

A blue ink signature of Francis Walmsley, consisting of several overlapping loops and a long vertical stroke at the bottom.

Director
Nick Constable

A blue ink signature of Nick Constable, featuring a stylized, somewhat abstract script.