

Let's Talk Joint Venture...

Joint Venture arrangements are made to accommodate any kind of property development and are a great wealth creation process through property, for busy professionals or beginner developers who are looking for an insulated, risk mitigated environment, surrounded by an experienced development team from OwnerDeveloper.

At OwnerDeveloper, we are all about collaboration and leveraging people's strengths for a successful outcome for all of those involved but we are also very selective about who we partner with.

Our team is familiar with Joint Venture arrangements between landowners, neighbors, capital partners, equity partners & serviceability partners.

To qualify our partnering strength, I appreciate if you can answer the following questions, that we can match the best outcome to your goals:

Full name:

What is your preferred contact number?

What is your preferred email address?

Your profession:

Reasons for expressing interest in a Joint Venture:

- You own property with potential for development.
- You have a Development site under the Option Agreement.
- You have untapped Equity or capital looking for reliable investment.
- You have a site and a DA but no time to manage the Development process.
- You have a unique reason:

Which of these options best describes your level of property investment experience?

- No Experience
- Inexperienced
- Experienced
- Sophisticated (Only select if you meet the criteria as defined in the Corporations Act 2001)
- If you have previous experience, please provide a summary of your property investment experience:

When are you ready to commence (Timeline)?



OwnerDeveloper©

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Bahrami Group Pty Ltd T/A OwnerDeveloper

Your imperatives of working within a Joint Venture partner?

Objectives you'd like to achieve out of a Joint Venture?

Level of involvement you're looking for in a Joint Venture?

What is your maximum capital capacity to invest (if needed)?

- Less than \$100,000
- \$100,000 to \$250,000
- \$250,000 to \$2,499,999
- \$2,500,000 to \$4,999,999
- \$5,000,000 +

Do you have a property or another sizeable asset with equity which can be used to invest (if needed)?

- Yes (Value: _____)
- No

Do you have a self-managed superannuation fund (SMSF) which can be used to invest (if needed)?

- Yes (Value: _____)
- No

Other useful information OwnerDeveloper may need to know in consideration of qualifying our partnering strength:

If Property Development is an interest of yours and you meet the criteria above, I would love to hear from you.

I really appreciate for taking time and providing the information requested. All information provided in this form will be treated as private and confidential and will only be disclosed for agreed purposes in connection with potential development projects.

Once we review and qualify our partnering strength and only if we are a good match, we will provide you with some amazing opportunities for consideration.

Please let me know if you have any questions or concerns. I look forward to working with you in near future.

Yours sincerely,

OwnerDeveloper©



Adam Bahrami | Chief Visionary Officer

Master Builder License # NSW 295408C, QLD 1176085, VIC DB-U37002

*Disclaimer: Any prospective investor should consider their personal circumstances when assessing the suitability of investment property. Prospective investors should make independent enquiries to confirm relevant details as well as assess the suitability of any investment in or development of property considering his or her own needs and circumstances, by consulting an appropriately licensed financial adviser and/or taxation specialist.

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Quality Assurance:

Bahrami Group Pty Ltd T/A OwnerDeveloper are proud to be a licensed building company in three States of Australia (Master Builder License # NSW 295408C, QLD 1176085, VIC DB-U37002). It underscores our philosophy of ensuring every project outcome includes an optimised and cost-effective design solution.



We are also an award-winning business.

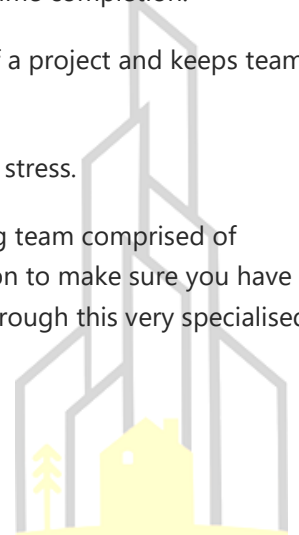


OwnerDeveloper are honoured to provide property development services to our clients and industry partners who include:



10 CONSTRUCTION MANAGEMENT CHALLENGES WE CAN SOLVE FOR YOU

- 1. We're here to get your project completed on time and on budget.** Our highly experienced team can assume ownership of all aspects of your project in the most efficient way possible – from Feasibility to Design, Development Application (DA) or CDC to the Construction Certificate (CC) and right through the build process and finally the achievement of the Occupation Certificate (OC). Making sure everyone is accountable for the efficient progression of your project.
- 2. We will save you money.** By applying our unique “Wholesale Project Management Strategy” we developed strong relationships with the best building professionals, contractors, and suppliers over the years that we leverage for the best deals on our buying power. Our extensive knowledge and experience ensure that optimal and consistent service is delivered to the client day in and day out.
- 3. Working with us will reduce your risks.** This is a high-stakes game, and every project has a certain amount of risk, there's a lot of money on the line, usually leveraged on debt. But should problems threaten to derail your project, we have a clearly defined plan. This framework facilitates timely decision-making to resolve problems and mitigate potential risks. By monitoring time, costs, and build quality, we minimise variations and reduce project risk.
- 4. We deliver optimal results.** We are highly skilled professionals, trained to lead a project from start to finish, on time and on budget. We will analyse your needs and provide the right resources to ensure your deliverable is of the highest standard.
- 5. We act as your trusted advisor.** As Project Managers, we integrate all elements of a building project. We serve as your trusted advisor, the single source of responsibility and accountability for project performance throughout the entire journey – taking the stress out of the building process.
- 6. We specialise in managing quality custom-build projects.** We organise the planning, design, tendering, and construction process. We manage contractor selection and prepare the contracts. Then we manage their performance during construction to ensure a quality outcome.
- 7. We manage the full project life cycle from concept to completion.** We are involved in the entire project scope from the start, helping develop a clear project vision and strategy with the client's best interests in mind. Our thorough understanding of your requirements and the construction programs are key elements of on-time completion.
- 8. We will help to prevent variation creep.** Successful project management controls the flow of a project and keeps team members focused on and working within the original scope of work.
- 9. We manage the Consultants, Authorities & Contractors** – so you don't have to take on that stress.
- 10. We take the planning & building stress away from you the Client.** With an award-winning team comprised of architects, engineers, builders, development experts, and council specialists, all in collaboration to make sure you have the best possible outcome for your project. It's this team's exact knowledge that helps you through this very specialised process.



100% Transparency During Your Project Using OwnerDeveloper Custom Client Portal

Our unique project management software keeps you informed - and us accountable during your project.

Log in from your device to access the project files, forecast, estimating details, interactive chat, cost sheets, the projects scoreboard, and the latest updates from anywhere you have access to the internet!

There's no obligation to check in though if you don't want to. You have the option of knowing as much or as little as you like. You can 'set and forget' and only check in when you feel the need, or you can get daily updates - the choice is yours!

