PARAGON™

PREMIER INVESTMENT FUND

paragonpif.com

What is PPIF?

- An investment in Australian real estate or mortgage assets. Specific investments are held as separate sub Fund. Your own sub Fund investment is held separately to other sub Fund investments that we may issue from time to time.
- The minimum investment amount is $1 Million.
- PPIF is an open fund.

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Why PPIF?

- We provide a professional, boutique investment and secure strategy to allow your investment in Australian real estate and mortgages.
- The track record and expertise of the directors of Paragon Premier Investments Pty Ltd is the key to your investment and the performance of the Paragon Premier Investment Fund.

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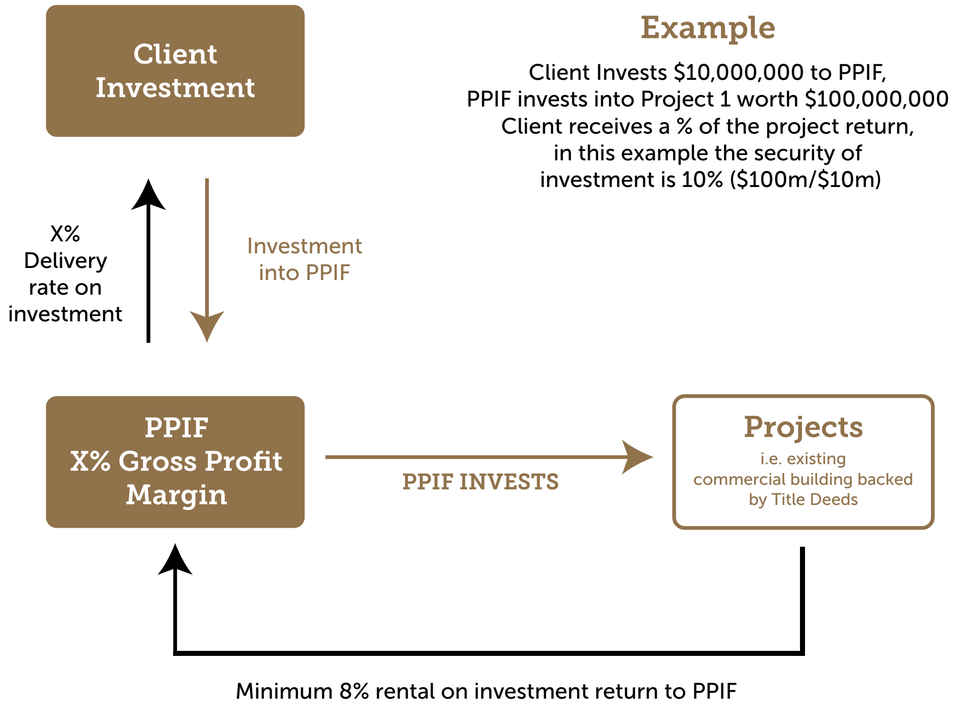
Type of Investment

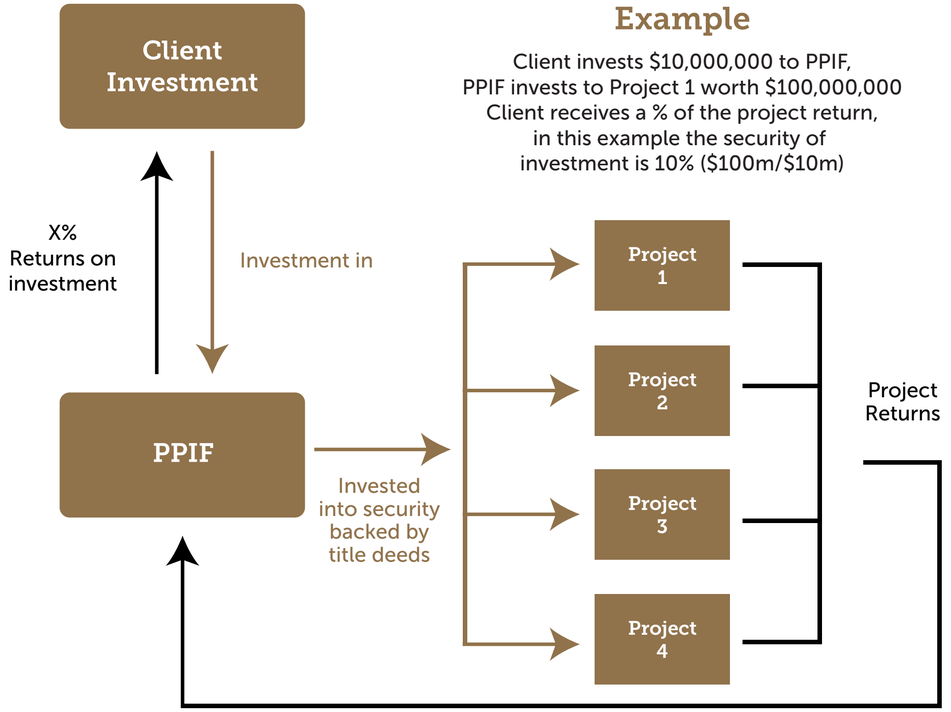
Secured Property Investment - Portfolio



Example

Client Invests $10,000,000 to PPIF,
PPIF invests into Project 1 worth $100,000,000
Client receives a % of the project return,
in this example the security of
investment is 10% ($100m/$10m)

Direct Equity Investments - Portfolio



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Term

- The expected investment term will be 3 to 5 years but you must commit to a minimum investment term of 3 years.

Fees

- There are a variety of fees pertaining to the management of your investment. We may be required to pay fees to referral parties who have introduced your investment to the Fund. No entry or exit fees are payable by you as an investor.

Expected Rate of Return

- Minimum rate of return is 6% for investors for a two to four year investment. As you can see from the completed projects, examples below, rate of return has been as high as 10%-18%.
- You will receive quarterly returns. This is achievable due to the parent company “Paragon Business Group” (PBG) managing $811 million in mortgages, which PBG receives 1.25% trail income over 30 years on $811.

Regulation

- PPIF is a regulated fund
- Paragon Premier Investments holds an Australian Financial Services Licence No. 483118. Details of this licence can be viewed on the web site of the Australian Securities and Investment Commission (www.asic.gov.au). As a holder of an Australian Financial Services Licence, Paragon Premier Investments needs to meet the stringent requirements of Australian securities and investment law. This Fund is subject to the requirements of the Corporations Act 2001 and at all times, Paragon must abide by the terms of its Australian Financial Services Licence.
- Currently in the process of obtaining a category 4 office in the DIFC
- All feasibility reports are completed by CBRE
- All proposed projects have government approval

Withdrawal of Investment

- Investors will not normally be able to withdraw investor's monies until the investment term is completed. Investors should consider an investment in the Fund to be illiquid. Investors have the opportunity to rollover into another investment at the end of the investment term or otherwise have investors investment monies returned to investors.

Why invest in Melbourne, Australia?

- Australia has a population of 23 million, currently the population in Melbourne is 4.2 million with a 4-6% per annum growth yearly. The population in Melbourne is expected to double in 19 years. Hence all of Melbourne infrastructure and housing must double to accommodate for this growth.
- Melbourne has been named the most liveable city in the world by Economist Intelligence Unit for six years in a row.
- The Australian government cannot print more money as the value will decrease, lowering commodities, affecting import and export and loss of job. Hence Australia needs foreign investment to build its infrastructure.
- There is 7-19% growth on residential zoning.
- Banks have stringent lending policy, such as wanting 100% pre sales.

Thank *you*

Get in touch today.

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