



Birallee Village Property Trust



- Initial cash yield of **9.0% p.a.**, paid quarterly, over 85% tax deferred
- Secure cash flows underpinned by long term leases to Coles and other national tenants
- Multiple opportunities for capital growth
- Simple and transparent direct property investment
- Experienced Investment Manager

This opportunity is for wholesale investors
and eligible Super Funds only

LIMITED TIME ONLY

HadleyGreen



INVESTMENT ESSENTIALS

The Asset

The Centro Birallee Shopping Centre, to be re-branded Birallee Village, is a neighbourhood shopping centre anchored by a strongly trading Coles supermarket and supported by 19 specialty retail tenants

The centre has a lettable area of 5,686 sqm, situated on a 25,360 sqm site with 307 convenient on grade car spaces

Income Security

60% of gross income is secured by Coles and other national tenants

The centre WALE is approx. 4.5 years, underpinned by a 15 year lease to Coles with 7 years remaining

Returns

Initial cash yield of 9.0% p.a. (paid quarterly)

Highly tax effective distributions, expected to be initially over 85% tax deferred

Significant prospect of capital gain

Gearing

Target gearing of 50% of independent valuation, non-recourse to investors

Equity Raising

Targeting \$7.0 million in equity, units issued at \$1.00

Minimum investment of \$100,000

Manager

Hadley Green Investment Group celebrating 10 years in 2011

Proven track record and expertise with this asset class (contact us for more information)

Closing Date

The earlier of 17th March or upon reaching target equity

Offer is open to wholesale investors and eligible super funds only.

For an Information Memorandum, contact Hadley Green today on
(02) 9252 5850 or info@hadleygreen.com.au