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EXCELLENT INVESTMENT / LAND PURCHASE OPPORTUNITY

Ref: MODEVLET.WRI

1/1/94

Jonathan & Theana
P.O. Box 1029
Lismore N.S.W. 2480
(066) 880 176

Dear Peter,

We are very pleased to inform you of several excellent investment/low cost land purchase opportunities.

One way to realise a good return on invested money is to buy land. The right parcel of land bought at the right time and for the right price can provide very good returns in periods of from 6 months to 3 years.

Currently there are three shares of 2.2 ha./5.5 ac. with 15.4 ha./38 ac. extra common land at Larnook, six shares of 1.6 ha./4 ac. with 32 ha./80 ac. extra common land at Jiggi, sixteen shares of 2 ha./5 ac. with 89 ha./220 ac. extra common land and five lots of 40 ha./100ac. at Rappville. A property in the Byron Shire of 46 ha. / 114 ac. is planned to provide 12 shares of 2 ha. / 5 ac. with 20 ha. / 49 ac. extra common land.

The opportunity to realise good returns on invested money and to buy low cost land for dwelling and development purposes still exists at all locations.

The Larnook and Jiggi properties are 25 minutes drive on sealed roads north of Lismore. The Rappville property is 44 minutes drive on sealed roads south of Casino. The Byron Shire property is 15 minutes away from Byron Bay. The properties are between 17 km. and 55 km. west of the South Pacific Ocean. Telecom and Northern Rivers Electricity (N.R.E.) connections are available. All have creeks and excellent storage dam sites for water reticulation.

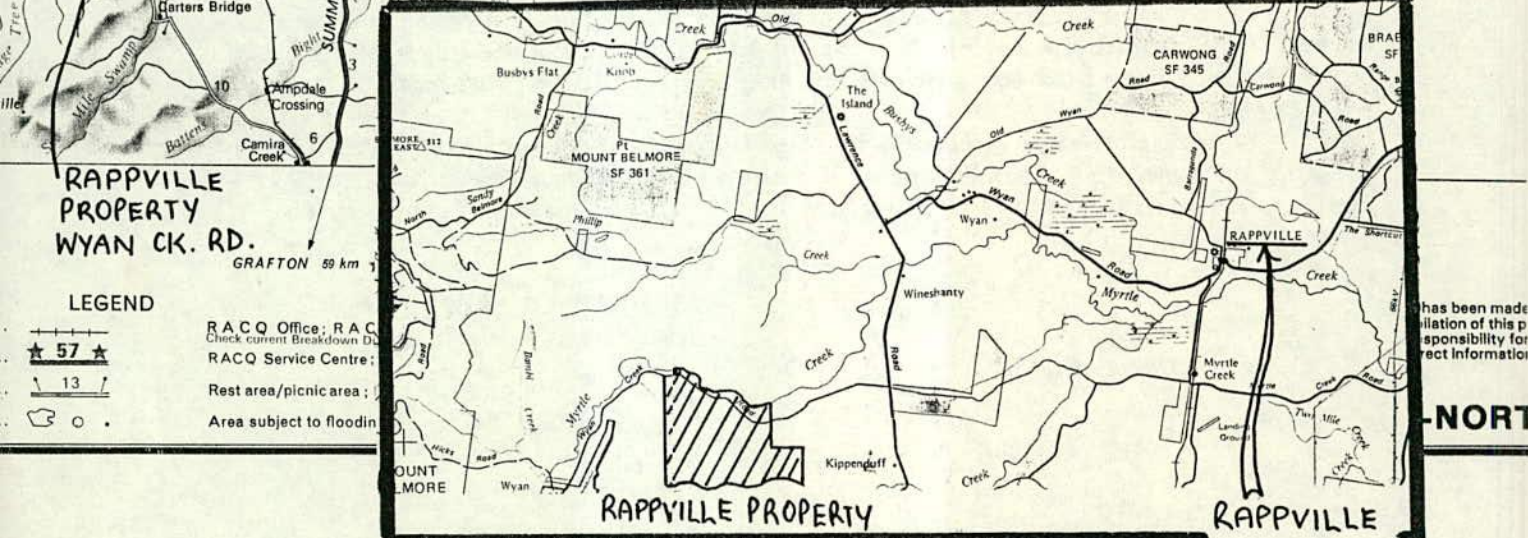
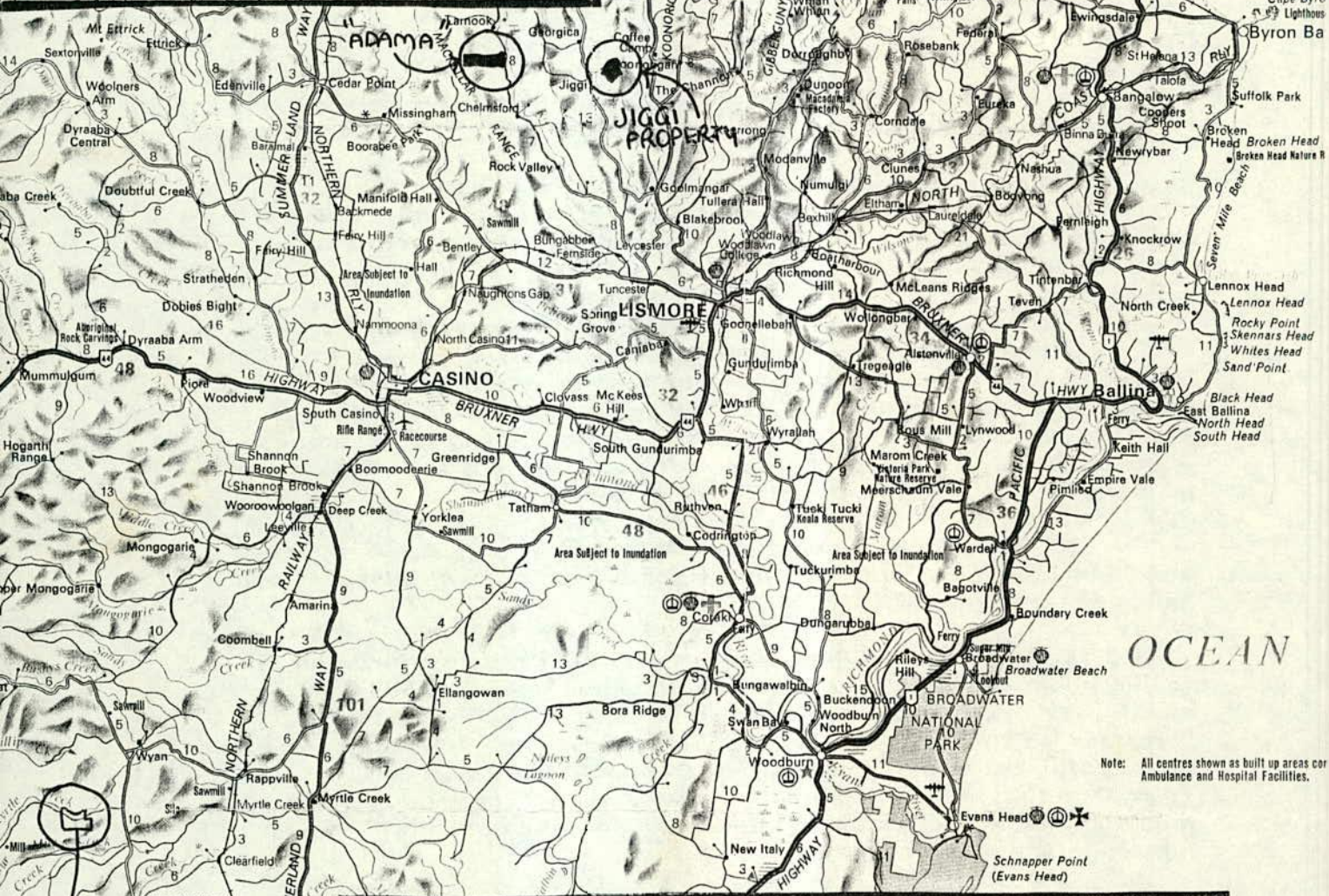
Costs vary between \$8,800 to \$25,000 for shares on three Multiple Occupancies, and between \$44,000 to \$55,000 for 5 subdivisional lots and for shares on the Byron Shire property.

A real win/win option is that you can buy a share at Larnook or Jiggi on vendor finance / rental purchase terms. We encourage Self Conveyancing with appropriate Legal Advice as another way to save some money.

P.T.O. for Location Map

All of Life's Joys to you,
Jonathan & Theana

Jonathan Theana.



PAGE

OCEAN

NORTH

EXCELLENT INVESTMENT / LAND PURCHASE OPPORTUNITY

5 x 40 ha. (100 ac.) and 2 x 120 ha. (300 ac.) lots.

A proposed subdivision of 441.3 hectares (1090 acres) of lovely timbered, undulating sandy loam topsoil / clay base land with creek frontage and intersected by a Council formed road is planned to provide 5 lots of 40 ha. and 2 lots of 120 ha..

The land lies between Casino (44 mins.) and Grafton near Rappville (11 mins.) in the Northern Rivers area of N.S.W., and 44 km. due west of the ocean at Evans Head. The area is serviced by sealed roads from Casino, The Summerland Way and the Northern Railway.

An average annual rainfall of over 1000mm. (40 inches) provides water for the native forests of Bloodwood, Spotted Gum, Tallow, Yellow Stringybark, Ironbark, Blackbutt, Flooded Gum, Eucalypt Mahogany, Banksia and native grasses such as Prairie, Mitchell Grass and Couch. Commercial opportunities exist in millable timber and tea-tree, and the land is suitable for orchards of citrus and low chill peaches, market gardening and for growing couch turf (for roll-on lawns). Sandstone outcrops and clay can provide building materials.

A Water Reticulation Scheme is planned to access water from two large spring fed storage dams. These can be supplemented with water pumped from the creek at times of peak flow. This scheme augments the Fire Management Plan for this subdivision. As developments occur it becomes feasible to introduce mains power (1 km. away), a local produce store and community facilities. Telecom mains service the area already. Copmanhurst Shire Council requires \$80,000 to upgrade to class B roads in this area.

Investors / purchasers may buy a 40 ha. (100 ac.) lot for \$44,000 to \$55,000. Shares are available from \$8,800 to \$11,000 on a proposed Multiple Occupancy on one of the 120 ha. lots. A Development Application is being prepared for submission to the Council for approval. Both purchase options can realise a good return on capital within 2,3 years.

Add to this investment value the income from royalties on the timber and tea-tree stands (existing), from citrus, peaches and turf, and other possible commercial enterprises such as garlic/herb farming and market gardening, and within a short time you may receive the initial investment back and go on earning a regular income.

For extra information please contact Jonathan or Theana on (066) 880 176, or Rob McLennan on 216 136(h), 241 300(wk).

LOW COST LAND FOR SALE INVESTMENT OPPORTUNITY

40 ha. (100ac.) lots near Rappville, 44 mins. south of Casino, Northern Rivers, N.S.W., 55 km. due west of the South Pacific Ocean at Evans Head.

Gently undulating land with south boundary sandstone ridges. North facing slopes. Commercial timber/tea-tree stands. Land suitable for low chill peaches and citrus orchards, market gardening and couch turf.

Good rainfall, creek frontage, water scheme. Good access. Power nearby. Telecom.

\$44,000 - \$55,000

(066) 880 176
216 136(h) / 241 300(wk)
Far North Coast, N.S.W.

LOW COST LAND FOR SALE PROPOSED MULTIPLE OCCUPANCY

16 sites of 2 ha. (5 ac.) on 120 ha. (300 ac.) property near Rappville, 44 mins. south of Casino, Northern Rivers, N.S.W., 55 km. due west of ocean at Evans Head.

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\$8,800 - \$11,000

(066) 880 176
216 136(h) / 241 300(wk)
Far North Coast, N.S.W.

↓ Jiggi DA

↓ "Adama"

LOW COST LAND FOR SALE

RENTAL-PURCHASE

SIMPLE FINANCE

6 shares of 4 acres under Tenancy in Common on proposed 16 dwelling Multiple Occupancy. 144 beautiful acres. 25 minutes from Lismore and Nimbin in Northern N.S.W., one hour south of the Gold Coast.

Two large clear valleys with a central plateau. Timbered gullies and ridges. Frontal creek and gullies with seasonal water flow and natural springs.

Sealed road to within 2kms. of property. Good access to house sites. Power lines and telecom cables at front of property.

Great house sites with good outlooks and some excellent valley views.

\$12,000 TO \$16,000
NEGOTIABLE

(066) 880 176 / 337 042
Far North Coast, N.S.W.

LOW COST LAND FOR SALE

RENTAL-PURCHASE

SIMPLE FINANCE

3 shares of 5.5 acres on Council Approved Multiple Occupancy of 14 dwellings on 126 beautiful acres. 25 minutes from Lismore and Nimbin in Northern N.S.W., one hour south of the Gold Coast.

Balance of high ridges, small hills and gentle slopes. Central creek. 33% forest, 11% scattered timber, native pastures, fertile soil.

Views to Border Ranges, Mt. Billen and the Mackellar Ranges.

Sealed road to property. Good access to house-sites. Community dam and water supply. Power and telephone connections available.

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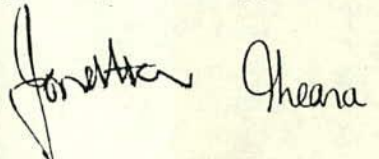
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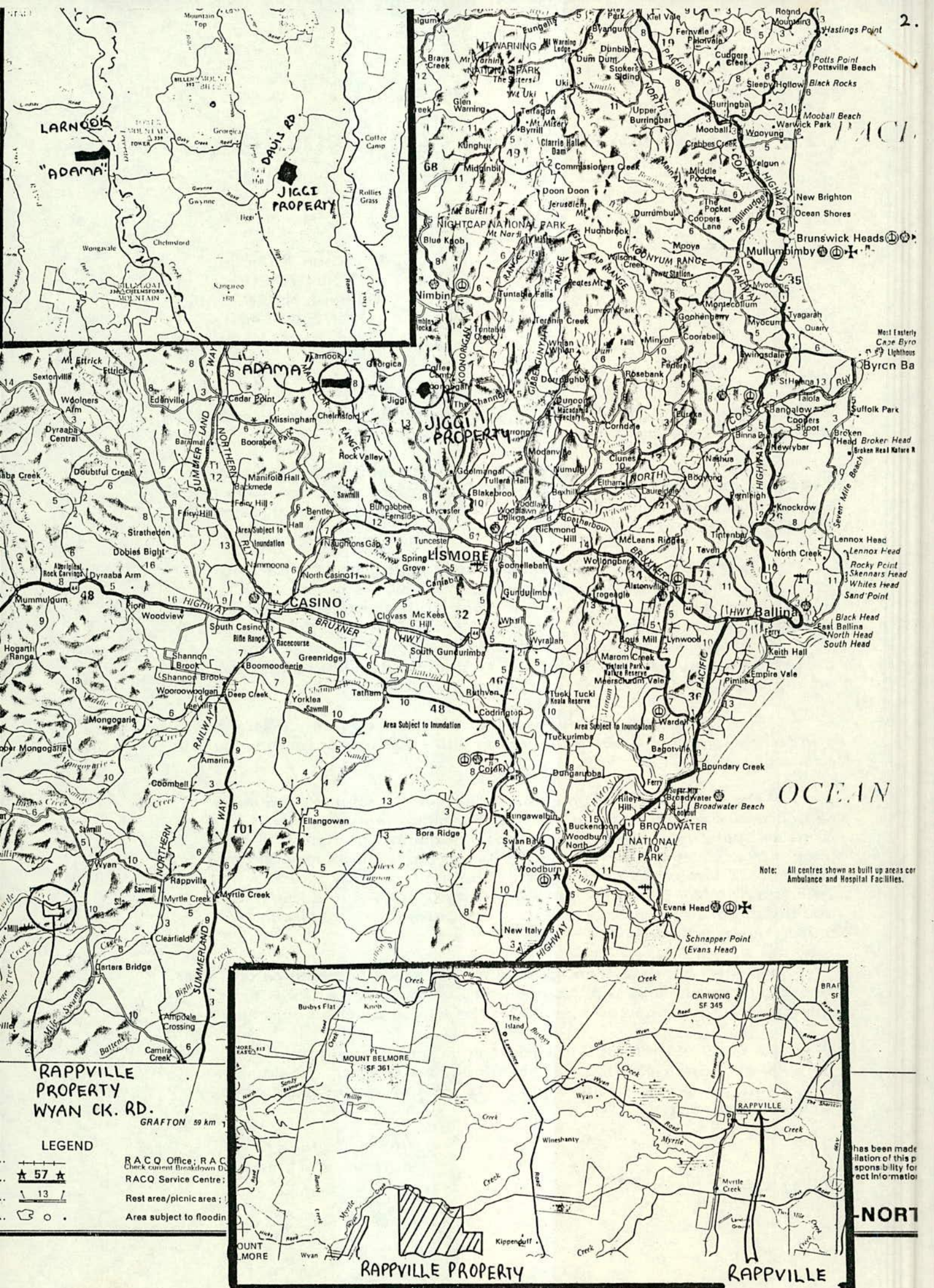
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↓ Jiqqi DA

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