PROPERTY DEVELOPMENT SYSTEM

APAM

Automatic Property Acquisition Machine

Project #1

2013-2016

- 9 Apartments - Brisbane
- Project Duration - 3 Years
- Profit Share - $284,648.01
- Project Profit - $569,296.02
- Dev. Margin - 15.55%
- ROE - 58.39%
- Project GRV - $4.23m

Holding Property # 1

- Cost of Property to Dev. - $ 406, 744. 89
- Market Value of Property - $ 470, 000. 00
- Dev. Equity Freed - $80,755.11

Project #2

2014 - 2016

- 16 Apartments - Fitzroy
- No Money Down Deal
- Project Duration - 2 Years
- Profit Share - $273,000
- Project Profit - $1.3m
- Project GRV - $12.3m

Project #3

2013 - 2014

- 2 Townhouses - Ringwood
- Project Duration - 12 Months
- Profit Share - $21,497.22
- Project Profit - $107,486.09
- Dev. Margin - 9.49%
- Project GRV - $1.24m

Project #4

2014 - 2015

- 3 Townhouses - Chelsea
- Project Duration - 12 Months
- Profit Share - $83,183.45
- Project Profit - $249,550.36
- Dev. Margin - 12.29%
- Project GRV - $2.28m

Project #5

2015 - 2016

- 4 Townhouses - Chelsea
- Project Duration - 12 Months
- Profit Share - $138,217.74
- Project Profit - $414,694.69
- Dev. Margin - 11.75%
- Project GRV - $3.943m

Project #6

2014 - 2016

- 12 Townhouses - Edithvale
- Project Duration - 12 Months
- Profit Share - $230,462.45
- Project Profit - $1.382 m
- Dev. Margin - 19.70%
- Project GRV - $8.4 m

Holding Property # 2

Cost of Property to Me	$584,791.82
Profit / Unit	$115,208.18
Profit from the Rest of the Dev.	$115,254.27
Total Profit Share	$230,462.45
Market Value of Property #2	$700,000.00
LVR	70%
New Equity Available	$490,000.00
Deposit Required	$210,000.00

Option 1
Total Profit share > Deposit Required

Profit	$230,462.45
Deposit Required	$210,000.00
Surplus	$20,462.45
Free Up my Dev. Equity Contribution	$266,000.00
Rinse and Repeat	

RINS & REPEAT

Option 2

Property # 1 from Brisbane ..	$470,000.00
70 %	
Accessible Equity	$329,000.00
Market Value of Property # 2	$700,000.00
LVR	70.00%:
New Equity Available	$490,000.00
Deposit Required	$210,000.00
Total Equity Available	$819,000.00

Project #7

2016 - 2017

- 4 Townhouses - Aspendale
- Project Duration - 18 Months
- Profit Share - $72,263.69
- Project Profit - $433,495.45
- Dev. Margin - 16.41%
- Project GRV - $8.4m

Project #8

2014 - 2016

- 8 Appartments - Mordialloc
- Project Duration - 12 Months
- Profit Share - $132,000
- Project Profit - $793,466.92
- Dev. Margin - 17.76%
- Project GRV - $5.26m

APAM Churn

APAM churn	$40,727,999.99
Project Turnover	
Total Duration	2013 - 2017
	5 Years
Total Project Profits	$5,250,487.72
Total Profit Share (Projects 1 - 6)	$1,031,000.55
Total Profit in Pipeline (Projects 7 -8)	$204,263.69
Properties Acquired	2
Property 1 - Market Val.	$470,000.00
Property 2 - Market Val.	$700,000.00
Total	$1,170,000.00
Total Debt	$203,537.55
Total Equity	$966,462.45
LVR	70%
Equity Available to Rinse and Repeat	$615,462.45