



QUANTUM WARRANTS



Your Super Fund  
**100%**

can borrow to invest in a  
tax deductible  
**property**

QUANTUM PROPERTY WARRANTS

AUSTRALIA'S FIRST PROPERTY WARRANT

# Investing in Property Warrants is a convenient way of borrowing to invest in property — with no credit checks or complicated loan documents to complete.

## Tax Effectiveness Checklist

- ✓ Initial equity
- ✓ Interest payments
- ✓ Loan capital repayments
- ✓ Capital Gains
- ✓ Other property outgoings

### WHY INVEST IN REAL ESTATE?

Real estate has always been an attractive investment and an important part of a balanced portfolio. Borrowing to invest in property is an excellent way to build long term wealth.

### WHO CAN INVEST IN A PROPERTY WARRANT?

Trusts, individuals, companies and superannuation funds can borrow on their investment — simply, legally and prudently.

### WHICH PROPERTIES CAN I INVEST IN?

Quantum can approve a range of property including residential and commercial property. Investors can access pre approved property or suggest their own which will be subject to approval.

### IS THIS INVESTMENT SUITABLE FOR ME?

Property Warrants suit investors with a positive long-term view of the property market, who want to leverage 10-80% of the property's value.

## How does a Property Warrant work?



This unique structure allows the property to be held by Quantum and then transferred to the investor at maturity.

A Property Warrant transaction comprises a property purchase, a loan to help fund it, interest payments on the loan and rental income from the property.

The property is purchased and held in trust until a completion payment is made, at any time up to the Warrant's maturity of 10 years. The property is then transferred to the investor.

## LIMITED RISK

Many leveraged investments, like margin loans and normal investment property loans, expose all your assets to risk if there's a default. With QuantumWarrants the risk is limited to the value of the property – no matter what happens.

### PROPERTY WARRANTS MAY BE A SUITABLE INVESTMENT IF YOU:

- Believe property is a good medium or long-term investment
- Would like rental yields, with tax deductions
- Would like to tax-effectively build long-term wealth
- Want gearing without exposing all your assets to risk
- Have a self-managed super fund seeking enhanced capital appreciation, rental yields, tax and depreciation deductions.

### AT A GLANCE

MINIMUM INVESTMENT	\$50,000.
TERM OF INVESTMENT	Medium to long term (5-10 years).
MATURITY	10 years from issue.
RENTAL INCOME	Related to the rental property market.
TAX DEDUCTIBLE	100% tax deductible* investment.
CAPITAL GROWTH	Related to the property market.
OWNERSHIP	Full beneficial ownership of the property.
FEES	Fees are dependant on property value and loan amounts. They will form part of a quote.
RISKS	Investor will have the risk generally associated with a leveraged property investment.
FINANCE	Competitive market rates. Limited recourse to the property only.



## Reasons to invest in a Property Warrant

- A SIMPLE WAY TO LEVERAGE AN INVESTMENT IN PR OPERTY WITH A LIMITED RECOURSE LOAN (UP TO 80% OF THE PR OPERTY VALUE)

1.

- ACCELERATE YOUR INVESTMENT RETURNS - CAPITAL GROWTH AND INCOME

2.

- NO PERSONAL GURANTEES OR CREDIT CHECKS REQUIRED

3.

- THE BENEFITS OF DIRECT PR OPERTY OWNERSHIP WITH A SMALLER INITIAL INVESTMENT

4.

- 100% TAX DEDUCTIBLE INVESTMENT INCLUDING INTEREST AND CAPITAL PAYMENTS

5.

- FLEXIBILITY TO CHOOSE THE PR OPERTY, TENANT AND PR OPERTY MANAGER

6.

- PROFESSIONALLY MANAGED PR OPERTY

7.





# QUANTUM WARRANTS

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