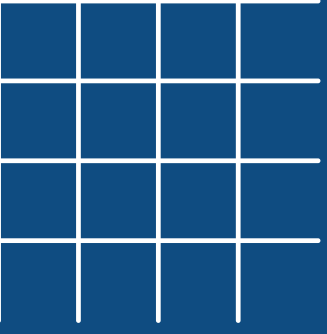


PROPERTY CIRCLE



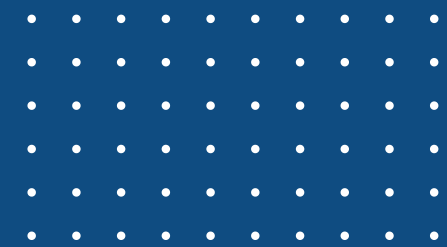


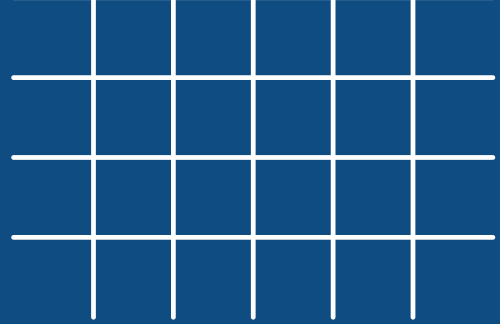
THE GOAL

Collaborate with a group of hands-off and excited investors looking for long-term gains.

Build a property circle that creates residual income, builds to 10 properties and is valued at \$20m.

Create a property portfolio of short-term rentals across SW Victoria, managed by Flairbnb. Starting with Lorne, Victoria.





WHY LORNE?

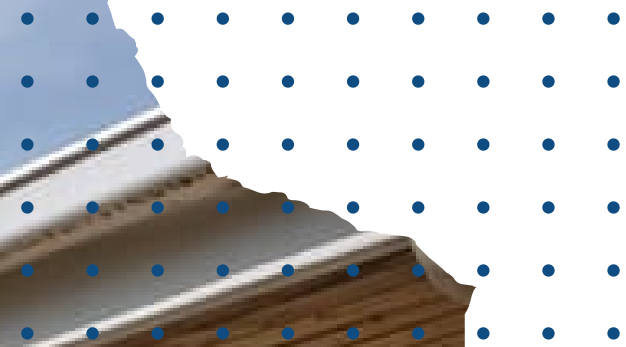
01
THE NEXT BYRON
BAY

02
STRONG
TOURISM
MARKET

03
PROPERTY
OUTLOOK

04
A CASE STUDY





CASE STUDY

75A GREAT OCEAN ROAD



OCCUPANCY

89%

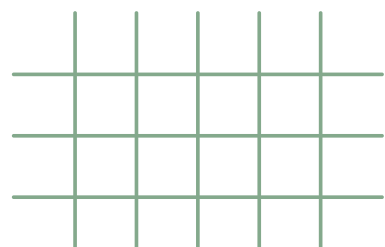
4.73 review score



THE NUMBERS

Accrued GBV \$92,575

Host net earnings: \$59,590



ABOUT US

BOUTIQUE PROPERTY MANAGEMENT

Founded in 2019 by Eve Fisher & Rachel Allan

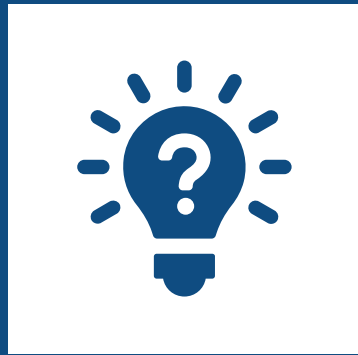
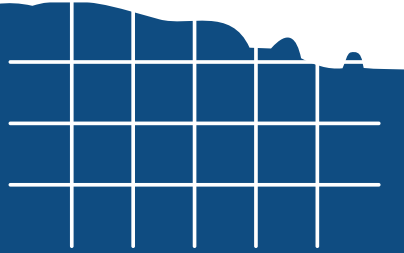


**POWERED BY
HOMETIME**



WHAT WE DO





WHAT IT IS



BENEFITS



YOUR COMMITMENT



35 MOUNTJOY PDE

2 BED UNIT - \$380K - \$425K

1 BED UNIT - \$138K - \$295K



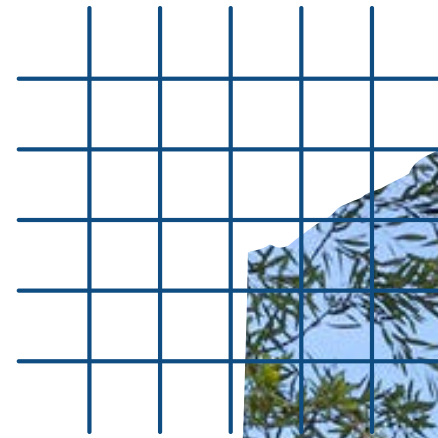
Apt 197A&B Mantra Lorne



2/13 LORNE AVE

2 BEDS
2 BATHROOMS

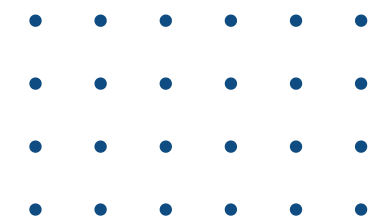
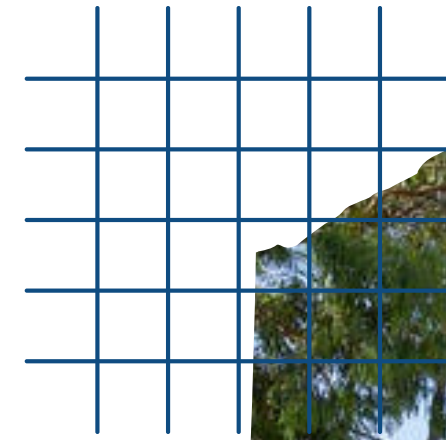
\$1.1M



4/56 OTWAY ST

3 BEDS
2 BATHROOMS

\$1.25M





PROPERTY CIRCLE



THE NUMBERS

Your investment: \$50,000

Property circle cash: \$500,000

Mortgage total: \$1,500,000

Est repayments: \$7123 (39,772pa)

Yearly outgoings:

- Utilities/rates/insurance - \$7,000 est

- Administration - \$3200pa

Total outgoings: \$49, 972

Yearly income: \$120,000

**Distribution at the end of the financial
year approx **\$7,902.80** per unit share**





KEEN? LET'S TALK

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0408 177 700