



ABN: 68 650 180 979
Unit 18, 7 Anella Ave, Castle Hill NSW
2154
Free call: 1800 800 775 **F:** (02) 9659 2444
Website: www.ozinvest.com.au

10 Year Leaseback Guarantee

The single biggest fear most first time property investors have is the fear of loss if the tenant vacates or does not pay their rent on time. Without the comfort of our 10 Year Leaseback Program, if your rent stops for any reason, you will still be required to meet your ongoing expenses. This could cause you considerable financial stress.

Our primary differentiator in the marketplace is our ability to provide a safe and secure income stream to property investors through our unique 10 Year Leaseback Program, where OzInvest become your primary tenant.

Not one OzInvest client, of the thousands that have entered the Leaseback Program since it commenced in 1998, has lost a single day of fair market rental for their investment property.

I will repeat that again.

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The Leaseback Program provides our clients with a reliable and secure income stream from their property for the 10 years of the leaseback agreement. The rental income you receive will always be the rental amount that the current tenant is contracted for, in other words, the current market rental.

The Leaseback Program is optional for our clients; however 99% of new clients opt to enter the program.

The Leaseback Fee is a flat fee, so it reduces as a percentage of your rental income as your rental income increases over time. The Leaseback Fee is also fixed for the first 5 years of your participation of the Leaseback Program, so there are no surprises down the track.

Each time we find a tenant, the weekly rental is calculated on an annual basis, and then divided by 12 to arrive at your regular monthly rental income. OzInvest pays you by the tenth day of every month for the previous month's rent period.

From a paperwork perspective, you sign a lease agreement with us on settlement of the land, with the term commencing within 30 days after the handover date on completion of the building project. We actively look for a tenant 1 month prior to the completion date, and the tenant signs a lease with us for an agreed period.

This process means that we are committed to you for the entire 10 years; however the lease you sign with us is worded in such a way that you may cancel the lease at any time within the 10 years with no financial penalty whatsoever. This provides you with total flexibility if you want to sell the property in the future during the leaseback term or even if you want to occupy the property yourself.



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Our Property Management division, or our designated agents, provides all standard property management services at market rates.

All rental income received is paid to you, and any rental increases throughout the leaseback term are also paid to you.

In summary, the 10 Year Leaseback Program offers property investors the opportunity of receiving a reliable fair market rental for their property regardless of what happens with the tenant. Our Lease document is flexible enough to allow you to cancel the lease at any time with no financial penalty whatsoever.

We have designed the program in such a way that it is all in your favour. With the safety and security of a reliable income stream, there is no better time to invest in property with OzInvest.