

Outstanding Property Investment for only \$5000. Own your share of a luxury Ramada Apartment!

A property investment with yield, growth and lifestyle benefits – Investing \$40,000 today at 12% pa compound return means \$70,000 by year 5 ... as well as free accommodation!

Property Investment is all about timing and the property cycle. Midwood, leading Old researcher, has clearly identified 6 to 8 year property cycles. The prediction is a marked upward trend in 2011 – 2013

ACT NOW!

Rated 4 Star PIAA Investment – Highest Rating Available!

Register your interest today at:
www.ramadaproperty.com.au

TARGET 12%+ PA

Optimising Apartment Returns

GU LEECHTM
HEALTH ADVENTURES
LOOK GOOD, FEEL GREAT, LIVE LONGER

Break through news!

The Guy Leech Health Adventure Holiday Experience...first in Australia!

In July Ramada Hervey Bay commence their 3, 4 and 7 day Guy Leech Health Adventure Holidays. So what is a Guy Leech Health Adventure holiday experience all about?

- Having a great time – fun – as health should be fun
- A resort atmosphere - leave the everyday worries behind
- A real touch of luxury - focus on your health
- Gourmet health food – you will love what we do – wonderful cooking classes
- Visiting unique places – the whales and Fraser Island to name two
- Learning key exercise routines that suit you – not 'boot camp'
- Entertaining lectures and workshops on diet, motivation, exercise and health
- An environment where all is organised for you
- Offers all inclusive package which are value and quality

For all details visit www.guyleechramada.com.au

INVESTMENT SNAPSHOT

- The Offer - issuing 440 to 1,000 Property Investment Shares at \$5,000 per share to purchase between 8 and 18 apartments
- In the recently completed and operating Ramada Hervey Bay
- All apartments purchased at valuation between \$3.68 million and \$8.28 million
- Located in growth hot spot with \$800 million of marina redevelopment
- This and the Guy Leech Health Adventures underpin returns and growth
- Rental guarantee for 12 months with a security bond
- Public company structure - accountability and audited – experienced directors
- Ideal for Self Managed Super Funds – focus on return and capital growth over 5 years
- Midwood says heading for the next property boom
- Target return of 12%+ pa compound before taxation over a maximum 5 years – take advantage of the next property cycle

www.ramadaproperty.com.au or call 1300 886 202



Accommodation ■ Luxury ■ Pleasure ■ Adventure ■ Conferences ■ Weddings ■ Food & Wine

Opportunity for investors to purchase quality investment property at valuation from a low \$5,000 in a first class asset at the growth hotspot Hervey Bay - enjoy life style benefits from your investment - receive rental returns and capital growth. Share in a targeted 12%+ per annum return before taxation. Property Investors Association of Australia rated Ramada Hervey Bay as a 4 Star Investment, the Highest Available.



TARGET 12% + PER ANNUM

- Location ■ Growth ■ Asset Ownership Security
- Investor lifestyle benefits ■ Global branding
- Clear 5 Year Exit Strategy ■ Tax effective

The directors of Hervey Bay Property Limited hope you participate in this very exciting, considered and sound investment.

All is fully detailed in the pending prospectus which you must read in full prior to making any investment.

Full details available at www.ramadaproperty.com.au

- Detailed Q&A
- Lifestyle Benefits & Ramada Video
- Innovative Investment Structure
- PIAA Advantage Statement and Video
- Independent Reports
- Full photo gallery

ACT NOW!

Special Ramada Investor Accommodation Package & Investor lifestyle benefits fully explained at www.ramadaproperty.com.au

The fundamental benefits summarised

- Low entry property investment price of \$5,000 allowing many to invest
- The 18 purchased dual key apartments are in a superb location – first class apartment hotel
- Property Investors Association Australia have given a 4 star rating
- New apartments purchased at valuation so all the benefits of new apartment depreciation
- Opportunity for investors to have ‘quality and value’ property
- Hervey Bay is one of the fastest growing areas in Australia with many attractions
- Global brand name with Ramada – experienced management
- A secure public company investment structure with a ‘bricks and mortar’ investment
- Low bank debt gearing for investor security
- Investor has no debt liability and no further call on capital
- All outgoings and accounts managed by specialist management
- Not a long term hold but a revenue and sale price optimisation strategy
- Sell all apartments over the next 5 years to take advantage of the next property cycle
- Adjacent to an \$800 million marina expansion
- Target return to investor of all returns and capital growth of 12%+ per annum before tax (tax effective with substantial depreciation benefits)
- Clear exit strategy – apartment sale and ASSOB listing
- 12 month rental guarantee for investor security
- Experienced and skilled management with fee based on performance
- Lifestyle benefits as part of the investment

**REGISTER FOR A PROSPECTUS AT:
www.ramadaproperty.com.au
or call 1300 886 202**



IMPORTANT NOTICE:

This document has not been lodged with the Australian Securities Investment Commission (ASIC). This document is not a prospectus and is for review and information purposes only and to lodge a Register of Interest to Receive a Prospectus. Any application for the Property Investment Ordinary shares in Hervey Bay Investors Limited (to be incorporated) can only be made on the Application Form that will form part of the prospectus intended to be lodged with the Australian Securities Investment Commission (ASIC) in June 2010. A prospectus when issued may be obtained by registering at www.ramadaproperty.com.au or calling for a prospectus on the Ramada reservations line 1300 886 202. While all information has been diligently compiled and accurate to the best of our knowledge and intentions the proposed company structure detailed in this Investment Overview as well as all forecasts are preliminary only and subject to change in the prospectus to be lodged with ASIC.