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**You're Invited to join
Bob & Anne Lloyd and become a
member of the Unit 21**

Shared Owners Trust

Information

Disclaimer : All information is believed to be correct at the time of publication and is based on research and information supplied by other parties and information available to the public through the press and other sources. No responsibility will be taken for the accuracy of the information and recommends that all investors seek their own independent and professional advice

Star of the Sea

Shared Ownership : Unit 21 Trust Group

General Information

Q 1 What am I actually buying?

A : You are purchasing a 1/10th share of unit 21 which will be purchased outright by the 10 shareholders. The trust will be bound by all the necessary legal legislation to provide individual share holder protection and will be administered by a President & Secretary of the Trust Group. Meetings of share holders will be held 6 monthly or as required.

Q 2 What unit is for sale?

A Unit 21 in the Skillion Building

Unit 21 : \$195,000 per share

- 3 bedroom & 3 bathrooms easily sleeps 6 guests.
- Nice ocean views & north facing for the sun.
- Balcony with a permanent sail for weather protection
- 203 sq m's inclusive of double lock up garage & storage.
- Cool unit in summer.
- Outstanding main bedroom with ensuite & spa and ocean views.
- Very private 2nd bedroom with ensuite and ocean views.
- 3rd bedroom has own outside bathroom and overlooks the waterfall.
- Situated in the Skillion Building so private & no road noise.
- Easy access to the outdoor pool, water slide & café
- Easy lift access from the car park.

Q 3 How can I finance this ?

A This is a personal matter but as you are actually buying a share of a unit you should be able to use current personal properties as security and even be eligible for a low interest home loan naturally your accountant will advise in this matter.

Q4 What is the method of payment?

A To secure one of the 10 spots you need to pay a \$1000 holding deposit which is refundable if you do not exchange.

On Exchange when the trust for unit 21 is full you will be required to deposit 10% which is \$19,500 less the \$1000 already paid ie \$18,500.

Settlement will then take place around 45 days after exchange.

At that time you will be required to deposit the remaining 90% or \$175,500 for the purchase of your share.

All monies are paid into Kernan Lawyers Trust Account until all legal matters and appropriate paper work is fully satisfied.

Rotation of months for trust members will start once all shares are sold

Q5 What is included in the purchase Price?

A : Outright ownership of unit 21

Applicable Stamp Duty

All Legal expenses

Current Furniture & any necessary furniture upgrade @ \$20,000

\$30,000 deposited in the trust fund to assist any future expenses

Q6 What do I get for my purchase price?

A 1/10th outright ownership of the unit

One month's accommodation in unit 21 on a rotational basis per year forever.

Naturally your share can be passed onto other family members in the normal manner via your will.

Q7 How do we cover the running costs of the unit?

A The months of December & January each year is held aside for rental for the trust fund via on site management.

This should net around \$22,000 PA.

Strata Levy, electricity & insurance is around \$15,000 per year so there should be potential profit each year.

Q8 How do we know what month we get each year?

A This is administered by the on site management team in association with the trust secretary.

Each trust member receives one month per year eg October 2011 and that rotates to November in 2012.

It is also possible via management to swap weeks or months between the other trust shareholders.

Remember 3- 4 months each year contain school holidays and other months have long weekends etc; Swapping weeks , months, weekends is all possible....virtually nothing is not possible or if you are not able to swap you can use the rent money to book other more suitable times!

Naturally if you rent your unit then you receive the total net rent for that month.

You also could use the unit on weekends and rent mid week.

The possibilities are virtually endless.

Q9 Can I sell my share?

A Absolutely. You can sell your share at any time.

The only stipulation is that you offer your share in the first instance to the other shareholders. Your share would normally be sold by management.

You determine the sale price for your 1/10th share with the aim naturally to make a profit.

Q10 What if the unit needs improvement?

A This could be for example a new entertainment system. Once approved by the majority of shareholders this would be paid by the trust fund.

Remember we will be starting with over \$30,000 in the trust fund and virtually new furniture!!

Q 11 Can the entire unit be sold?

A This is possible but would require approval by the 10 share holders...which I feel would be pretty rare.

If it was sold than the 10 share holders would naturally receive 1/10th of the net selling price.

Q12 Any other benefits?

A Each shareholder would have the right to claim 1/10th of the depreciation.

This would be approximately \$4500 per year. You also can have functions at the resort for weddings, birthdays etc; free of charge like normal unit owners.

Q 13 What costs are involved if we stay?

A The only cost involved is the normal cleaning charges & changing of the linen and consumables as applicable to the current owners clean.

There are no management fees for your booking.

Q 14 What paper work do we receive?

A On settlement you receive full financials, contract of sale, the trust agreement, constitution and a share certificate for verification of your ownership and contribution

Any other Questions.....I'm sure there will be???

CallBob the Boss on 0407 268 867