




## INVESTMENT SYNDICATES

We assemble like-minded, sophisticated investors to form exclusive investment syndicates to develop boutique and mid-scale residential and mixed-use projects in Sydney.

By participating directly in the property development market, investors are able to secure premium off-the-plan property, before it hits the wider market and at a discount to retail market rates, while remaining fully informed about the status of their development.

We provide investors with direct exposure and visibility to an Australian development, while we manage all the risks and processes required to successfully deliver the project. 9 Springs has the complete capabilities to deliver success at every step of the development process:

Project Phase	Phase Objective	9 springs Advantage
 <p><b>Project Acquisition &amp; Feasibility</b></p>	<p>Selecting the right location and product mix to get to the best price underlies our feasibility model.</p>	<p>We analyse data about demographics, amenities, market sales, growth potential, building costs and requirements for each site.</p>
 <p><b>Design Optimisation &amp; Approval</b></p>	<p><b>Design Optimisation</b> Working with authorities and architects to design for highest and best use optimises project returns.</p> <p><b>Team Selection and Management</b> Appointing and managing the team of consultants and other professionals is core to our mandate.</p>	<p>Our experience helps us work closely with councils and consultants to get the most out of the site.</p> <p>We work with the right consultants and manage them with rigour and professionalism</p>
 <p><b>Project Delivery</b></p>	<p><b>Project Sales</b> We manage all aspects of project marketing and coordinate sales agents.</p> <p><b>Builder Selection and Management</b> We coordinate the contract tendering process and appoint the right builder for the job.</p> <p><b>Project Finance</b> We liaise with and manage all documentation relating to financing project construction.</p> <p><b>Building and Project Oversight</b> Deploying proactive project management processes and independent verification from quantity surveyors controls time and costs.</p> <p><b>Delivery and Completion</b> Delivering the project includes coordination of practical completion, settlement, lodgement of final strata plans.</p>	<p>By overseeing project marketing, we ensure agents are selling accurately and at the right price.</p> <p>Our preference is to use fixed price contracts including Design &amp; Construct building agreements to manage risk.</p> <p>Our relationships with the banks and our experience ensures a smooth funding process</p> <p>We conduct regular onsite and project control meetings and will provide regular project updates to investors.</p> <p>Our comprehensive checklists ensure that these important post completion processes are efficiently managed.</p>

## INVESTMENT SYNDICATES

### Investor Suitability

Our investment syndicates allow sophisticated investors to passively engage in residential and mixed-use developments, receive attractive returns and secure the services of a dynamic and experienced development management team. They are suitable for investors who are:

- Pursuing premium off-the-plan property in Sydney at a discount to market, before the general public.
- Seeking to gain exposure to property or diversify their investment portfolio.
- Aware of the risk/return relationship of residential development projects.
- Prepared for a medium term investment horizon and are able to remain fully invested for the project term (indicative term of 2 years).
- Comfortable receiving finished property assets as a primary part of their investment return.



To learn more

Email: [contact@9springs.com.au](mailto:contact@9springs.com.au)

Phone: +61 450 085 808 (Angela)