

Property development opportunity

From: Daryl Maguire [REDACTED]
To: Dolly Fu [REDACTED]
Cc: Phil Elliott [REDACTED] Du Wei [REDACTED]
Sining Wang [REDACTED] Julian McLaren [REDACTED]
nicole@g8wayinternational.com.au
Date: Thu, 24 Jan 2013 17:18:08 +1100
Attachments: 2012-09-11 Updated Feasibility - 237-239 Canterbury Rd.pdf (76.3 kB);
ATT00007.htm (92 bytes)

Good Afternoon Dolly , Du Wei, Maggie , I hope my email finds you well . I have sent you 3 other separate emails with some pictures etc and profit and loss sheet , you will see the street address that each relates to. The financials are a very close reflection of the profit opportunity.

Here is Sydney there is a very large demand for property in particular units. Sydney needs thousands of units built in the next 10 years. Many builders and developers have so many projects on the drawing board they can't raise enough finance to build them all .NSW needs about 47000 new homes and units per year to meet current demand .

We have a company JGroup that are the owners of the projects I sent you. They have another at Strathfield that I will send also. You will see the profit returns on the spread sheet .

There are many more like this in Sydney and JGroup want partners to expand and build. The boom won't last forever so they would like finance partner from 5 million per project to 30 million per project One partner per project. There can be several projects at once . The investor won't have to locate to Australia but is free to explore that opportunity under the new investment rules , we have people who can help them invest

Here's the proposal. JGroup will provide the investment opportunity ie identify the land site , Develop DA (development Application) manage the building sales and marketing , in other words from start to finish.

They will provide security to the financier by purchasing the land in the partners name so the Financier holds the deeds to the land.

All profits will be shared 50/50 . As you can see from the financials the profits are good.

The investors funds are virtually guaranteed because of the hold over the land. The J Group will provide legal documents regarding the arrangements which will further protect everyone under Australian Law .

What they need now is a commitment from a partner to fund a development , no money up front until they identify the right project , the Chinese side can inspect with them , then the money will be needed. J Group .

For background you can find J Group on the Internet . They are an up and coming company with a very bright Director Joseph Alah.

Just last week he showed me some of the projects he has in mind , there so much potential I read this email and attachments , email me any questions . Please pay attention to this request as quickly as you can .

Kind Regards Daryl

Sent from my iPad

Begin forwarded message:

From: Bec Fisher [REDACTED]
Date: 24 January 2013 2:34:03 PM GMT+10:00
To: Daryl Maguire <dmaguire@8wayinternational.com.au> [REDACTED]

Subject: Fwd: Canterbury 273-239

Attached required documents