

THE
INVESTMENT
OPPORTUNITY CELEBRATING
'The Berth Of A New Era'

THE *M* MARINA MIRAGE
MARINA RE-DEVELOPMENT
GOLD COAST AUSTRALIA

STRICTLY
LIMITED OFFER
50 year
BERTHS

8% PA RENT GUARANTEE 2 YRS
*GROSS



10 BERTHS ONLY

MARINA OCEANUS
Marina Mirage®
SUPERYACHT CENTRE

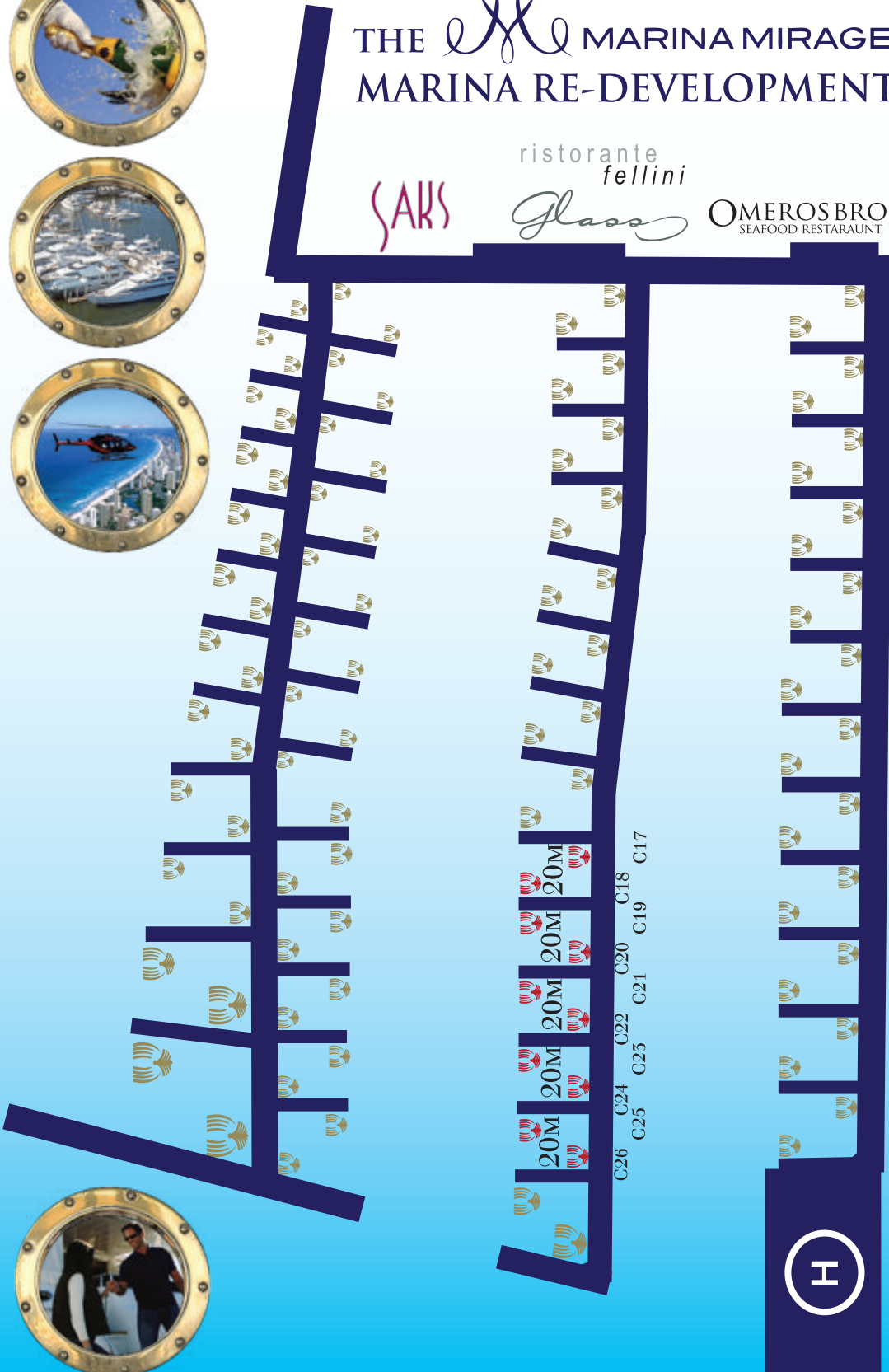
THE *M* MARINA MIRAGE MARINA RE-DEVELOPMENT

ristorante
fellini

SAKS

Glassy

OMEROSBROS
SEAFOOD RESTAURANT



MARINA OCEANUS
RENTAL BERTHS



MARINA OCEANUS
50 YEAR BERTHS

'The Berth Of A New Era'





OFFER LETTER

Dear Investor,

Congratulations for your interest in celebrating Marina Oceanus's redevelopment of the internationally renowned Marina Mirage Marina.

Following on from the \$50 million refurbishment of the adjacent Marina Mirage waterfront shopping and dining resort, the state of the art redevelopment will reinforce the Marina's iconic status as the premier luxury motor and sailing yacht facility in Australia for over 20 years, accommodating Superyachts up to 65 metres.

Only 120 berths are planned in this exclusive redevelopment of the existing 80 berth Marina, with 10 only berths released on a strictly limited 50 year term never before available.

This unique opportunity allows first-in investors and boat owners alike to secure a berth at this prime facility at today's prices, locked-in for a 'lifetime', with a gross guaranteed rent return of 8% pa for the first 2 years, and assured substantial long term capital gain and ongoing rent return following the redevelopment.

Capital growth is expected to continue the trend experienced since 2002 with reported increases from 5 - 30% per annum, especially when considering the difficulty in attaining 'green field' marina development approvals due to environmental and planning issues, and with Queensland boat registrations doubling in the last 3 years, berth rentals are anticipated to double within 6 years.

Situated on the Gold Coast in close proximity to its acclaimed beaches, Marina Oceanus is directly opposite the five star Sheraton Mirage Resort & Spa, adjacent to the world's first Palazzo Versace Hotel, and Australia's finest upmarket waterfront retail and dining destination with designer fashion boutiques, galleries, speciality stores, cafes, bars and award winning restaurants offering an unparalleled environment for luxury vessels.

Positioned on the main Broadwater deepwater channel, providing safe and direct passage to the Gold Coast Seaway and Open Ocean minutes away, access is devoid of shallow sand bar affected waters, and slow, time consuming and potentially hazardous transitions from upstream marinas.

Unique and exclusive amenities include Undercover Parking, Five-star Concierge, 24/7 Manned and Monitored Security, adjacent High Speed Fuel dock, Granite Bathroom facilities, & Marina Trolley and Provisioning Services befitting true international standards and world's best practices.

The on-water floating Helipad offers the only Marina Helicopter facility of its type in Australia, providing direct access from either of Queensland's two major international airports, Brisbane and Coolangatta, Gold Coast, with sight-seeing and destination transfers routinely available.

The friendly and attentive management philosophy and service orientated culture at Marina Oceanus creates a sense of community, family and tenure loyalty, which is further enhanced with 'live-aboard' permitted, and an allowance to perform minor maintenance and repairs providing a distinct and favourable point of difference to adjacent Marinas.

Please find included our Investment Information package which we trust will satisfy any queries regarding the opportunity, and feel free to contact Marina Oceanus Project Marketing if any further information or clarification is required.....OR simply complete the Registration of Interest form included and post, fax or email to receive a Berth Agreement for your review.

To secure your preferred berth we would recommend response by return, as allocations will be processed in order of receipt of a duly executed Registration of Interest and cleared Deposit funds for this strictly limited offer.

Sincerely

Marina Oceanus Project Marketing

N.B.: Please also ask about our berth availabilities at Marina YE Docklands, in the heart of the Melbourne CBD Yarras Edge precinct.

PO Box 81, Main Beach, Queensland 4217

T: 07 55282328 F: 07 55282318

E: investment@marinaoceanus.com.au

MARINA OCEANUS
PROJECT MARKETING
GOLD COAST AUSTRALIA



THE INVESTMENT

THE *M* MARINA MIRAGE
MARINA RE-DEVELOPMENT
P R E S E N T S



The Investment...

'The Berth Of A New Era'

50^{years} STRICTLY LIMITED OFFER

\$425,000 (20 METRE BERTH COST)

LESS **\$68,000** (2 YR RENT GUARANTEE @ 8% P.A.)
*GROSS

\$357,000 (ACTUAL COST EX GST)

FIRST **2^{years}** AVERAGE ANNUAL COST

\$7,140 (AV. COST/YEAR OVER 50 YRS)

PLUS **\$4,460** (OUTGOINGS/FIRST 2 YRS FIXED)

\$11,600 (ANNUAL COST FOR FIRST 2 YRS)
GST EXCLUDED

\$11,600 VS **\$24,000**
(ANNUAL AV. COST FIRST 2 YEARS) (CURRENT 20M BERTH RENTAL PA.)

MARINA  OCEANUS
Marina Mirage®
SUPERYACHT CENTRE



QUESTIONS & ANSWERS

What form of Agreement secures my berth ?

A 50 year Berth License Deed

Can I secure a Berth in my Superannuation Fund or Family Trust ?

Yes, a berth can be secured for investment purposes

Can I get a tax deduction for the cost of my berth ?

Yes, used as an income producing investment by renting it out, most investors can expect the upfront payment to be deductible over the first 10 years

Is the Marina under Crown lease ?

Yes, a very unique long term seabed lease, unlike others that are usually 20 years or less which is why we can offer the 50 year term

How many berths are available ?

Only 10 berths are on offer as a strictly limited one time only release

What is the size of the berths available ?

20 metres.....which will easily accommodate vessels up to 66 feet in length, the most popular and largest market growth sector

Are outgoing fees & rates payable ?

Yes, outgoings include a contribution towards Management, Crown Lease, Security, Cleaning & Council rates & charges for the Marina at \$223 per lineal metre, fixed for the first 2 years

What about outgoings after the fixed 2 year term ?

They are recovered from the tenant when you rent out the berth, and anticipated to follow CPI adjustments subject to any unforeseen cost increases

Do all berths have electricity ?

Yes, however only charged on consumption

Do all berths have water ?

Yes, however only charged on consumption

Are Gold Coast City Council rates payable ?

Included in outgoings

Is there a manager looking after the marina ?

Yes there is a Marina Manager based at the Marina Office which is manned 7 days per week

Who pays the manager ?

Included in outgoings

What security is provided at the marina ?

24/7 camera surveillance & manned patrols

Is car parking provided on site ?

Yes, ample car parking is available in the Marina Mirage complex, which is also under security surveillance

Is there laundry on site ?

Yes, a coin operated laundry is in close proximity

Are there bathroom facilities on site ?

Yes, hot showers & toilets are available adjacent to the Marina Office

Will the Marina Manager rent my marina berth on my behalf ?

Yes, at a 20% letting fee which is inclusive of administration costs

Do I have to rent my berth through the Marina Manager ?

No, but the Marina Manager must be advised and on his approval

What can I expect on a weekly, monthly or yearly basis ?

A 2 year Rent Guarantee at 8% gross per annum of the purchase price is included in the limited release offer, following which your berth can be rented out at prevailing rates as per the Berth Rental Rate List (Annual increases of 5% or CPI anticipated as a minimum)

What if I use the berth for my own boat ?

During the first 2 years the difference between the guaranteed 8% per annum gross return and the prevailing berth rental rate will be rebated to you

Who is responsible for maintenance of the berth finger ?

Included in outgoings

Are there any fuel facilities ?

Yes, high speed fuel facilities are adjacent in close proximity

Can I stay overnight on my boat ?

Yes, unlike most Marinas, live aboard is permitted

When is my berth available ?

Immediately.....your berth is allocated in the existing Marina and then transferred to your selected position following the redevelopment, scheduled mid 2010 with a 10 month build program

If I wish to exit my investment, can I assign my interest in the berth ?

Yes, at any time on the approval of the Marina Manager, with Marina Oceanus offering a first right of refusal buy back opportunity



REGISTRATION OF INTEREST

Please complete in full

First: _____ Surname: _____

First: _____ Surname: _____

Company: _____

Address: _____

Mobile: _____ Work Ph: _____ Fax: _____

Email: _____ Home: _____

The party described above expresses an interest in licensing the proposed marina berth listed below and as shown indicatively on the layout plan in the development to be carried out at Marina Mirage Superyacht Centre, Seaworld Drive, The Spit, Gold Coast, Queensland, Australia, and requests to be submitted with an agreement and licence of the proposed marina berth containing the Licensor's terms and conditions, including the below details.

Preferred Marina Berth:	C _____	Marina Mirage Superyacht Centre, Seaworld Drive, The Spit, Gold Coast, Queensland
Term:	50 years	
Consideration:	\$ 425,000	(exclusive of Goods and Services Tax)
Deposit:	\$ 1,000	Refundable if Agreement not entered into
Balance:	\$424,000	Payable on execution of Agreement

Deposit paid by: cheque Electronic funds transfer

N.B.: Allocations for this limited offer release will be processed in order of receipt of a duly executed Registration of Interest and cleared Deposit funds, following which a Berth Licence Deed Agreement will be forwarded to the mailing address below.

Mailing Address (if different to that above):

ROI and Deposit Submissions

To:	Marina Oceanus Project Marketing		
Mailing Address:	PO Box 81, Main Beach, Queensland, 4217		
Direct Funds transfer:	BSB:	064 445	
	Account No:	1037 7040	

Please forward Funds Transfer advice or Cheque, and upon confirmation of cleared funds, a receipt acknowledging payment will be issued along with the Berth Agreement.

Signed: _____ Signed: _____

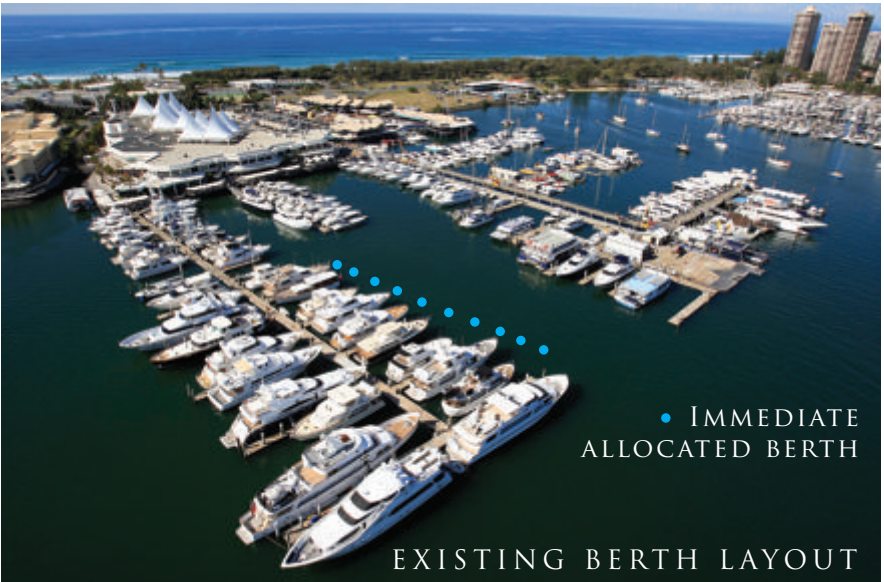
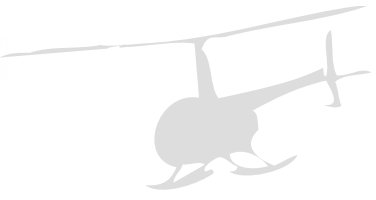
Witness: _____ Date signed: _____



BERTH RENTAL RATES

*GST EXCLUDED

BERTH SIZE	MONTHLY	ANNUALLY
12M	\$1,059	\$12,709
13M	\$1,145	\$13,745
14M	\$1,235	\$14,815
15M	\$1,323	\$15,873
16M	\$1,409	\$16,909
18M	\$1,591	\$19,091
20M	\$2,000	\$24,000
22M	\$2,200	\$26,400
24M	\$2,400	\$28,800
26M	\$2,718	\$32,618
28M	\$2,927	\$35,127
30M	\$3,409	\$40,909
35M	POA	POA
40M	POA	POA
45M+	POA	POA



• IMMEDIATE
 ALLOCATED BERTH

EXISTING BERTH LAYOUT



MARINA OCEANUS LOCATION

MARINA OCEANUS AT MARINA MIRAGE IS LOCATED WITHIN THE GOLD COAST'S MOST ENVIABLE COORDINATES.

IT IS AUSTRALIA'S PREMIER WATERFRONT DESTINATION WITHIN THE COUNTRY'S TOURISM MECCA, THE GOLD COAST ONLY 70 KILOMETERS SOUTH OF QUEENSLAND'S CAPITAL BRISBANE AND A SHORT 1 HOUR FLIGHT FROM SYDNEY.



