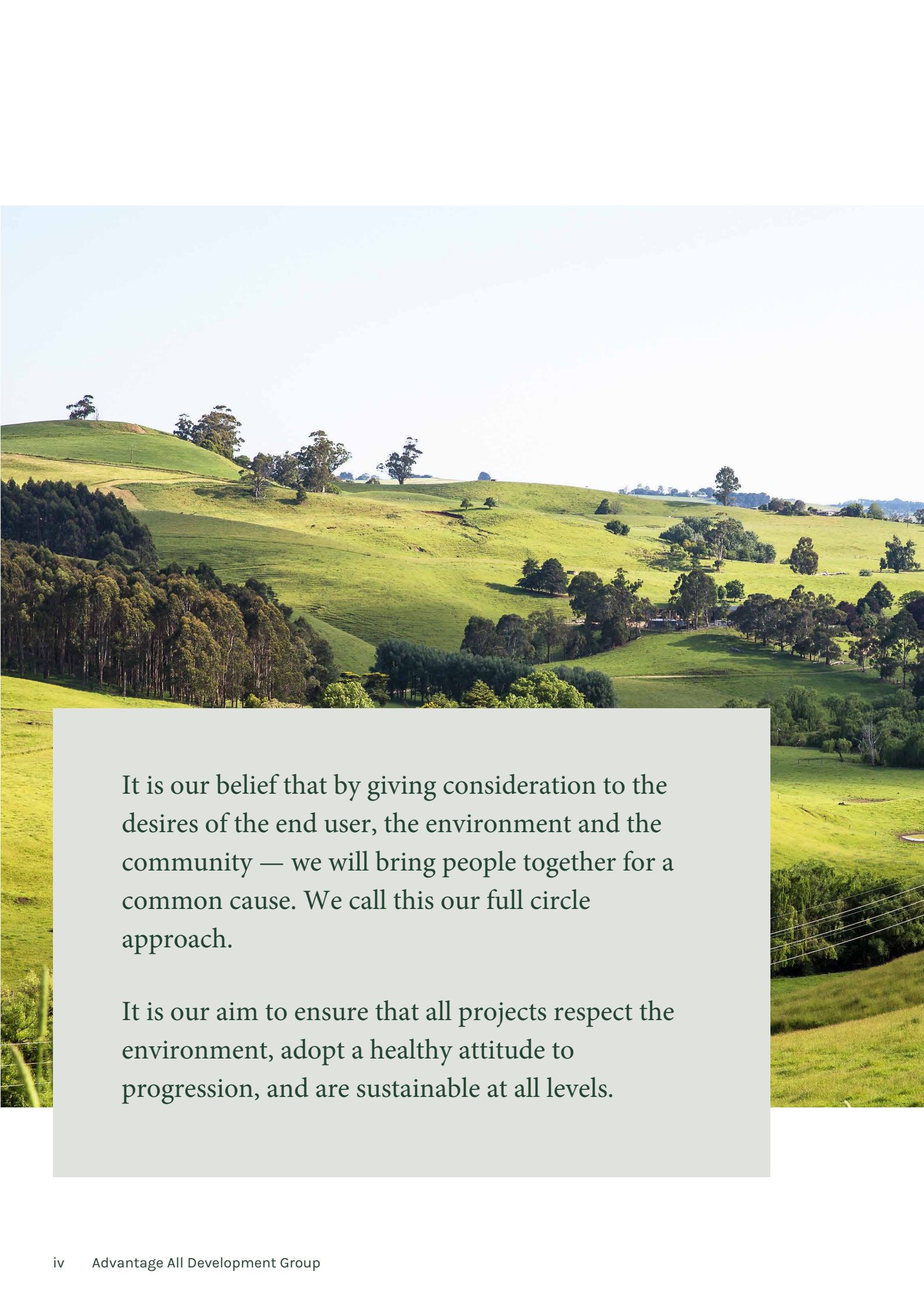


# VISIONARY DEVELOPMENTS CREATING SIGNIFICANT RESULTS



**ADVANTAGE**  
DEVELOPMENT  
GROUP **ALL** EST.  
2019



It is our belief that by giving consideration to the desires of the end user, the environment and the community — we will bring people together for a common cause. We call this our full circle approach.

It is our aim to ensure that all projects respect the environment, adopt a healthy attitude to progression, and are sustainable at all levels.



## WHO ARE WE?

We are a select group of business people that have a vision for community orientated and progressive developments.

Projects that we undertake utilise all our individual passions, while incorporating current and future needs, design and affordability.

Each project is scrutinised by the whole team to determine financial viability and realistic time frames, ensuring we have a sound understanding of the project's risks — as well as opportunities.

We then focus on the end result being the best possible outcome for all concerned including investors, end users, our local community, all contractors, regulatory authorities aligned with our purpose.

## OUR TEAM

We acknowledge that to be successful we must work with our strengths and also surround ourselves with the strengths of those who specialise in their chosen field. We create teams that are driven by passion to bring a project's vision to reality.

We select the best in the business to work with and ensure they all have an extensive background in developments and hold the same values and beliefs that we do.

We have been fortunate enough to have worked with and been advised by some of the masters in the industry. We pride ourselves on having a team that has extensive knowledge and experience in business analytics, planning, finance, all aspects of the legal realm, engineering, civil works, development, building, marketing and sales.

## Our point of difference

We have deep experience in significantly increasing the value of land through our vision of seeing what is possible and a skill of making it happen.

We have the local knowledge to understand the demand for the end use of the product needed, for which we find suitable land to fulfill the needs.



## RECENT PROJECTS

### EAST END COMMERCIAL - 11304.15.3

#### Commercial Development and Subdivision

This project is complete construction of a multi story commercial shopping precinct enticing some of the large retail players to town. The project will incorporate a realignment of the waterway and creation of new wetlands to open the eastern gateway to Warragul.

#### Project Stage

We settled on this in August 2021, and are working with council and other authorities on development and construction plans and the waterway modeling. We expect to start work in the second half of 2023.

#### Funding

We will be looking to fund the construction of this project throughout various stages, requiring up to \$40m. Funding stages and lengths of time will be advised in the coming months.

#### Returns

Various options of debt or equity funding are available (more details to come).

## FREEWAY BUSINESS PARK DRIVING INDUSTRY IN WARRAGUL

#### Industrial development and subdivision

This project is a complete construction of an industrial business park, on 144,000m<sup>2</sup>, requiring subdivision and construction of various industrial buildings. It will incorporate walking tracks and the visual aspect from the freeway to encourage business expansion. We will incorporate a selection of businesses that will benefit from and complement the location, as well each other. With natural wetland views and our inclusion of walking tracks and seating, this location will be an attraction to the many locals that enjoy getting out on foot. It will become a desirable business destination.

#### Project Stage

We settled on this property in March 2019 and we are currently working with state government and other authorities on final planning for subdivision and development works. We estimate to have permits to start works in the second half of 2022. In the meantime, we have started the sales and lease process, expressions of interest and the selection process are underway.

#### Funding

We will be looking to fund the construction of this project throughout various stages, requiring up to \$25m. Funding stages and lengths of time will be advised in the coming months.

#### Returns

Various options of debt or equity funding are available (more details to come).

# MOUNTAIN VIEWS <sup>-38.145°</sup> 145.846°

## RECENT PROJECTS

# BONA - VUES 14.50.3820

### Residential subdivision in Warragul

Subject to further council consultation, this project is a small subdivision of 50 lots including some 2000m<sup>2</sup> lots— allowing for trades, transitional living between rural and township, or simply open space to enjoy.

Within close proximity to the hospital, new industrial developments, town centre and freeway, these blocks are a rare offering with an attractive demand.

#### Project Stage

We are currently working with council to ensure the best results in regard to zoning and infrastructure. With that in mind we are planning to start work in the second half of 2022.

#### Return

The target IRR is 28%

### Residential subdivision in Drouin

This project is a small subdivision of 25 lots, with brilliant mountain views embracing lifestyle living while keeping within reasonable proximity to Melbourne. Its prime location surrounds itself with conveniences such as, schools, aged care facilities, shops and parks. With only 25 lots in a desirable location, they sold fast.

#### Project Stage

We settled on this project on the 20th February 2019. With permits and endorsed plans in place and started preliminary works the second half of 2019

We engaged our sales team and were fully sold out prior to completion

#### Return

The IRR was 30%

# SPRING WATER ESTATE- 3.446.600

### Residential Subdivision in Warragul.

This project is 190 acres and incorporates three parcels of land to deliver 600 new residential lots to Warragul. At the boundary of Waterford Rise, it is prime location to the best of everything the area offers.

#### Project Stage

We took control of the land in Feb 2021 and are currently in the planning stages, working with council on infrastructure assessment, we are bringing together the marketing team and preparing for pre-sales.

This project will maintain momentum off the Waterford completion that is expected early 2023.

#### Returns

The target IRR is 30%

# MEET THE HEART OF ADVANTAGE ALL DEVELOPMENT GROUP



**Melissa Fisher** (Managing Director)

**A love of creating Destinations for communities and business to thrive.**

Melissa has an eye and a talent to visualize and achieve the impossible, and has a financial and business restructure background, working within many industries, from hospitality, construction, building and transport.

With over 25 years of business experience she has a solid understanding of what's possible and what challenges may arise.

Melissa leads a solid team on all projects believing that teamwork and communication are paramount. She has undertaken small and complex projects from subdivision, strata, signage, storage, commercial renovations, business real estate and construction locally, throughout Victoria and Interstate.

Melissa also mentors others and coaches students in the real estate strategies and personal development.



**Trevor Reynolds** (Operational Director)

Trevor loves living in Warragul and is married with two children. He is a registered Domestic & Commercial Builder and has been involved with building many homes and commercial projects throughout West Gippsland, and is a co-owner of the Mad Cat Group

Trevor and Jim established their Civil Construction Company, Mad Cat Constructions, in 2004 by bringing together their varied skills. Over the past 15 years their company has constructed projects for local and state government as well as many private developers.

Working for councils all over Victoria they have become a preferred supplier for VicRoads Eastern Region.

Recently, Mad Cat Constructions have been very much in the public eye locally, constructing new roundabouts in the Warragul CBD and Copelands Road. They undertook major streetscape works in Smith Street and Palmerston Street, along with the reconstruction of Memorial Park in the Drouin CBD.

Mad Cat Constructions also undertakes projects around waterways including structures such as bridges and major culverts.

Through their work with many civil projects and working with successful developers on varying scale sites, Trevor and Jim have built a wealth of knowledge. This includes, planning, engineering, building and handing over projects. Through these experiences they have created many networks of industry partners and built respect and trust with their peers.

Mad Cat pride themselves on tackling challenging projects that many other companies see as too hard.

## OUR TRACK RECORD IS PROVEN — SEE WHAT OUR CLIENTS SAY

### Mountian Views Estate

Larger and very affordable –  
looking forward to the peace &  
quiet

“We are very excited to be  
moving to Drouin. The suburb  
has a country town feel, however  
is not that far from metropolitan  
Melbourne. It is still lush with  
greenery and is surrounded by  
the mountains and this is  
something that drew us to  
Drouin after living close to the  
city for the last 30 years. Our  
new block offers us the most  
luscious view of the beautiful  
greenery and mountain views  
Drouin has to offer. In addition  
to this, the land available is  
considerably larger and very  
affordable when compared  
against the dense builds in  
Pakenham or Clyde. We are very  
much looking forward to building  
our house and living in the quiet  
and peaceful town of Drouin.” –  
Don

“Mad Cat Constructions have just completed  
a 600m<sup>2</sup> commercial factory for our  
business.

We started at conception stage working  
with Trevor as we weren't sure exactly what  
we wanted and needed, and found him a  
pleasure to deal with and his ideas practical  
and easy to understand.

We always had the belief Trevor was working  
for us, putting himself in our position and  
looking at the most cost effective way  
to construct the build.

Like any projects, changes need to be made  
on the run and these were implemented with  
the minimum of fuss and documented.

I would have no hesitation recommending  
Trevor and Mad Cat Construction to manage  
and build projects and have already initiated  
discussion on how they can build for us  
in the future.”

— **Shane Kinder**  
**Managing Director**  
**at Gippsland Insulation**

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“Mad Cat Constructions were the contractors  
for our purpose-built factory in Hazel Drive  
Warragul – erected 2016/2017.

We were very happy with the quality  
and speed of the project with all works  
completed to specifications.

Any variations were handled thoughtfully  
and price adjustments were fair and  
accurate.

More than happy to recommend Trevor  
and his crew for any commercial project –  
we would use them again if need arose!”

— **Phil McAlpin**  
**Manager at Waterline Tanks**







“ During our recent office build with Acuity Development Group we have been impressed with their commitment to quality and relentless pursuit to achieve deadlines.

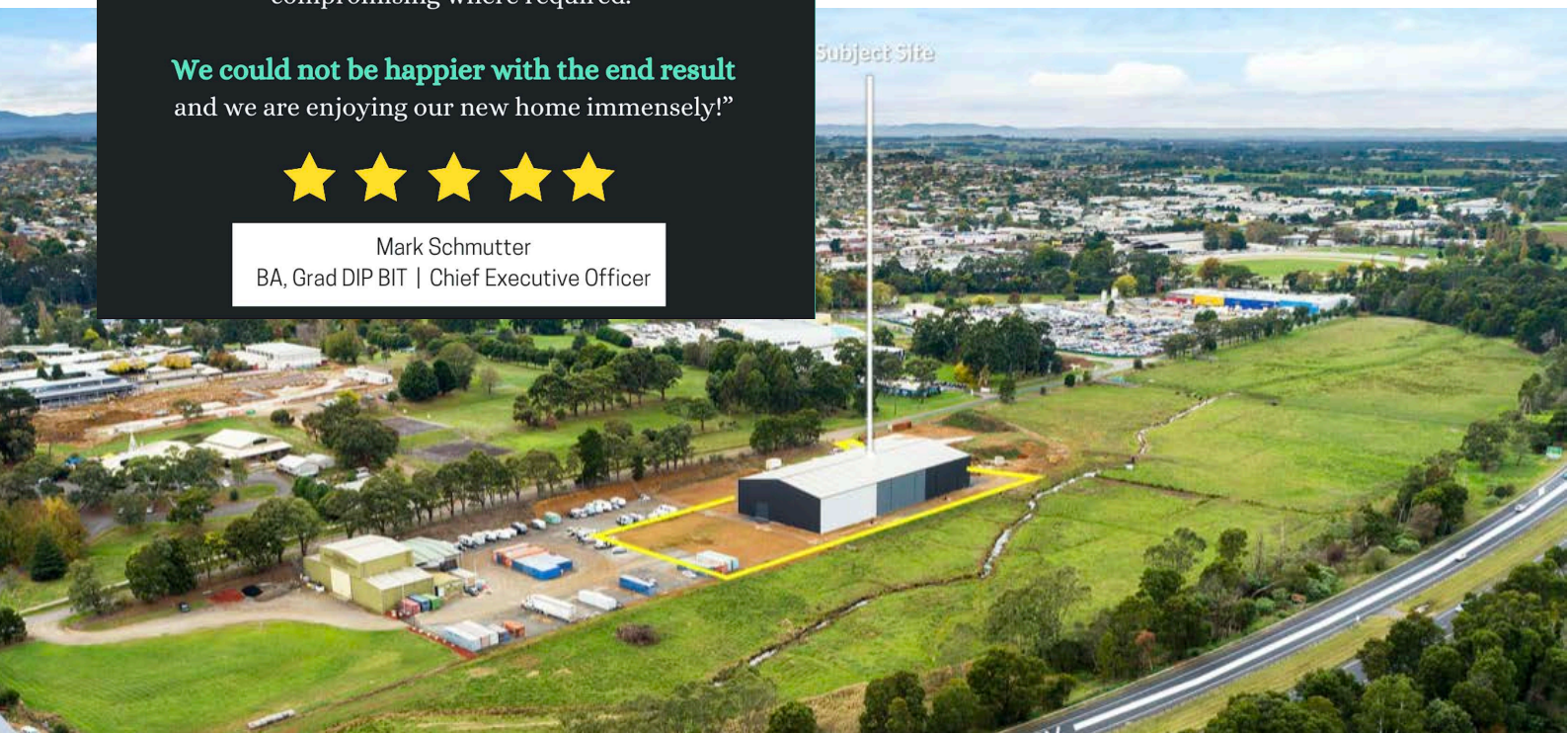
Building in the middle of a global pandemic has not been without its challenges but Melissa and the team have been both vigilant in their delivery and also compromising where required.

**We could not be happier with the end result**  
and we are enjoying our new home immensely!”



Mark Schmutter  
BA, Grad DIP BIT | Chief Executive Officer

Subject Site



"I have had the pleasure of knowing Melissa for over 9 years. Melissa is one of the most commercially astute finance people I have come across. We used Melissa not only to do our accounts but also as a business advisor, helping us to navigate through some complex issues. Working with her was an absolute joy."

— Matt Frost  
Director at Thomas Frost Executive  
and HR Bubble



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