

INVESTMENT CREDENTIAL DOCUMENT

QUALITY DEVELOPMENTS FOR THE DISCERNING INVESTOR



ADVANTAGE
DEVELOPMENT
GROUP

ALL

EST.
2019



It is our belief that by creating full circle projects with consideration given to the desires of the end user, the environment and the community – we will bring people together for a common cause. We want to create end results with positive and progressive impacts.

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 small 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 timeframes, 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 and of course ourselves.

OUR TEAM

We work with professionals, both local and not so local.

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

PROJECTS UNDERWAY

MOUNTAIN VIEWS -38.145° 145.846°

On all our projects we give investors the first right to purchase any stock before it hits the open market. All loans will be executed with a legal loan agreement detailing all terms and rates.

We are happy to provide more details on all projects to committed investors.

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 will sell fast.

Project Stage

We settled on this project on the 20th February 2019. With permits and endorsed plans in place and will start preliminary work early April 2019.

We have engaged our sales team and expect full sales by the end of 2019.

Funding

We will be requiring funds of approximately \$1.2m throughout various stages of the project. Funds will be required from June until the end of December 2019.

Returns

We are paying 10% pa with interest payments being paid at the end of the project.

Investments over \$400,000 will attract a discount off land purchases within the project. Conditions apply, please contact us for further information.

BONA —VUES

FREEWAY BUSINESS PARK

DRIVING INDUSTRY
IN WARRAGUL

Residential subdivision in Warragul

Subject to further council consultation, this project is a small subdivision of 10-12 single acre 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 will run the planning and design stage in line with a start date at the completion of Mountain View.

Funding

We will be looking to fund the project and construction with approximately \$2m throughout various stages of the project.

Funding stages and lengths of time will be advised in the coming months.

Returns

We are paying 10% pa with interest payments being paid at the end of the project.

Industrial development and subdivision

This project is a complete construction of an industrial business park, requiring subdivision and construction of various industrial buildings. It will incorporate walking tracks and utilisation of 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.

Project Stage

We settled on this property in March 2019 and we are currently working with council and other authorities on planning and design. We have estimated that complete planning permits will take us approximately two years and, in the meantime, we will tenant the property and advertise for expressions of interest and start the selection process.

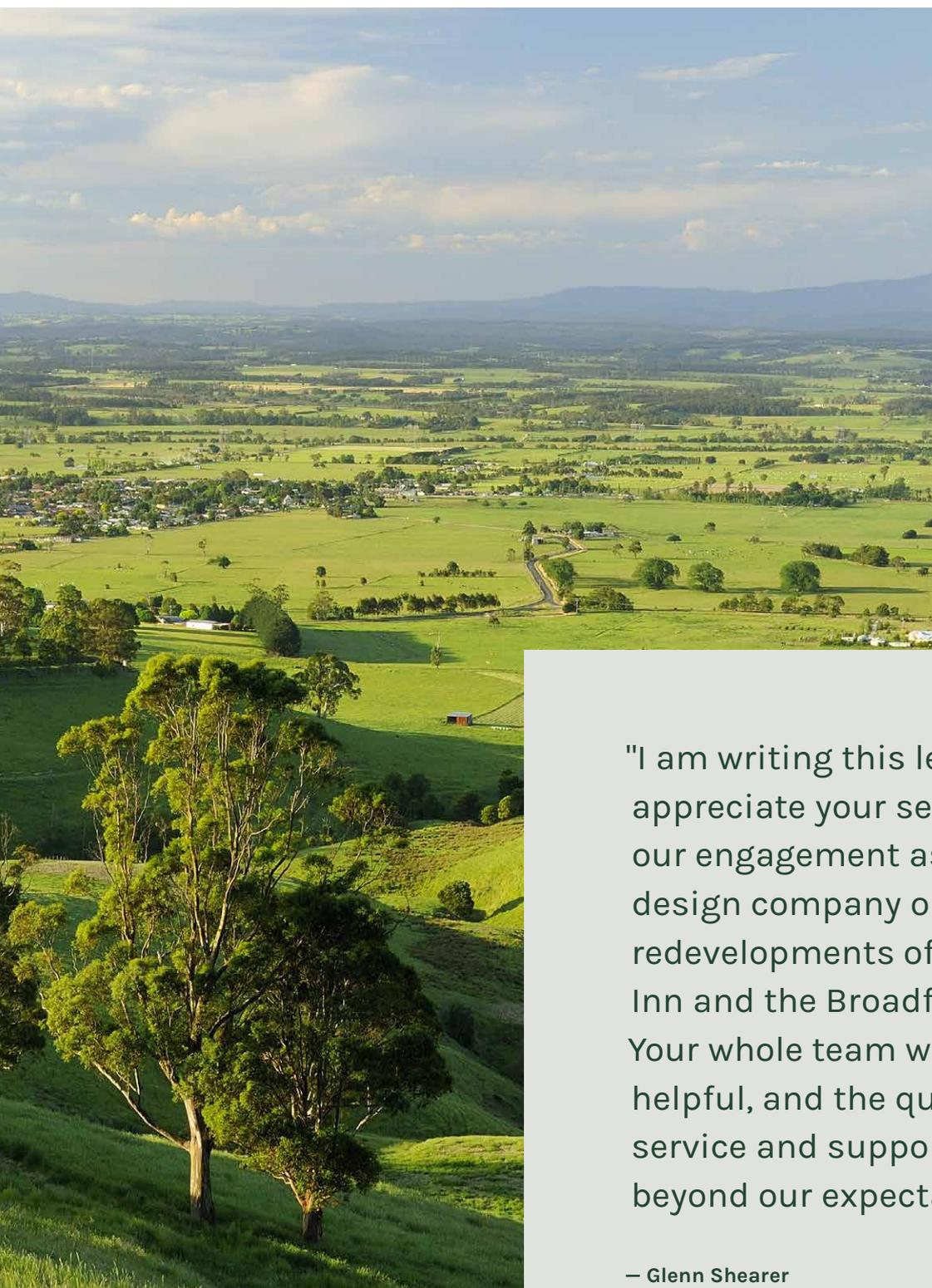
Funding

We will be looking to fund the construction of this project throughout various stages, requiring up to \$16m. Funding stages and lengths of time will be advised in the coming months.

Returns

We are paying 10% pa with interest payments being paid upon sales being completed (more details to come).





"I am writing this letter to appreciate your services and our engagement as a building design company on both the redevelopments of Heathcote Inn and the Broadford Hotel. Your whole team was extremely helpful, and the quality of service and support was beyond our expectations."

– Glenn Shearer
Owner Shearer Homes Pty Ltd



MEET THE HEART OF ADVANTAGE ALL DEVELOPMENT GROUP

Trevor Reynolds

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.

Jim Knight

Jim enjoys life in Drouin West with his wife and three children. He has been involved in the Horticultural & Earthmoving industry his entire adult life – proving himself as a very competent machine operator and site supervisor, managing civil crews on varied projects.

Mad Cat Constructions

Trevor and Jim pride themselves on tackling challenging projects that many other companies see as too hard.

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.



Phil Fisher

Teamwork, travelling, family and good friends.

Phil has been a local for most of his life and well respected in the region.

Phil started working in the market garden and transport game with his family and eventually moved into charcoal sales and interstate transport on his own. He has successfully operated in these industries for many years. Phil has employed many locals and thrives on being able to involve them and their ideas in his business.

In the last five years Phil has been a part of establishing two new storage unit facilities in the area, along with various other commercial projects in Melbourne, country Victoria and the Northern Territory.

Phil understands all too well the impact that logistics and time has on projects and with great people skills and a vast network he is an asset to all projects.



Melissa Fisher

Love what you do, with a passion for progression.

Melissa has lived in the area for 28 years and has a financial and business restructure background, working within many industries, from hospitality, construction, building and transport.

With 27 years of business experience she has a solid understanding of what's possible and what challenges may arise.

Melissa sets the foundation of 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, both locally, throughout Victoria and Interstate.

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



Graeme Wilson

Graeme has lived in Warragul for 30 years and is a family man through and through.

Graeme was involved in the start-up computer bureau in the 1970s that grew to become one of the largest and most profitable in Victoria with over 100 employees. Selling in the late 1980s saw Graeme with a restriction of trade for 100km, in turn starting a new chapter of his life with his family in Warragul.

Graeme has a natural talent in computer systems and software leading him to consult to a number of organisations assisting with the improvement of their internal systems and staff management. Having a background as a Systems Analyst, Graeme designed system solutions for manufacturing, mining and government in both the wholesale and retail sectors, expanding operations interstate and throughout the South Pacific. He then moved from the creation of large mainframe systems into the mini then microcomputer industry.

Upon shifting to Warragul, Graeme has invested in various retail and property developments including the establishment of SYMPAC Solutions. This business alone entered a crowded market but within 5 years had established it's self as the leader in Retail Solutions for Timber & Hardware, Appliance and Flooring Industries. Systems included a complete Accounting, Stock Control, Retail Management, POS, Accounts Payable, Accounts Receivable and Payroll. Graeme designed and developed modules to assist customers, model their margins through statistical algorithms that he developed for business.

Since 2016 and following the sale of his computing interests to a public North American technology company, he has been more involved with mentoring others and investing in small and large local developments.

OUR TRACK RECORD IS PROVEN — SEE WHAT OUR CLIENTS SAY

"Not long opened the doors to our new business, we required a bookkeeper with vast knowledge that could steer our young company through these early difficult stages.

Our business employed Melissa over 11 years ago. Since then, not only has Melissa done all our bookkeeping she closely liaised with our accountant to tax-plan for the upcoming year, lodged all BAS returns and dealt directly to the ATO on our behalf.

Everything that Melissa completed was of an extremely high standard and she would not rest unless it was all sorted, often taking the work home with her to ensure its completion.

Melissa is also extremely trustworthy, having access to all our business and personal financial information and bank log-in details. We have never questioned her morals or honesty, nor needed to.

I have no doubt, that a large percentage of our business' success is due to Melissa's extremely hard work ethic, knowledge and input for over 11 years. In some ways, she has been a partner in our business."

— **Marc Mifsud**
Owner of Smile Reflections
and 20 Colin's Street

"Mad Cat Constructions have just completed a 600m² 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

"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





"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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For general enquires, please
email info@advantageall.com.au

ABN 16 587 630 031 – ACN 631 617 699

MOUNTAIN VIEWS -38.145° 145.846°

Take a look
at your new
backyard in
Drouin.

Register your
interest today

Call (03) 5625 1671
mountainviews.com.au

 **CLARK**

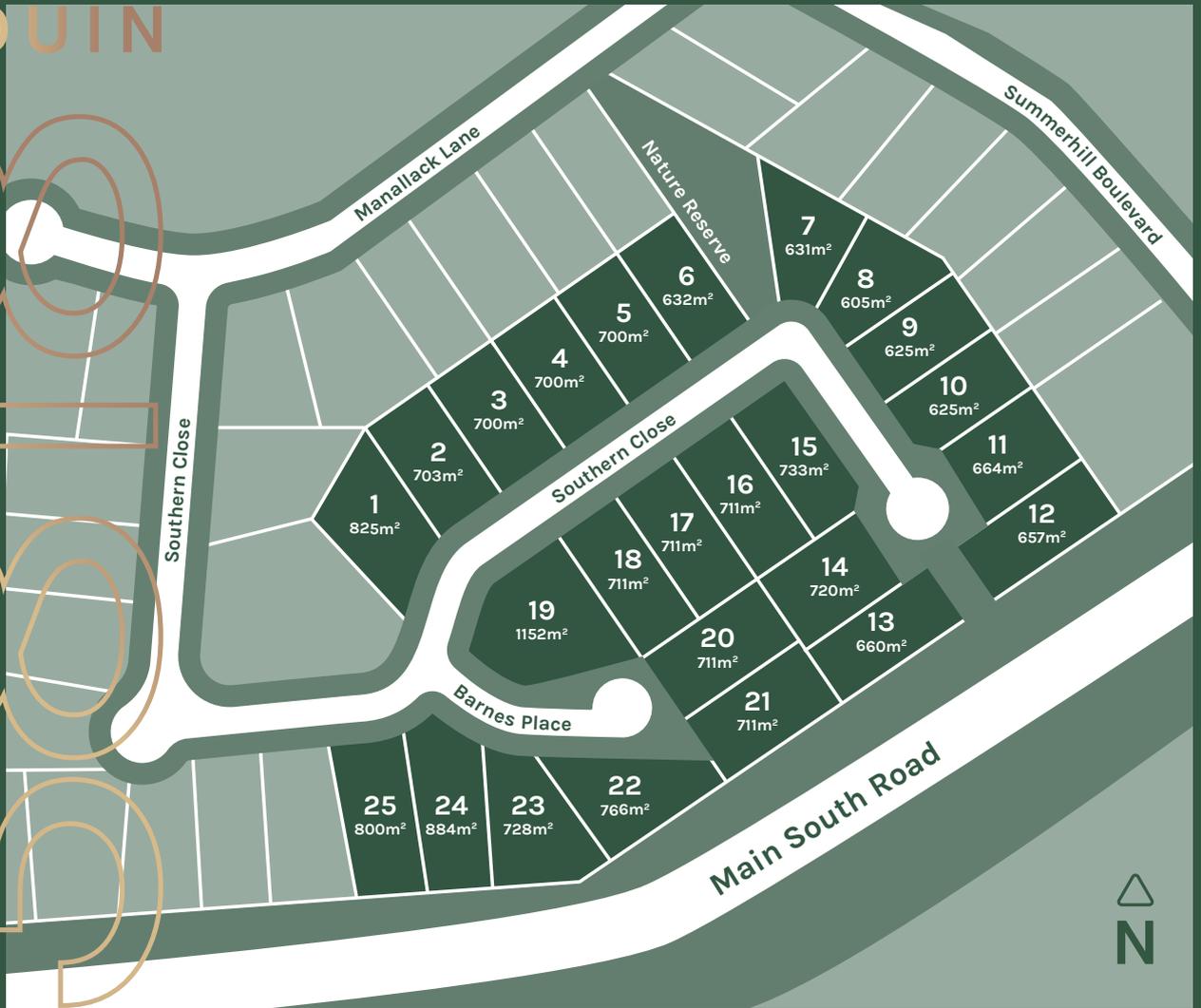
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DROUIN

2023



Limited land release, secure your lot today!

Welcome to Mountain Views! This new development in Drouin presents a rare opportunity to secure land in a quiet court location, with fantastic views to build your dream home. Surrounded by an established estate, Mountain Views is within walking distance to town and has Drouin Secondary College right across the road – making it the ideal location for families.

If you take a look around you'll see that blocks of land are becoming smaller whilst the costs are rising. These generously sized, well-priced lots are changing the narrative and need to be seen.

With a move to Mountain Views you're getting the best of both worlds with the laid back country lifestyle complemented by the close proximity of Melbourne.

We'd recommend you grab the family, take a visit and soak up all that Mountain Views has to offer – before it's sold out!

Register your interest today

Call (03) 5625 1671
mountainviews.com.au

 **CLARK**