



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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QuantumWarrants Advisors (Aust) Pty Ltd
Level 24 Grosvenor Place 225 George Street, Sydney NSW 2000
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PHONE QUANTUM **1 300 360 949**
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www.quantumwarrants.com.au