

Offer 2



PEACE OF MIND

10 year Leaseback Guarantee

Dual Income Properties in association with OzLease are pleased to offer to our clients this game changing '10 Year Leaseback Guarantee'.

This means that upon acceptance of the proposal, OzLease will then lease your property for 10 years.

The performance of the Leaseback is guaranteed by the JDT-OZLEASE Trust, which is independently managed and backed by Jardine Lloyd Thompson and is underwritten by QBE Insurance.

OzLease provides full property management services in selected metropolitan areas and selects the most suitable and professional Property Manager from their accredited Property Managers to manage the property in other areas.

OzLease will then sub-lease the property direct to the selected tenant.

The tax deductible set fee for the Leaseback Guarantee is 5% of the gross rental income (plus GST)

OzLease is the only Australian Company providing a 10 year residential leasebacks for newly constructed properties, with the GUARANTEE assured by the management integrity and backing of one of the world's largest insurance and reinsurance broking firms.

Once the 10 Year Lease has commenced and at the end of each Month

- ✓ The monthly guaranteed rental is determined
- ✓ OzLease deducts the 10 Year Leaseback Administration fee.
- ✓ The Real Estate Property Manager deducts their standard management fees.
- ✓ OzLease pay the balance of funds by electronic transfer to your nominated bank account by the 10th day of the following month.

OzLease continues to pay the Rental income each month even if-

- ✓ There is a vacancy during the 10 Years of the Lease with OzLease.
- ✓ The tenant cannot pay the rent for any reason.
- ✓ The tenant is late paying the rent.
- ✓ A new tenant is being found between tenancies.

OzLease will continue to look after the Owners interests for the following 10 Years

- ✓ If OzLease increases the rent through regular rent reviews, the Owner will receive the higher amount (less standard costs).
- ✓ If the Owner wishes to cancel the lease with OzLease they can do so at any time by providing 30 days' written notice with no financial penalty (the tenant has the right to remain in the property until their sub-lease with OzLease expires).
- ✓ OzLease is the safe and easy way to secure your rental income. "GUARANTEED".



"In excess of 1,000 investors have taken advantage of the benefits derived from the OzLease 10 Year Leaseback since its inception in 1998 with no loss of rental income".

Dual Income Properties

PLATINUM PACKAGE

Sign with Dual Income Properties and you also get:

- **FREE** Depreciation Schedule for tax purposes.
- **FREE** building Inspection and Handover reports.