

27TH
MAY 2022

DISPLAY HOMES FOR SALE

*Cash flow positive investment opportunity
with guaranteed tenant*



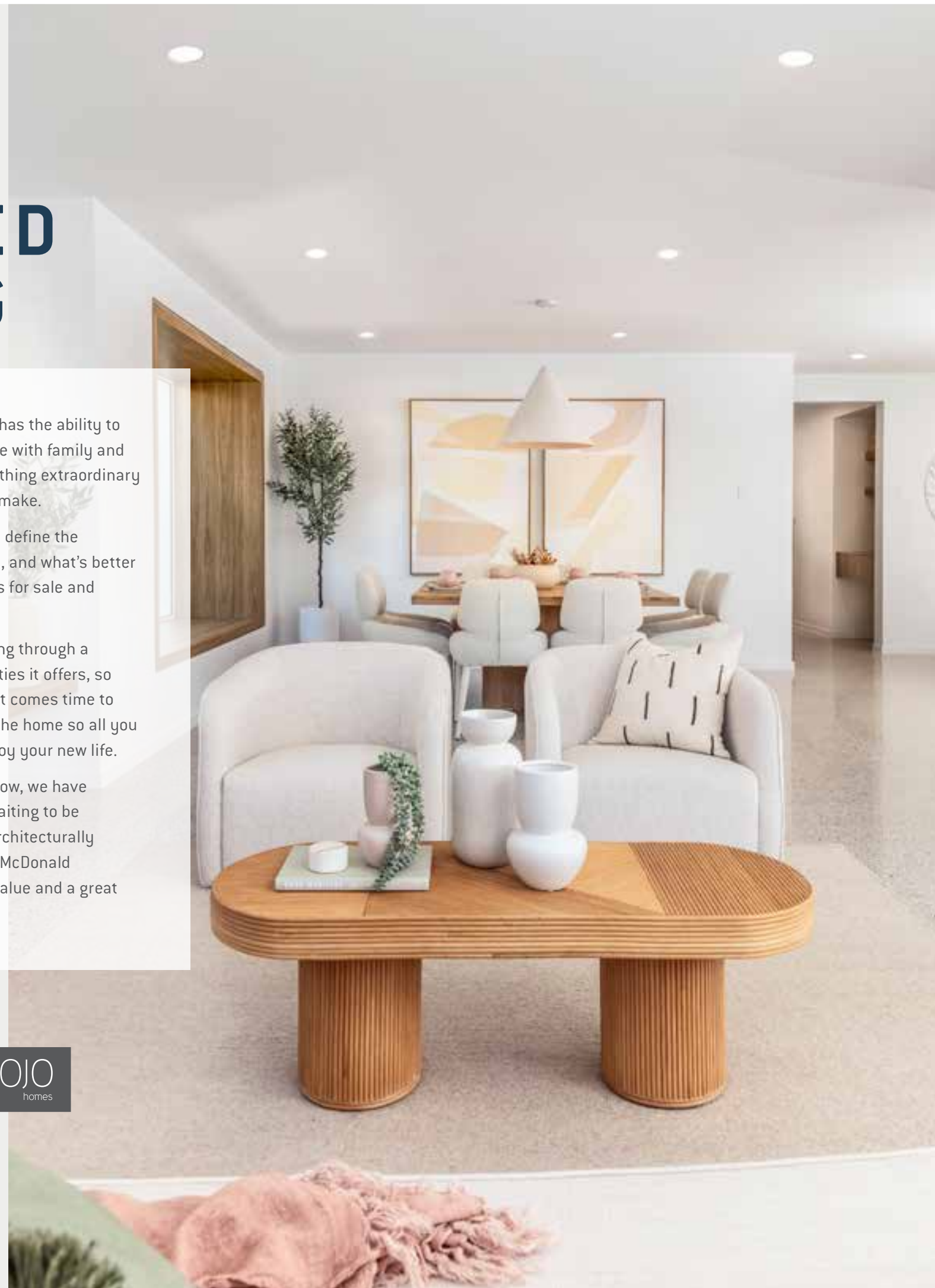
INSPIRED LIVING

At the MJH Group, we appreciate that a new home has the ability to transform the way you live, from entertaining large with family and friends to cosy nights with the kids, there is something extraordinary about each space and the memories that you will make.

We have designed a range of stunning homes that define the Australian way of life and opened them for display, and what's better is that we are now offering these showcase homes for sale and including a generous Leaseback.

There is nothing quite like the experience of walking through a display home and imagining the lifestyle possibilities it offers, so if you love the display, now you can own it. When it comes time to settle in at the end of the Lease, we'll make good the home so all you will need to do is unpack the bags and start to enjoy your new life.

From the Coast to the Country, Sunshine to the Snow, we have a display home in New South Wales and the ACT waiting to be discovered. We invite you to discover a range of architecturally designed homes from the state's leading builders McDonald Jones and MOJO Homes which offer outstanding value and a great opportunity for your future.



GETTING STARTED



LEASEBACK TERMS

7% of the purchase price in year 1, paid monthly in advance, subject to an annual 3% increase on base amount. The minimum term and options are outlined per home.



DEPOSIT

\$5,000 payable as holding deposit. Balance up to 5% payable upon exchange of contracts.



INCLUSIONS

Floor and window coverings, continuous flow hot water unit, water tank, reverse cycle air conditioning, security alarm, kitchen appliances including cooktop, rangehood, dishwasher and microwave, fixed joinery, light fittings, landscaping and any water features.



EXCLUSIONS

Furniture, artwork and soft furnishings, televisions and audio equipment (inbuilt speakers will remain) clothes dryer and washing machine.



MAKE GOOD PROVISIONS

Reversion of sales office to double garage with internal access, removal of security cameras, removal of flag poles and pylon signs, complete any omitted fencing between neighbouring display homes. Specific details of make good and inclusions/exclusions are outlined in the Contract for Sale.



LEASE OUTGOINGS PAID

Electricity & gas, water usage and waste services, Insurances – Public Liability coverage is maintained under an MJH Group policy.

NEW SOUTH
WALES

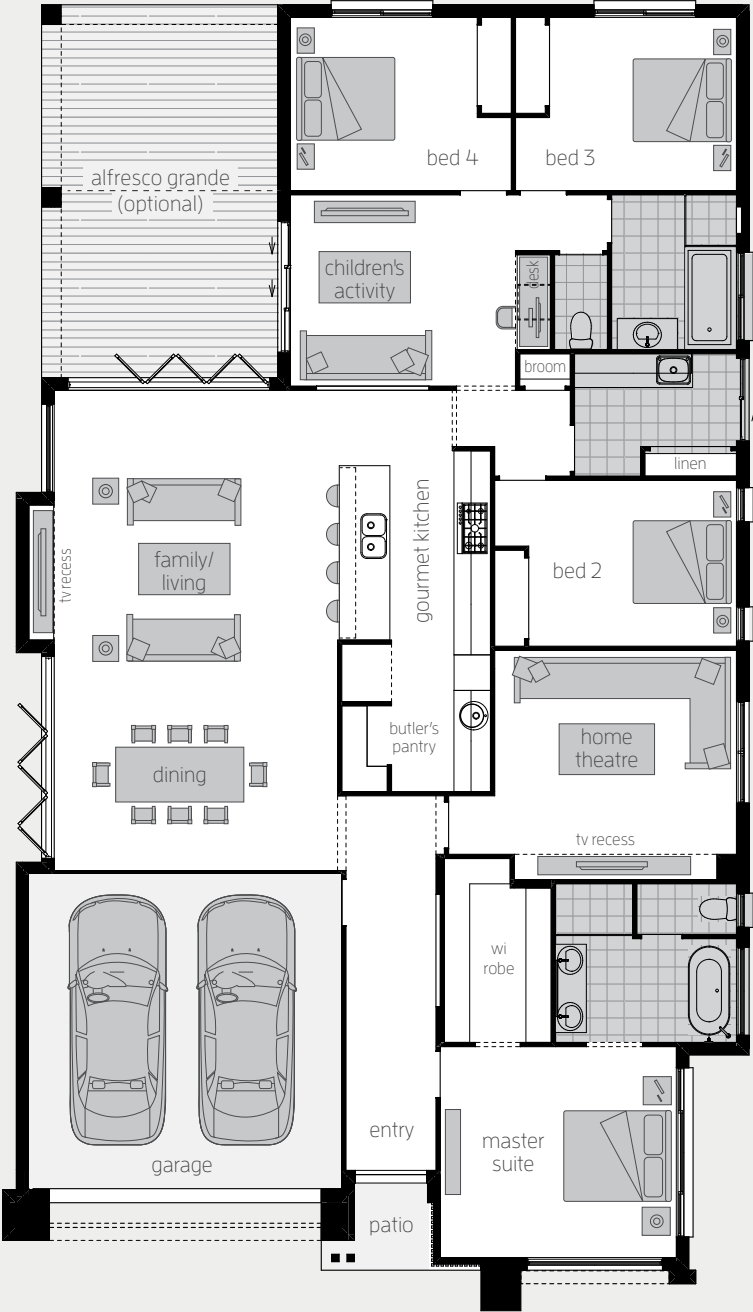


mcdonald jones

FIND YOURSELF AT HOME



MOONEE
BEACH



41 MOONEE BEACH DRIVE, MOONEE BEACH NSW

HAVANA ENCORE TWO

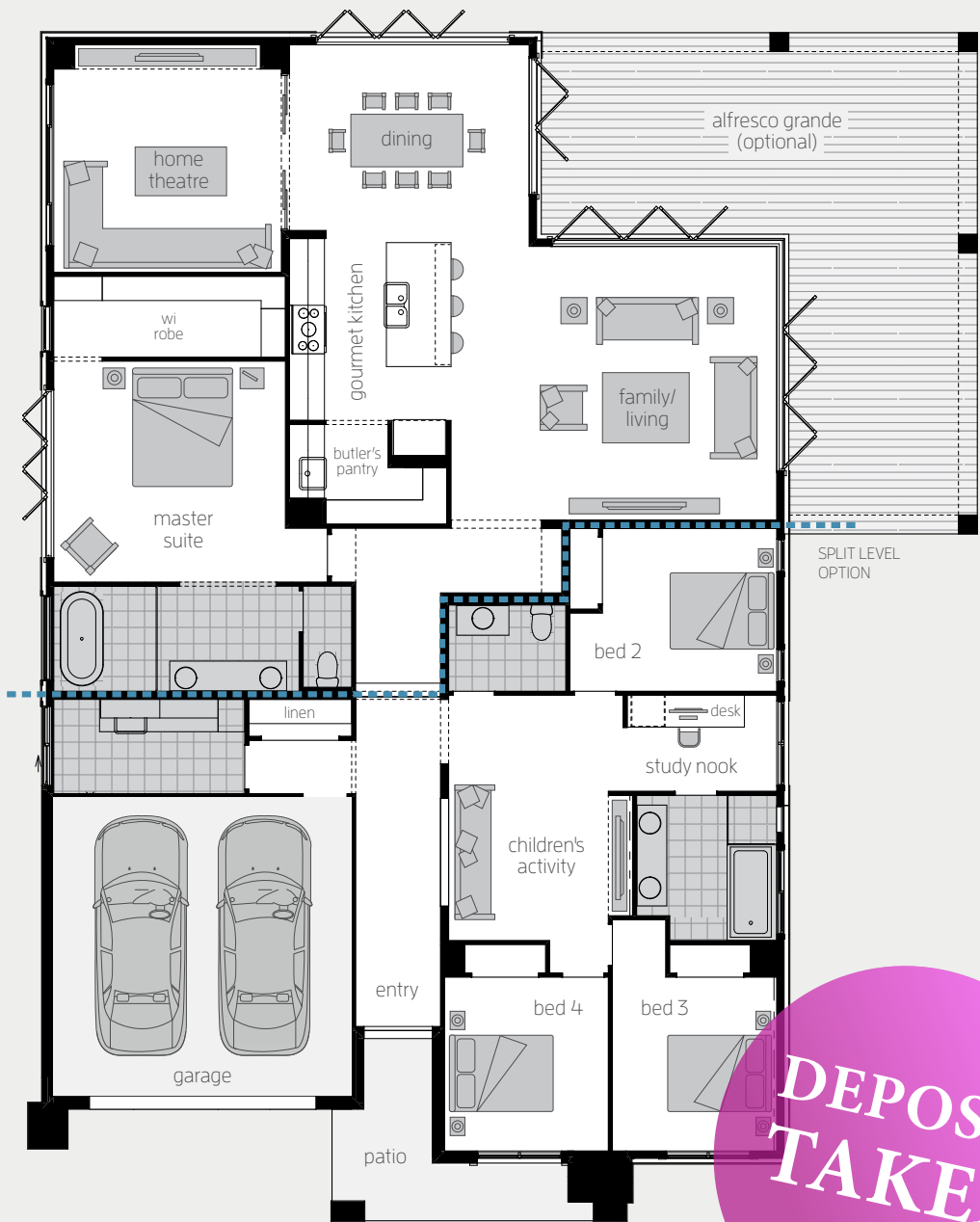
STAYTON FACADE

4 2 2

OPENING DATE	30.10.21
LEASEBACK TERMS	Through to 30.06.24
OPTIONS	6 x 6 month option from June 2024



MOONEE
BEACH



DEPOSIT
TAKEN

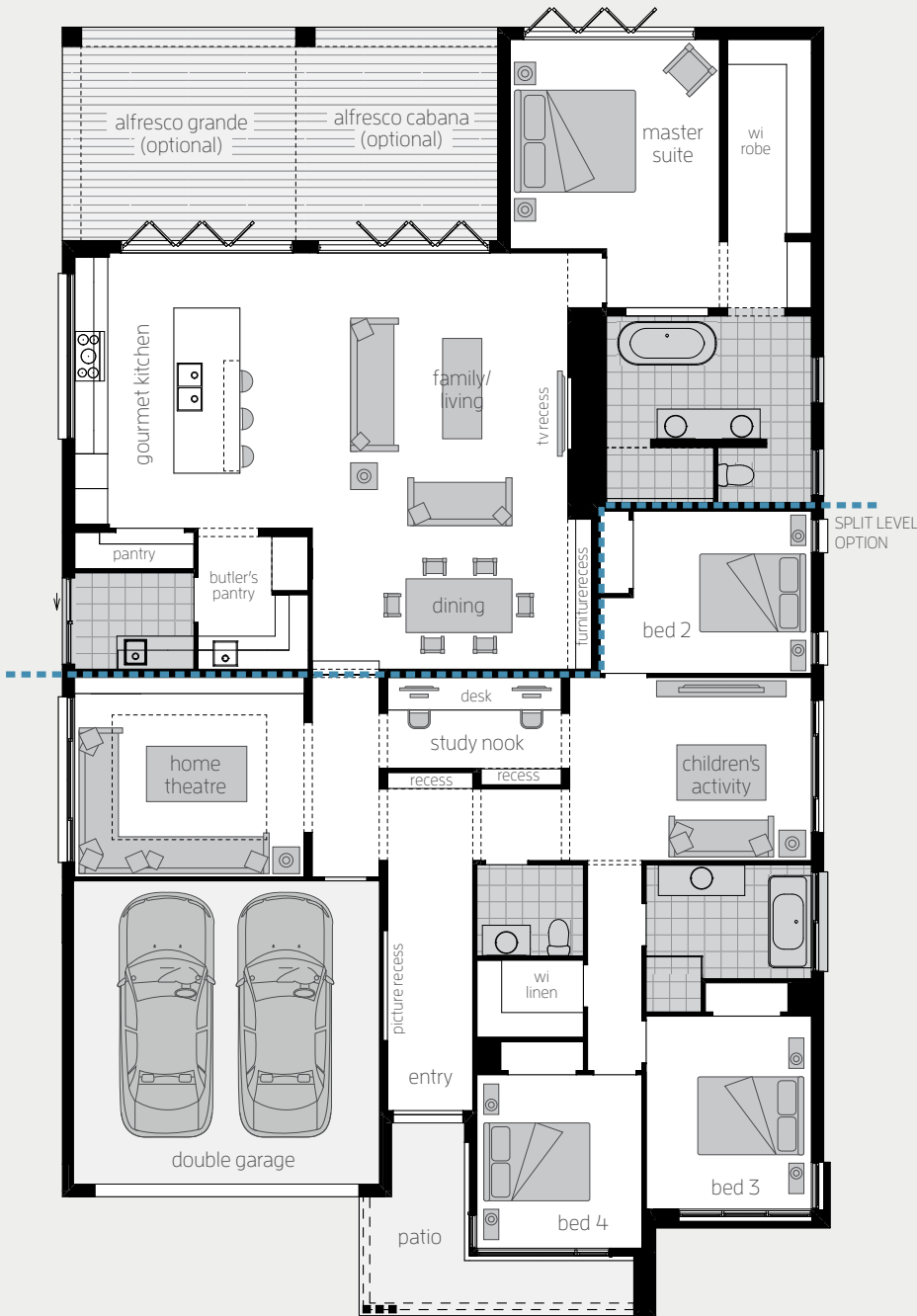
2 BEECHWOOD PLACE, MOONEE BEACH

SAN MARINO MANOR 16

WESTBURY FACADE

4 2.5 2

OPENING DATE	30.10.21
LEASEBACK TERMS	Through to 30.06.24
OPTIONS	6 x 6 month option from June 2024



7 YORK STREET, THRUMSTER

MIAMI 16

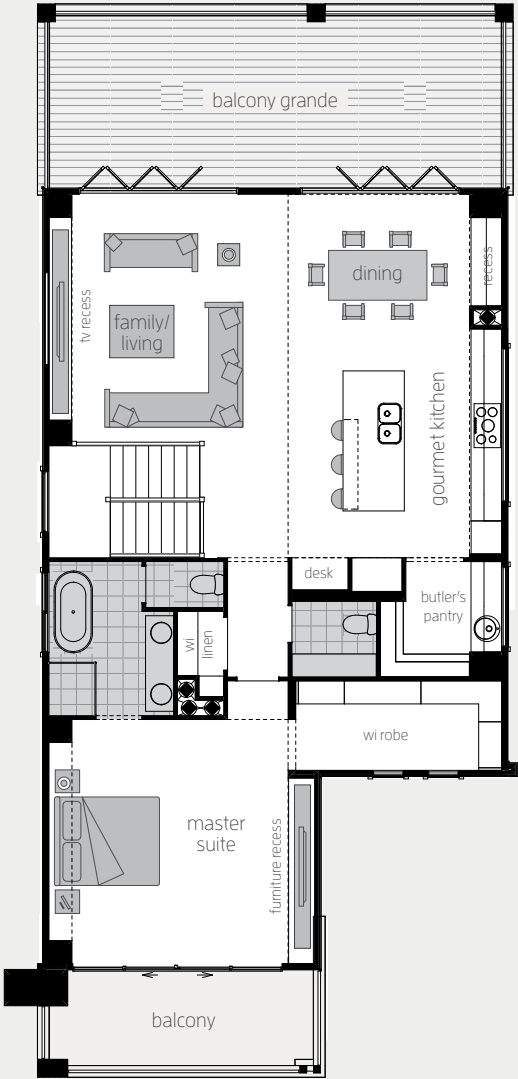
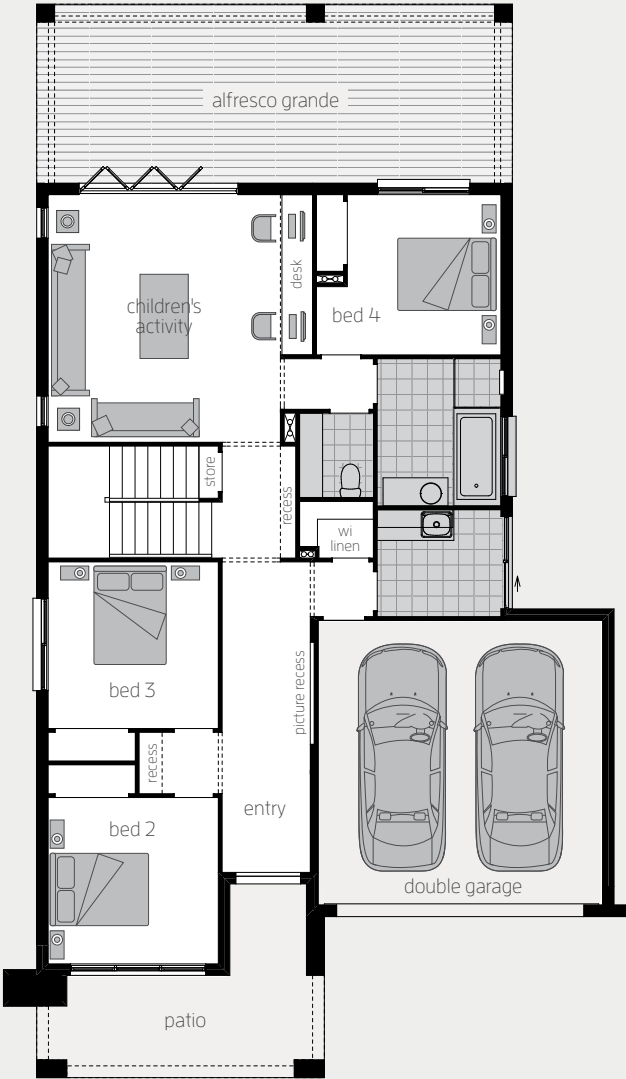
FLYNN FACADE

4 2.5 2

OPENING DATE	8.05.21
LEASEBACK TERMS	Through to 30.06.24
OPTIONS	6 x 6 month option from June 2024



PORT
MACQUARIE



9 YORK STREET, THRUMSTER

MASSENA 30 TWO

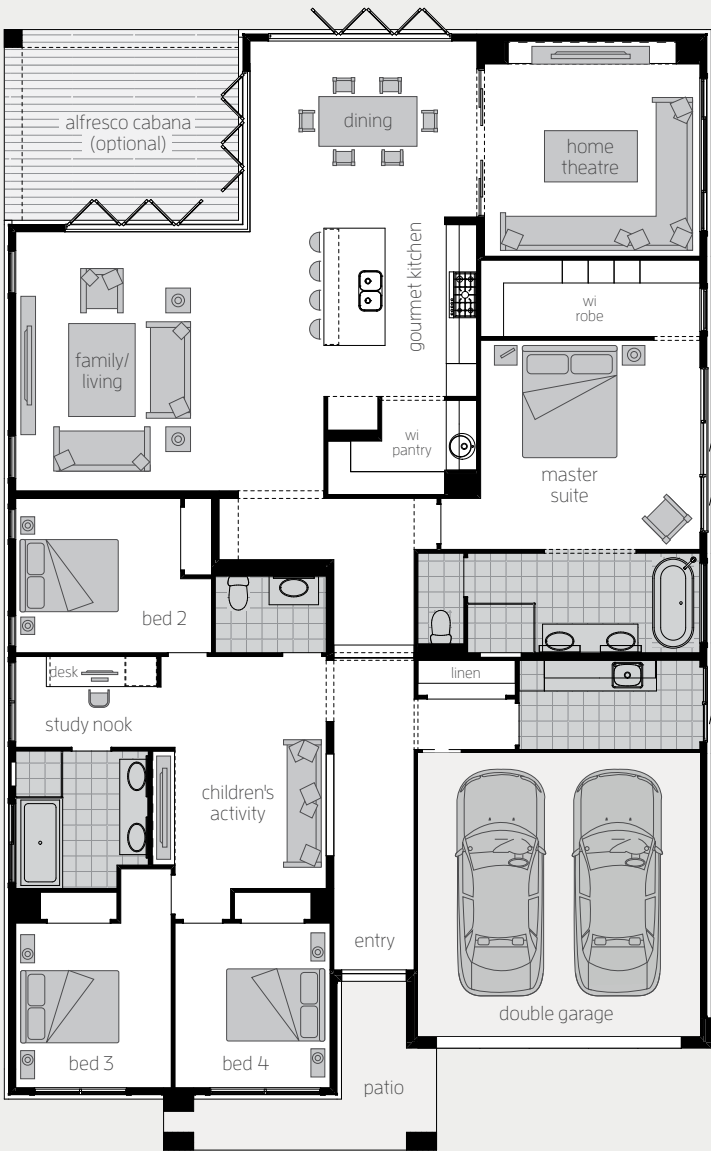
AIRLIE FACADE

4 2.5 2

OPENING DATE	8.05.21
LEASEBACK TERMS	Through to 30.06.24
OPTIONS	6 x 6 month option from June 2024



FORSTER



101 KENTIA DRIVE, FORSTER NSW

SAN MARINO MANOR 16

CASCADE D FACADE

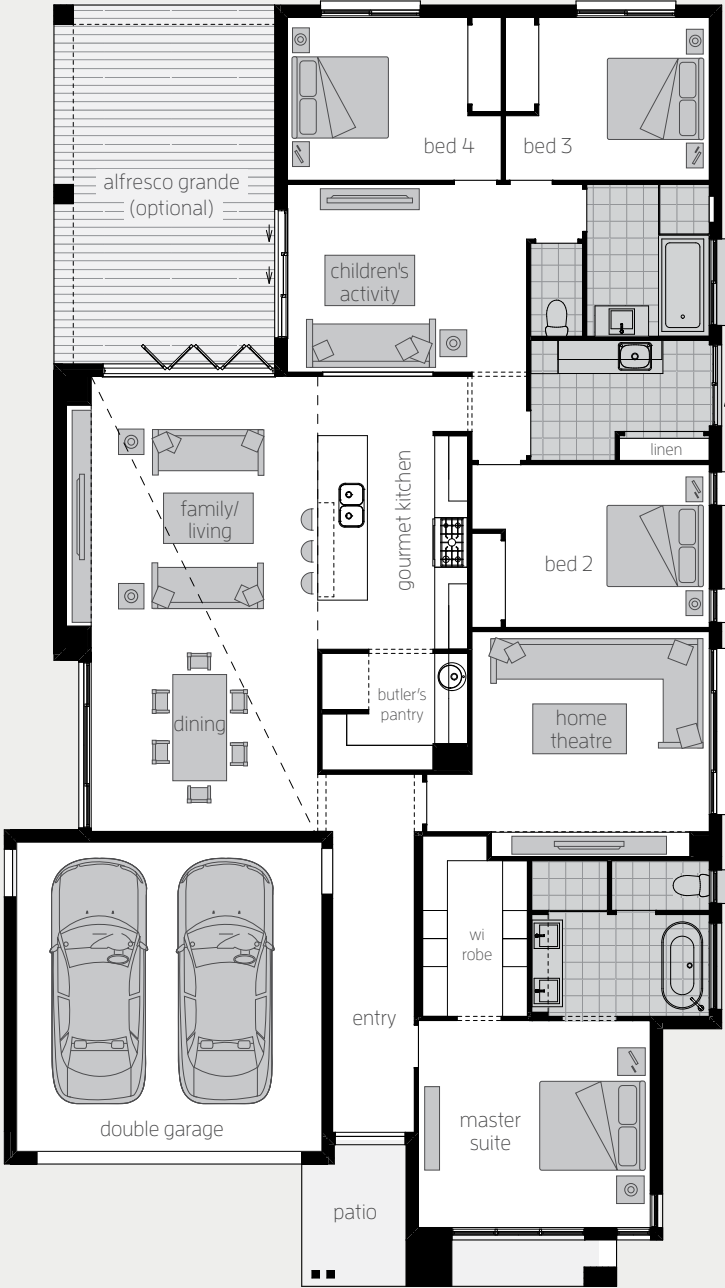
4 2.5 2

OPENING DATE	July 2020
LEASEBACK TERMS	Through to 30.06.23
OPTIONS	6 x 6 month option from June 2023





FORSTER



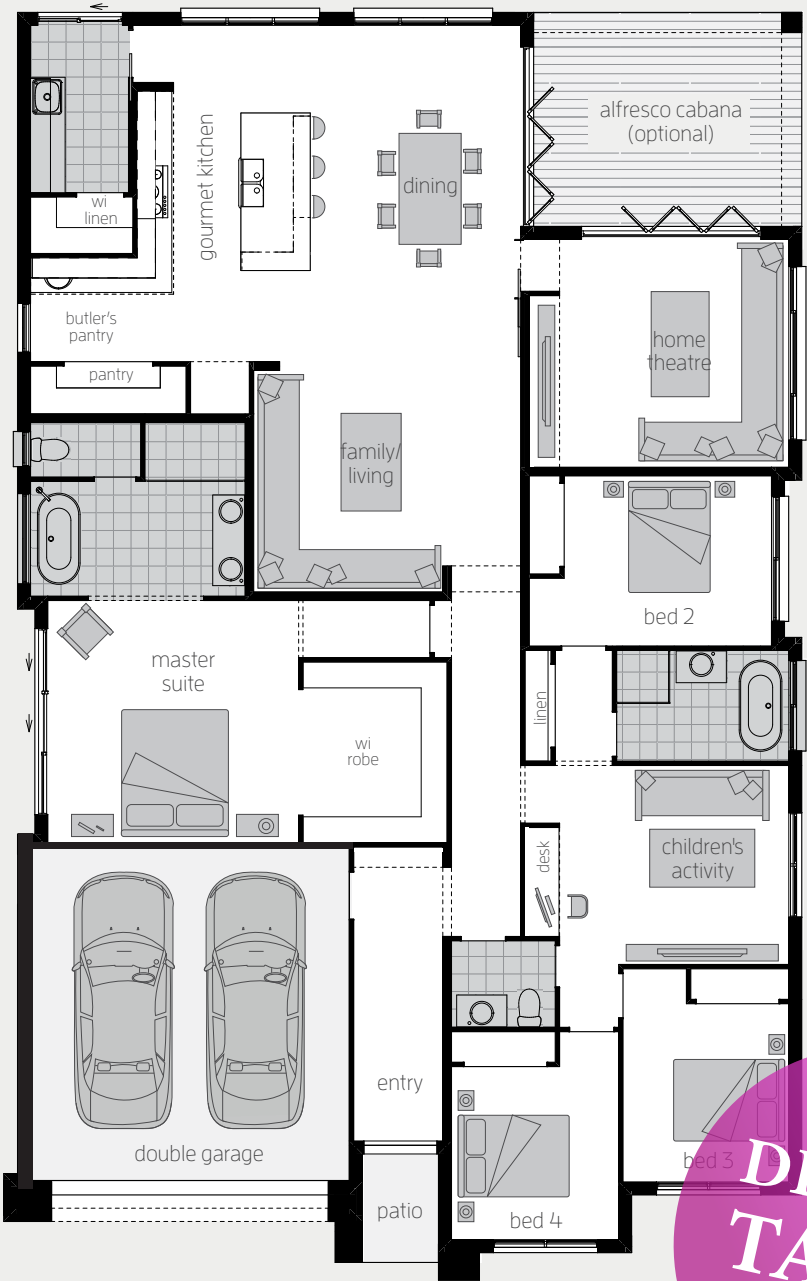
99 KENTIA DRIVE, FORSTER NSW

HAVANA ENCORE

MAPLE FACADE

4 2 2

OPENING DATE	July 2020
LEASEBACK TERMS	Through to 30.06.23
OPTIONS	6 x 6 month option from June 2023



DEPOSIT
TAKEN

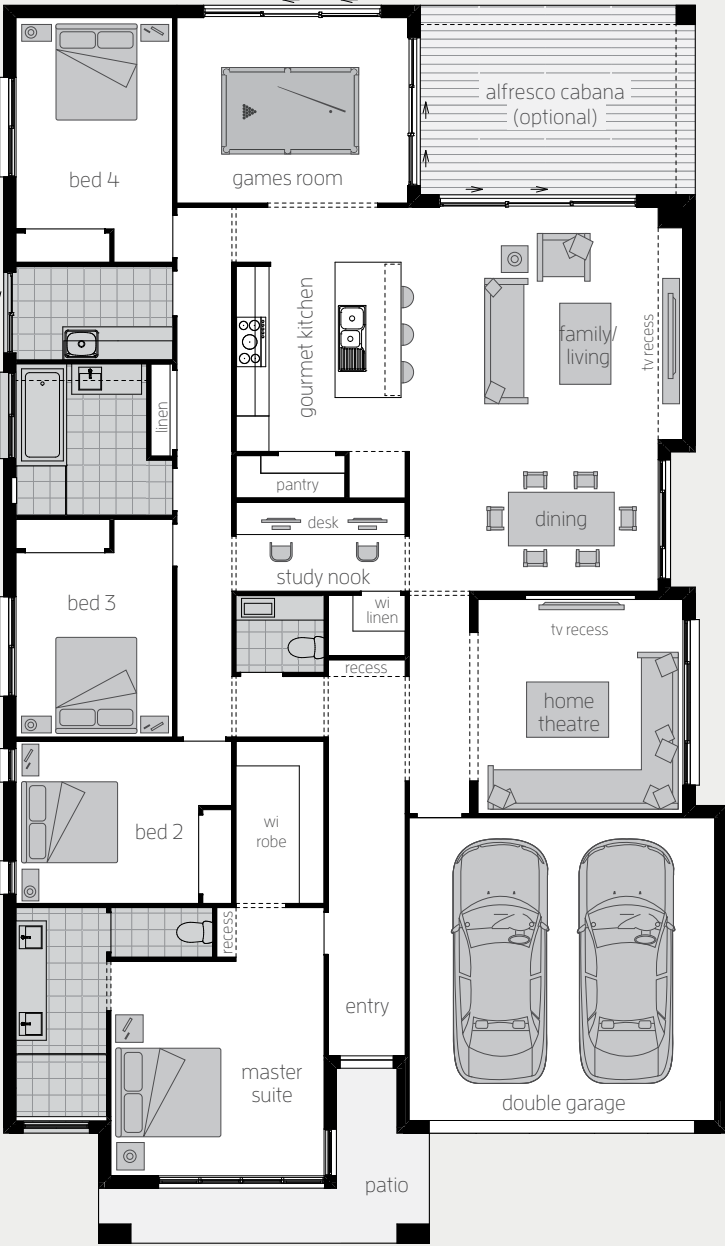
5 PIPER AVENUE, COORANBONG NSW

LAKE SIDE

LEIGHTON FACADE

4 2.5 2

OPENING DATE	30.11.2019
LEASEBACK TERMS	Through to 30.06.23
OPTIONS	4 x 6 month option from June 2023



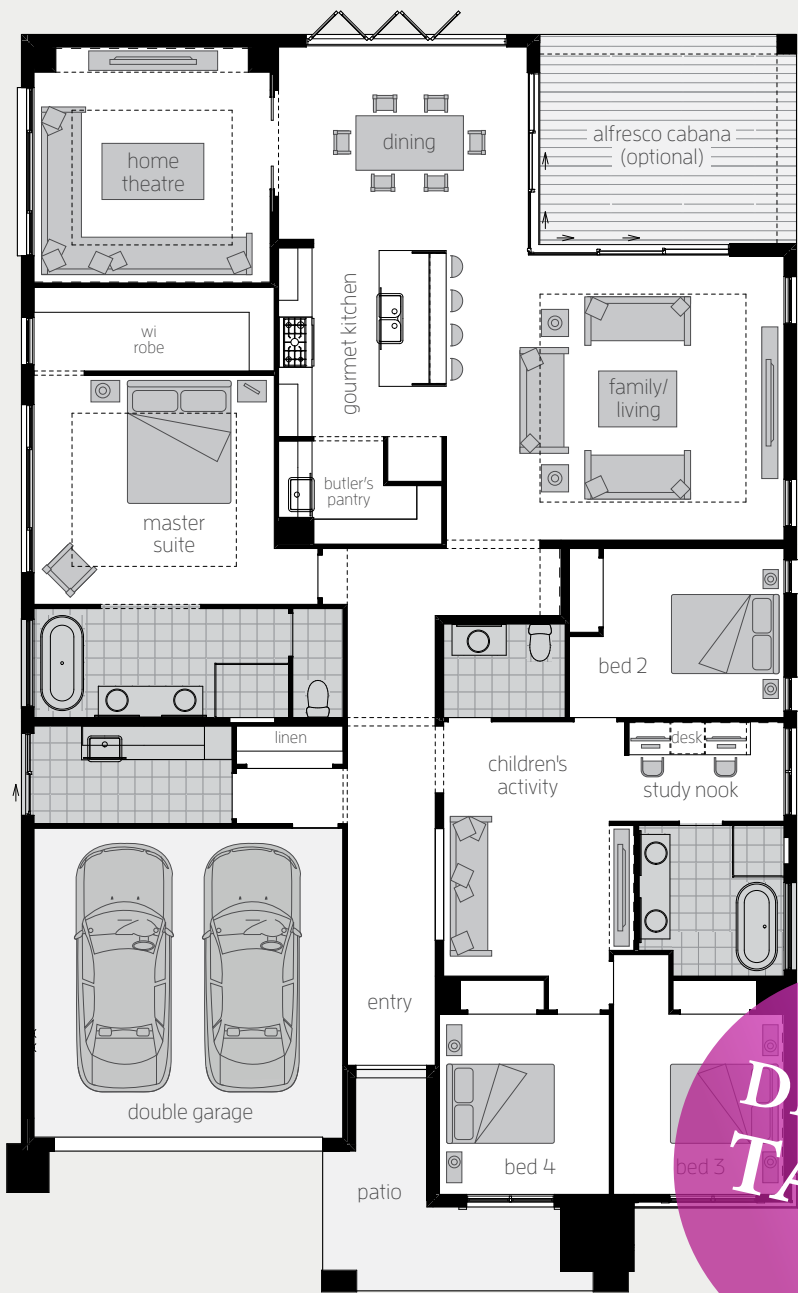
7 PIPER AVENUE, COORANBONG NSW

BOTANICA

BIARRA FACADE

4 2.5 2

OPENING DATE	30.11.2019
LEASEBACK TERMS	Through to 30.06.23
OPTIONS	4 x 6 month option from June 2023



17 PEACHY AVENUE, NORTH ROTHBURY NSW

SAN MARINO MANOR 16

WESTBURY FACADE

4 2.5 2

OPENING DATE	2.05.2020
LEASEBACK TERMS	Through to 30.06.24
OPTIONS	4 x 6 month option from June 2024



DEPOSIT
TAKEN



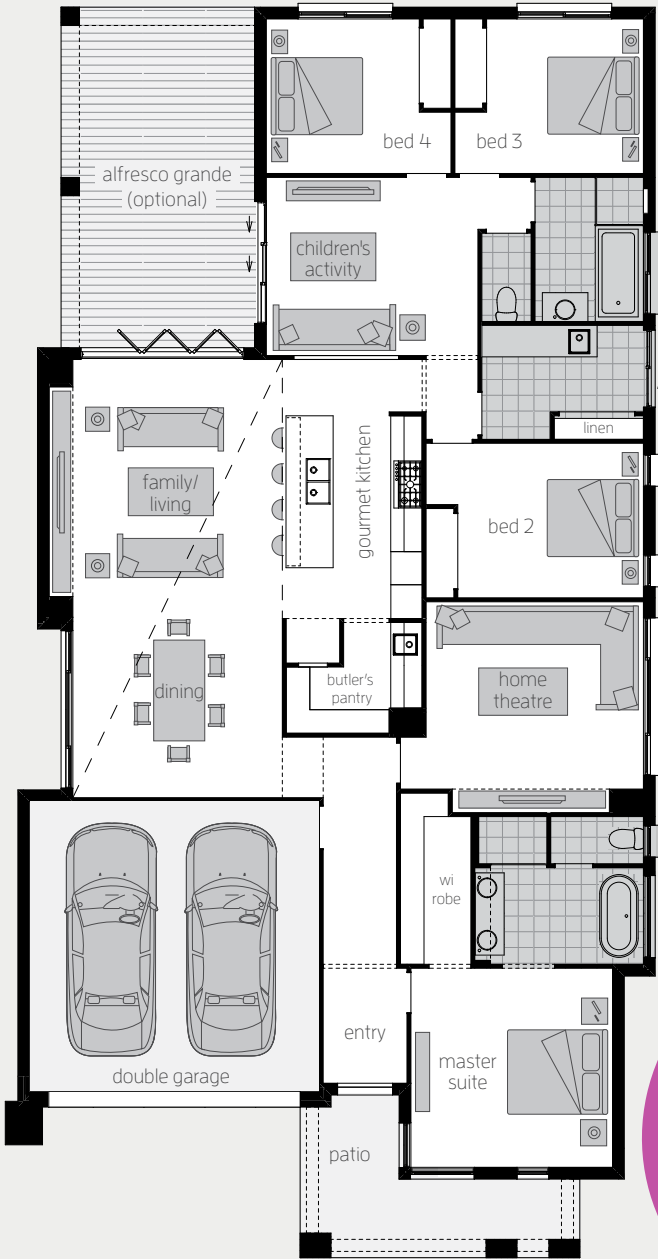
15 PEACHY AVENUE, NORTH ROTHBURY NSW

LUCIA ONE

FLETCHER FACADE

4 2 2

OPENING DATE	2.05.2020
LEASEBACK TERMS	Through to 30.06.24
OPTIONS	4 x 6 month option from June 2024



DEPOSIT
TAKEN



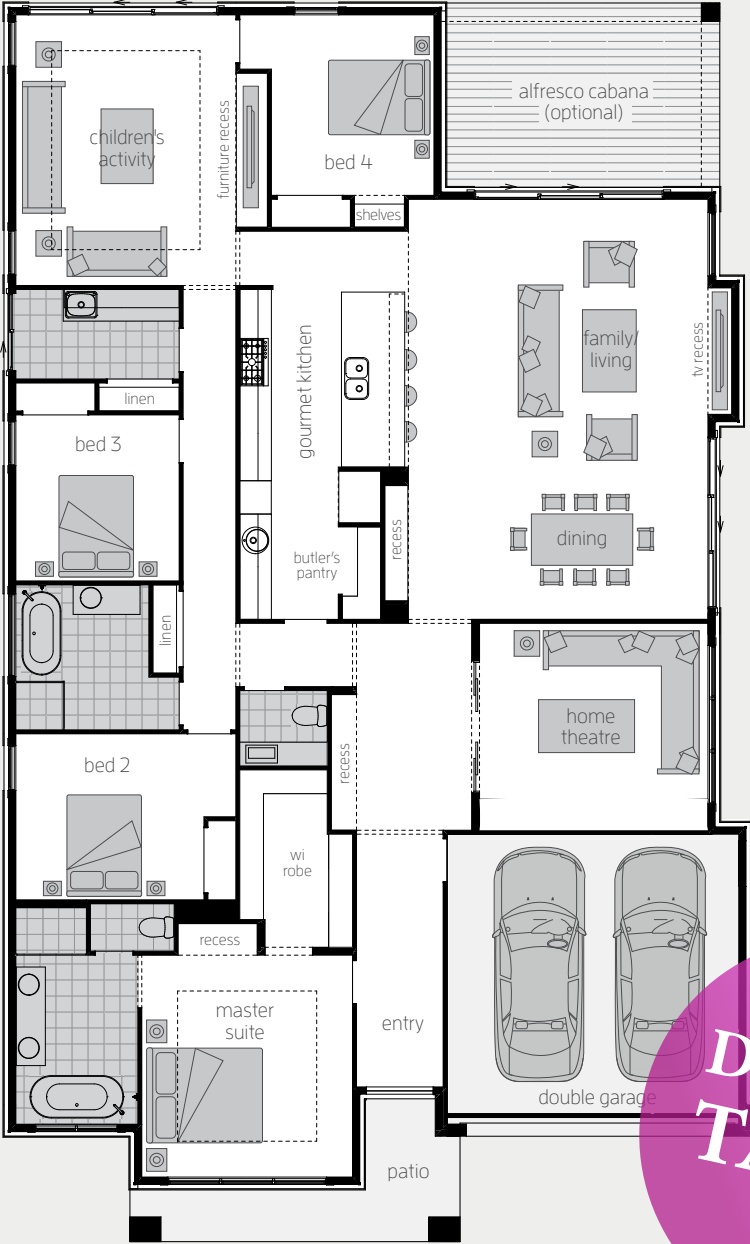
13 PEACHY AVENUE, NORTH ROTHBURY NSW

HAVANA ENCORE 14

GALENA FACADE

4 2 2

OPENING DATE	2.05.2020
LEASEBACK TERMS	Through to 30.06.24
OPTIONS	4 x 6 month option from June 2024



**DEPOSIT
TAKEN**

20 SETTLERS BOULEVARD, CHISHOLM NSW

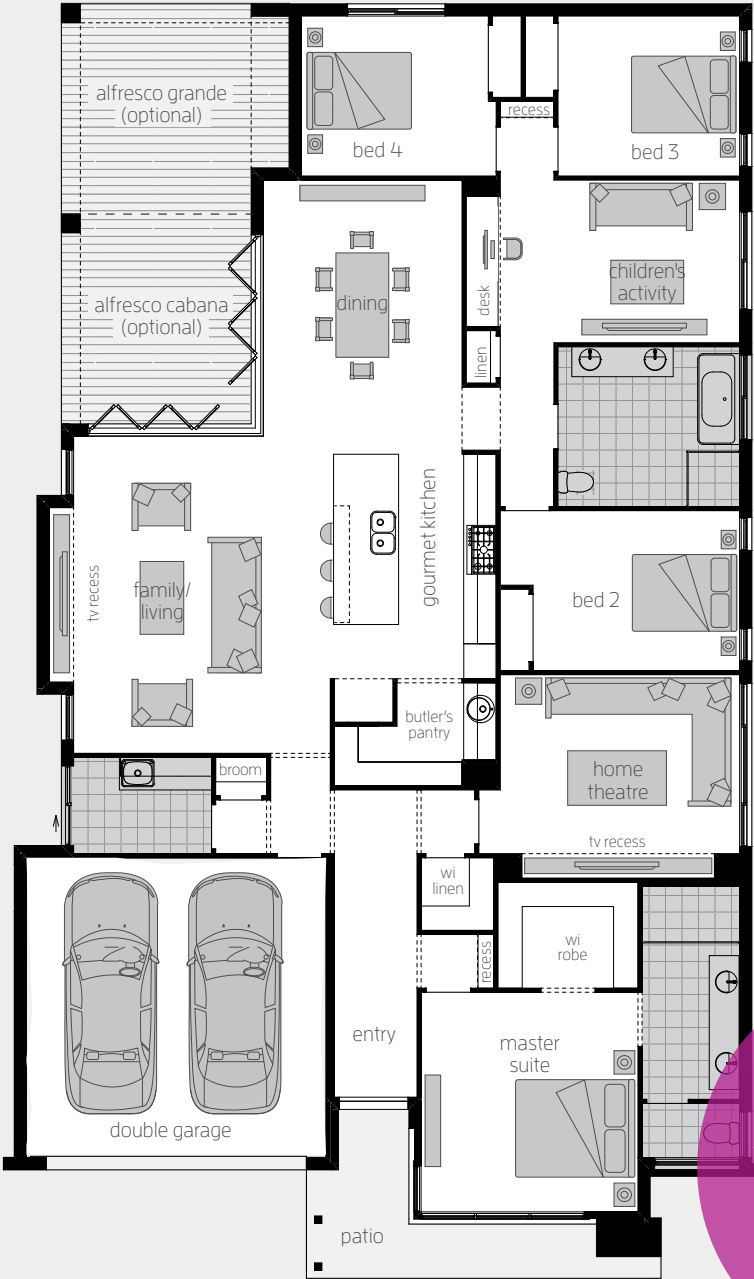
RETREAT EXECUTIVE 16

H A M P T O N F A C A D E

4 2.5 2

OPENING DATE	24.04.2021
LEASEBACK TERMS	Through to 30.06.24
OPTIONS	6 x 6 month option from June 2024





DEPOSIT
TAKEN

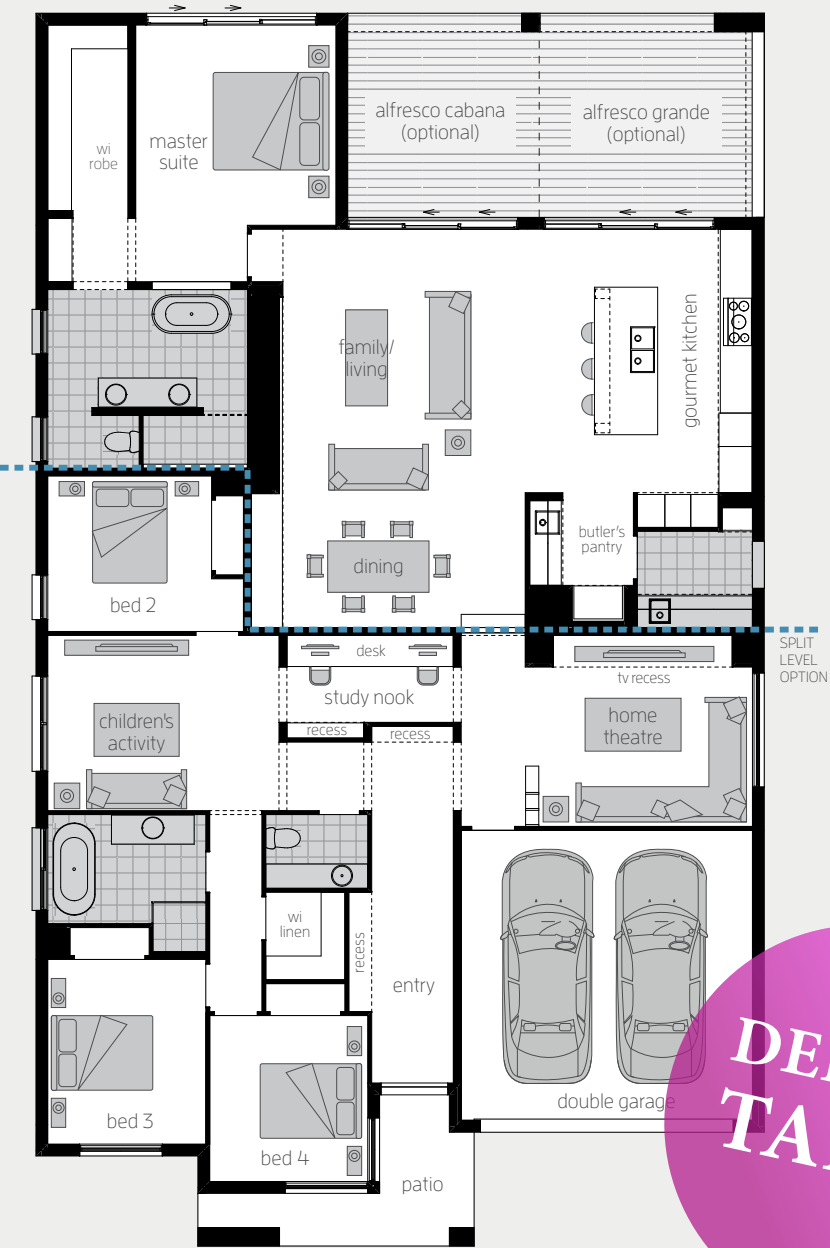
22 SETTLERS BOULEVARD, CHISHOLM NSW

SEAVIEW 16

BONITA B FACADE

4 2 2

OPENING DATE	24.04.2021
LEASEBACK TERMS	Through to 30.06.24
OPTIONS	6 x 6 month option from June 2024



DEPOSIT
TAKEN

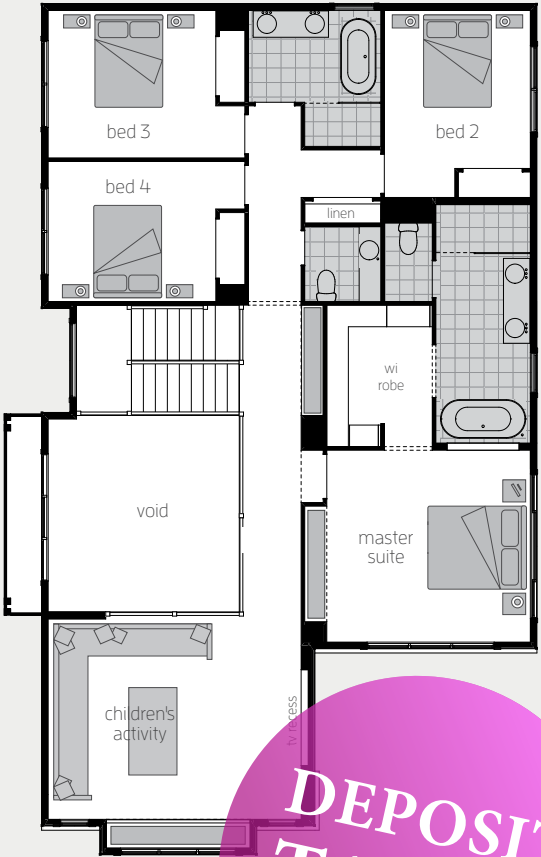
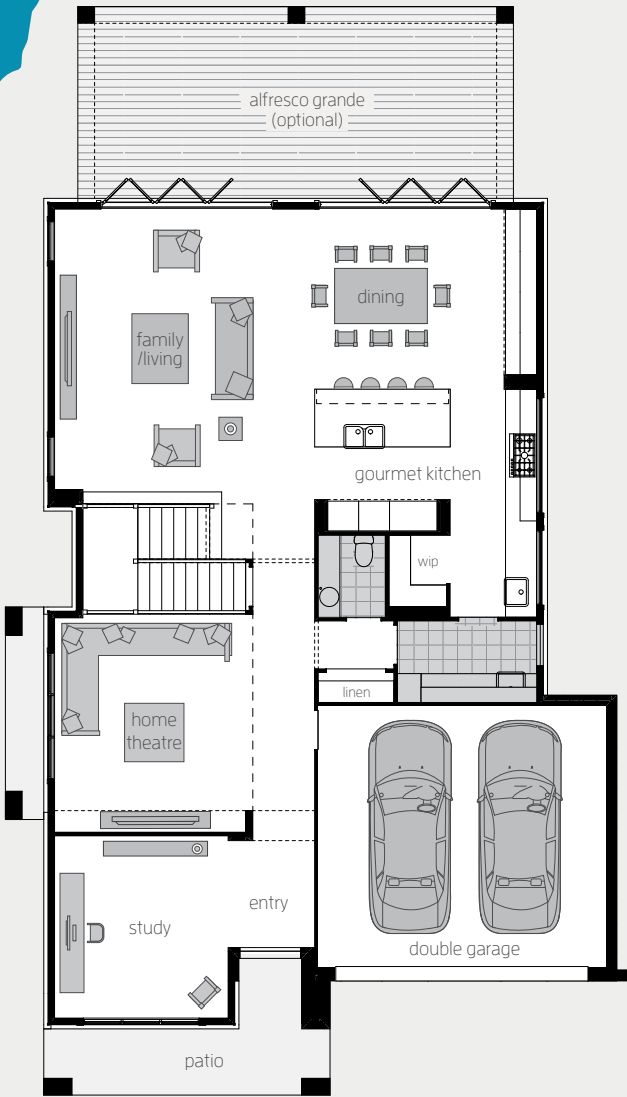
24 SETTLERS BOULEVARD, CHISHOLM NSW

MIAMI ENCORE 16

TEMPO FACADE

4 2.5 2

OPENING DATE	24.04.2021
LEASEBACK TERMS	Through to 30.06.24
OPTIONS	6 x 6 month option from June 2024



DEPOSIT
TAKEN



1 SILVERWISP ROAD, CHISHOLM NSW

PANORAMA 39

CALVERTON FACADE

4 2.5 2

OPENING DATE	11.09.21
LEASEBACK TERMS	Through to 30.06.24
OPTIONS	6 x 6 month option from June 2024



DEPOSIT
TAKEN

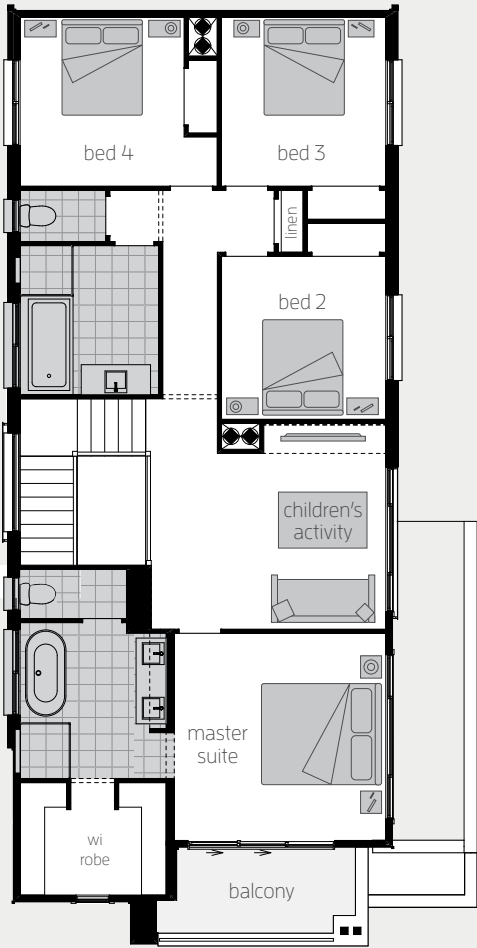
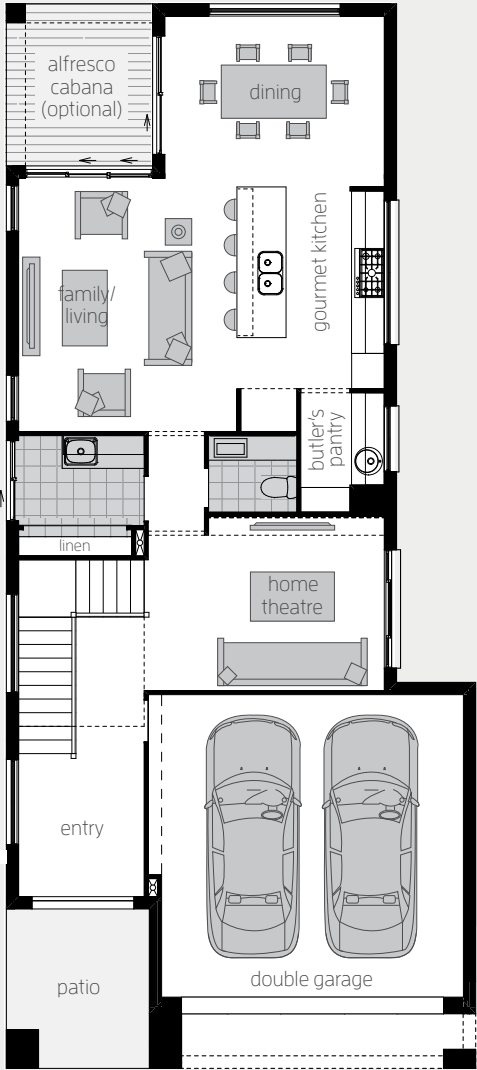
77 QUINNS LANE, SOUTH NOWRA NSW

BOTANICA

KALINDA FACADE

4 2.5 2

OPENING DATE	December 2018
LEASEBACK TERMS	Through to 30.06.24
OPTIONS	4 x 6 month option from June 2024



30 JOEY CRESCENT, LEPPINGTON NSW

TULLOCH 28 ONE

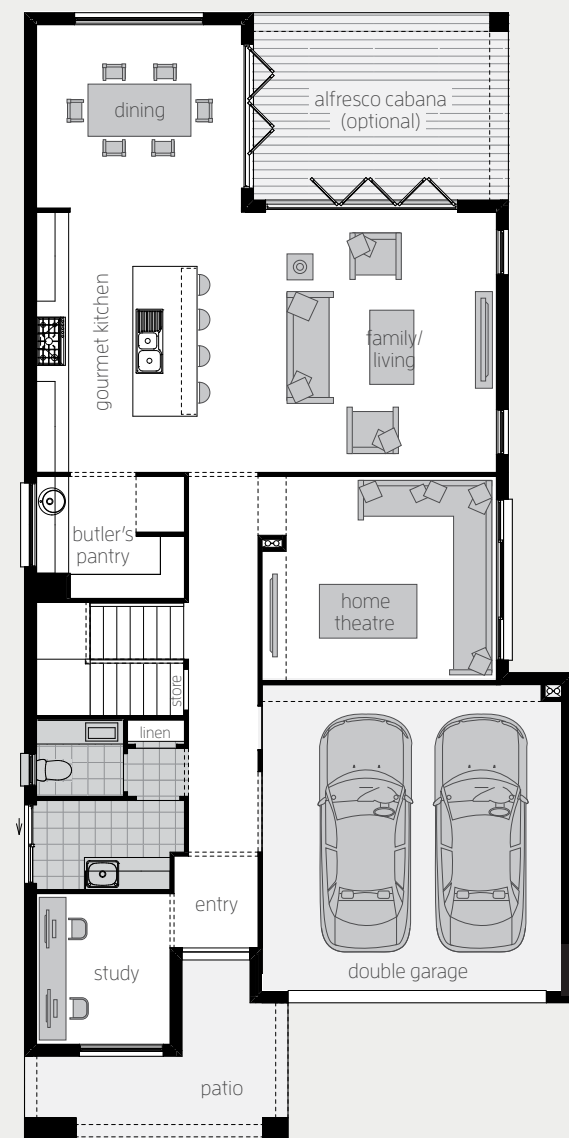
M E R E W E T H E R F A C A D E

4 2.5 2

OPENING DATE	November 2019
LEASEBACK TERMS	Through to 30.06.23
OPTIONS	1 x 6 month option from June 2023



SYDNEY



32 JOEY CRESCENT, LEPPINGTON NSW

ST. CLAIR 34 TWO

DOVER FACADE

4  2.5  2 

OPENING DATE

November 2019

LEASEBACK TERMS

Through to 30.06.23

OPTIONS

1 x 6 month option from June 2023

44 MCDONALD JONES - NSW

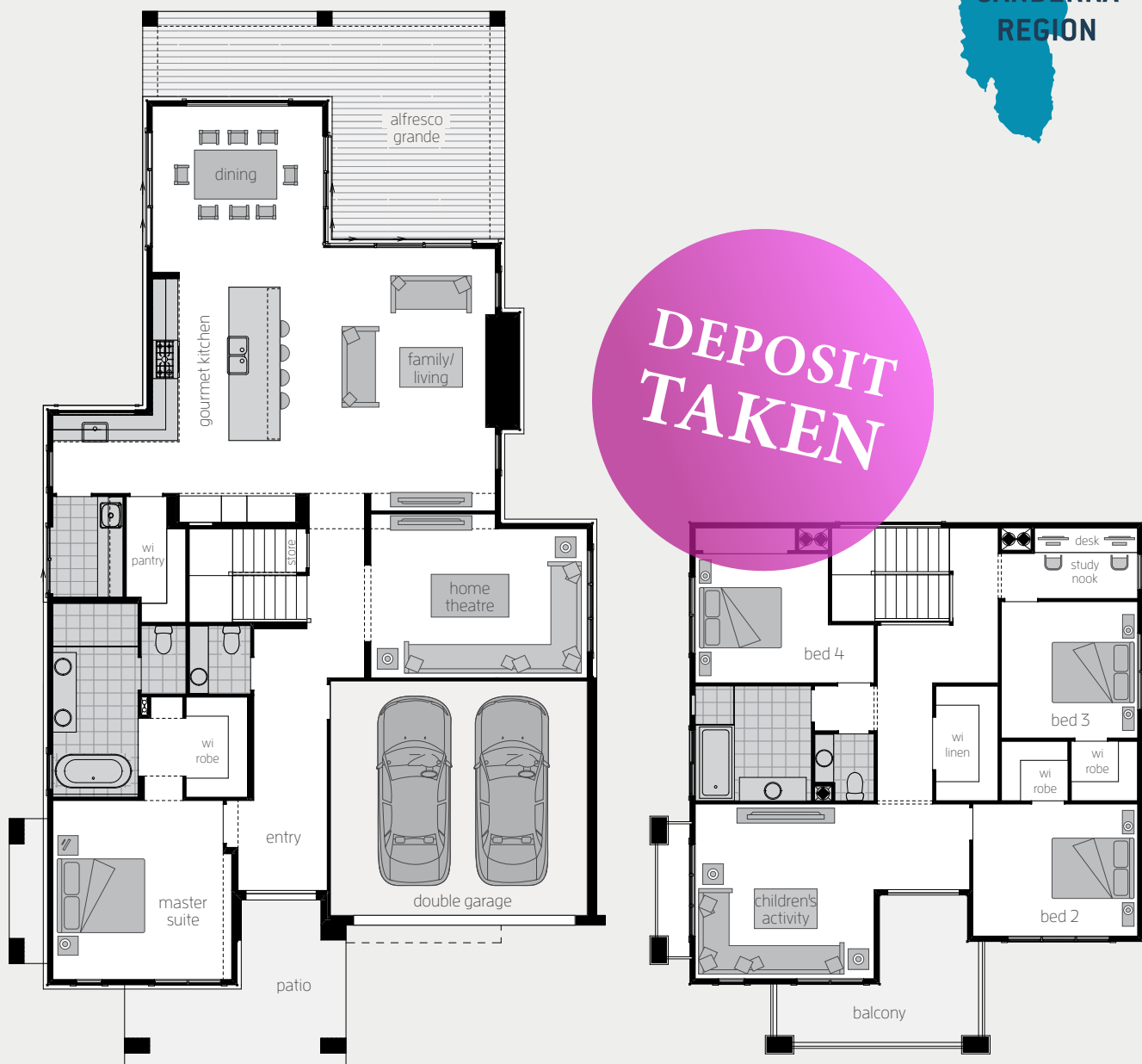
CANBERRA
REGION



mcdonald jones
FIND YOURSELF AT HOME



DEPOSIT
TAKEN



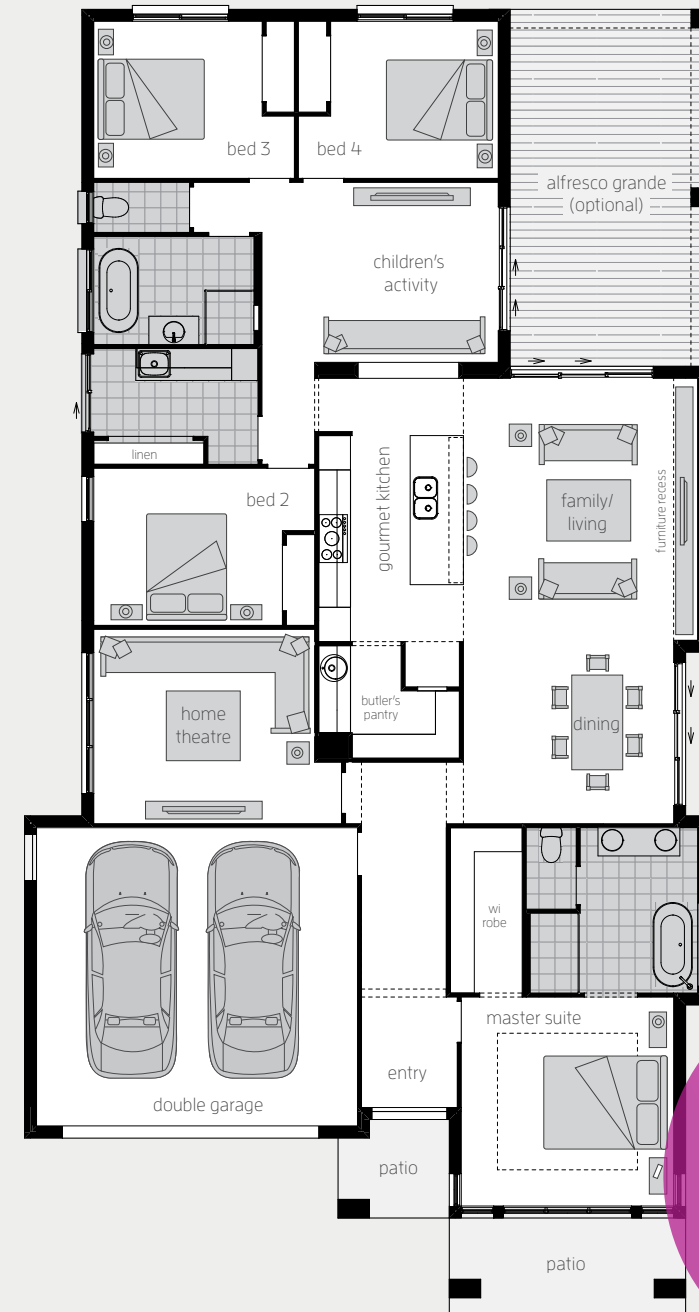
17 COURTNEY STREET, GOOGONG NSW

CRANBOURNE 36

HAMPTONS FACADE

4 2.5 2

OPENING DATE	October 2020
LEASEBACK TERMS	Through to 30.12.23
OPTIONS	4 x 6 month option from December 2023



**DEPOSIT
TAKEN**

19 COURTNEY STREET, GOOGONG NSW

VEUVE EXECUTIVE

BLUNDELL FACADE

4 2 2

OPENING DATE	October 2020
LEASEBACK TERMS	Through to 30.12.23
OPTIONS	4 x 6 month option from December 2023



Disclaimer: Details correct at time of printing but may change at any time without notice. For full T&C's on leaseback and any further information, please chat to a Building & Design Consultant.

NSW: McDonald Jones Homes Pty Ltd
ABN 82 003 687 232 – Builder's Licence Number
41628 – Architect Reg No: NSW 4234 T/A McDonald
Jones Homes. ACT: McDonald Jones Homes
(Canberra) Pty Ltd ABN 64 150 533 298 –
ACT Builder's Licence Number 20121296 –
Architect Reg No: ACT 2470.

MOJO Homes Pty Ltd ABN 31 166 754 696 –
Builder's Licence Number 269829C.






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MAY 2022







DISPLAY HOMES FOR SALE

Price List







MOONEE BEACH

ADDRESS	HOME DESIGN	FACADE	BED/BATH/CAR	PRICE	OPENING DATE	LEASEBACK TERMS	OPTIONS
41 Moonee Beach Drive, Moonee Beach	HAVANA ENCORE TWO	STAYTON	4  2  2 	\$1,300,000	30.10.21	Through to 30.06.24	6 x 6 month option from June 2024
2 Beechwood Place, Moonee Beach	SAN MARINO MANOR 16	WESTBURY	4  2.5  2 	 \$1,600,000	30.10.21	Through to 30.06.24	6 x 6 month option from June 2024

PORT MACQUARIE

ADDRESS	HOME DESIGN	FACADE	BED/BATH/CAR	PRICE	OPENING DATE	LEASEBACK TERMS	OPTIONS
7 York Street, Thrumster	MIAMI 16	FLYNN	4  2.5  2 	\$1,500,000	8.05.21	Through to 30.06.24	6 x 6 month option from June 2024
9 York Street, Thrumster	MASSENA 30 TWO	AIRLIE	4  2.5  2 	\$1,600,000	8.05.21	Through to 30.06.24	6 x 6 month option from June 2024

FORSTER

ADDRESS	HOME DESIGN	FACADE	BED/BATH/CAR	PRICE	OPENING DATE	LEASEBACK TERMS	OPTIONS
101 Kentia Drive, Forster	SAN MARINO MANOR 16	CASCADE D	4  2.5  2 	\$1,500,000	July 2020	Through to 30.06.23	6 x 6 month option from June 2023
99 Kentia Drive, Forster	HAVANA ENCORE	MAPLE	4  2  2 	\$1,250,000	July 2020	Through to 30.06.23	6 x 6 month option from June 2023





HUNTER

ADDRESS	HOME DESIGN	FACADE	BED/BATH/CAR	PRICE	OPENING DATE	LEASEBACK TERMS	OPTIONS
5 Piper Avenue, Cooranbong	LAKESIDE	LEIGHTON	4  2.5  2 	DEPOSIT TAKEN \$999,000	30.11.19	Through to 30.06.23	4 x 6 month option from June 2023
7 Piper Avenue, Cooranbong	BOTANICA	BIARRA	4  2.5  2 	\$1,050,000	30.11.19	Through to 30.06.23	4 x 6 month option from June 2023
17 Peachy Avenue, North Rothbury	SAN MARINO MANOR 16	WESTBURY	4  2.5  2 	DEPOSIT TAKEN \$1,200,000	2.05.20	Through to 30.06.24	4 x 6 month option from June 2024
15 Peachy Avenue, North Rothbury	LUCIA ONE	FLETCHER	4  2  2 	DEPOSIT TAKEN \$950,000	2.05.20	Through to 30.06.24	4 x 6 month option from June 2024
13 Peachy Avenue, North Rothbury	HAVANA ENCORE 14	GALENA	4  2  2 	DEPOSIT TAKEN \$1,150,000	2.05.20	Through to 30.06.24	4 x 6 month option from June 2024
20 Settlers Boulevard, Chisholm	RETREAT EXECUTIVE 16	HAMPTON	4  2.5  2 	DEPOSIT TAKEN \$1,200,000	24.04.21	Through to 30.06.24	6 x 6 month option from June 2024
22 Settlers Boulevard, Chisholm	SEAVIEW 16	BONITA B	4  2  2 	DEPOSIT TAKEN \$1,100,000	24.04.21	Through to 30.06.24	6 x 6 month option from June 2024
24 Settlers Boulevard, Chisholm	MIAMI ENCORE 16	TEMPO	4  2.5  2 	DEPOSIT TAKEN \$1,200,000	24.04.21	Through to 30.06.24	6 x 6 month option from June 2024
1 Silverwisp Road, Chisholm	PANORAMA 39	CALVERTON	4  2.5  2 	DEPOSIT TAKEN \$1,400,000	11.09.21	Through to 30.06.24	6 x 6 month option from June 2024







NEW SOUTH WALES











SOUTH COAST

ADDRESS	HOME DESIGN	FACADE	BED/BATH/CAR	PRICE	OPENING DATE	LEASEBACK TERMS	OPTIONS
77 Quinns Lane, South Nowra	BOTANICA	KALINDA	4  2.5  2 	 \$1,100,000	December 2018	Through to 30.06.24	4 x 6 month option from June 2024

SYDNEY

ADDRESS	HOME DESIGN	FACADE	BED/BATH/CAR	PRICE	OPENING DATE	LEASEBACK TERMS	OPTIONS
30 Joey Crescent, Leppington	TULLOCH 28 ONE	MEREWETHER	4  2.5  2 	\$1,450,000	November 2019	Through to 30.06.23	1 x 6 month option from June 2023
32 Joey Crescent, Leppington	ST. CLAIR 34 TWO	DOVER	4  2.5  2 	\$1,600,000	November 2019	Through to 30.06.23	1 x 6 month option from June 2023

CANBERRA REGION

ADDRESS	HOME DESIGN	FACADE	BED/BATH/CAR	PRICE	OPENING DATE	LEASEBACK TERMS	OPTIONS
17 Courtney Street, Googong	CRANBOURNE 36	HAMPTONS	4  2.5  2 	 1,750,000	October 2020	Through to 30.12.23	4 x 6 month option from December 2023
19 Courtney Street, Googong	VEUVE EXECUTIVE	BLUNDELL	4  2  2 	 1,250,000	October 2020	Through to 30.12.23	4 x 6 month option from December 2023

DISPLAY HOMES FOR SALE

