

200 Broadway Avenue & 591 Main Street, Palmerston North

6.25%

Projected return per annum pre-tax\*

Private Placement Opportunity only available to qualifying investors



## EXCEPTIONAL INVESTMENT ON "GOLDEN MILE"

- New modern building with latest technology
- Income \$647,718 per annum + GST
- 3 substantial tenants with brand new ten year leases
- Multi-tenanted to spread the investment risk
- A-Grade seismic rating
- 2028sqm approx. – total net lettable area
- Large Freehold prime site 3815sqm approx.
- 50 onsite car parks
- Tenants Mid Central DHB, Central PHO and Te Tihi Trust

To register your expression of interest and receive a copy of the information Memorandum please contact:

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\*The basis for the projected return is set out in the Information Memorandum and is not a guaranteed rate of return. This offer is only open to people that are exempt and meet certain other eligibility criteria under the Financial Markets Conduct Act 2013 and related legislation ("FMCA"). Investors will need to demonstrate their eligibility by providing a suitable Investor Certificate or Investor Confirmation form as required by DABS Consulting Limited and to comply with the FMCA. If you are investing more than \$750,000 but do not meet any other eligibility or exemption criteria then you should pay careful attention to the following warning:

Warning The law normally requires people who offer financial products to give information to investors before they invest. This requires those offering financial products to have disclosed information that is important for investors to make an informed decision. The usual rules do not apply to this offer because there is an exclusion for offers where the amount invested upfront by the investor (plus any other investments the investor has already made in the financial products) is \$750,000 or more. As a result of this exclusion you may not receive a complete and balanced set of information. You will also have fewer other legal protections for this investment. Investments of this kind are not suitable for retail investors. Ask questions, read all documents carefully, and seek independent financial advice before committing yourself."