SOMETHING WORTH INVESTING IN

Dear Investor and or Donor,

I would like to personally invite you to be a part of an inspiring project I am involved with. It will have a lasting effect on a small community (pop. 20,000) on the outskirts of Ndola, Zambia. I am part of a team which established Charity Build Group, a not-for-profit development company who want to *Think Differently, Build Creatively and Give Generously*. We exist to enable the dreams of organisations such as EW Australia to reach their goals.

In 2017 we want to do something big...

Since October 2016 Charity Build Group has been constructing an amazing home on Sugar Bag Road, Little Mountain, QLD. It has spectacular views towards the Glass House Mountains and the ocean. The house is perched on a cliff face, supported by 110 steel posts, and boasts a 35m2 deck area which is perfect for entertaining and relaxing. We are very proud of this project and it surely is one of a kind!

At completion, we plan to hand it over to EW Australia (see www.ew.org.au) to use it for a rental income generating stream for the next 5 years.

During this period we want to invite people who believe in the vision of EW Australia to contribute and pay off this home – completely. This is our goal. It will mean the asset goes from simply a small income stream to a massive donation of over 1 million dollars. It is a life changing asset.

During the process of the build, GenBuild (Builder) and Superdraft (Architects and Engineers) have gifted their time and resourses. Other trades and suppliers have also assisted where they could. Now we want to go out to the public and see what forms of generosity we encounter.

If you would like to contribute please contact me and discuss what this might look like for you. We would be looking for donated funds or interest free loans for a period of 5 years. Anything that reduces the loan repayments and maximises the end result.

We would expect a **$1 donation to become a $1.35 donation** due to rental returns and asset growth projections. Our aim is to multiply the impact of all donated funds through our projects. Your generosity can create a positive impact to those less fortunate.

All those involved with the work of Charity Build Group have all contributed because we believe in the impact of both educating and caring for children who come from extreme poverty as a way of elevating or developing their whole community. If you share this same passion we encourage you to get involved.

Kind Regards,

On behalf of the Charity Build Team

Reid Anderton

0408 795 013 | reid@charitybuild.com.au | www.charitybuild.com.au

Think Differently, Build Creatively and Give Generously

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	1	2	3	4	5	6
	Loan Amount	Loan Repayments	Monthly Income from Asset	Asset Value	Annual Income for EW Australia	Total Generated income and asset growth
Year 1	$750,000	$3,729	$4,800	$785,000	$12,852	
Year 2	$600,000	$3,001	$4,896	$800,700	$22,740	
Year 3	$450,000	$2,251	$4,993	$816,714	$32,904	
Year 4	$300,000	$1,501	$5,093	$833,048	$43,104	
Year 5	$150,000	$750	$5,195	$849,709	$53,340	
			Total	$849,704	$164,940	**$1,014,644**

1. Total loan amount for house, land and furnishing
2. Based on principal and interest loan at 4.34% 30 years
3. Based on $1,800 per week Airbnb or similar 80% occupancy rate and 2% rental appreciation. Minus all standard fee (cleaning, rates, etc.)
4. Based on a conservative valuation of property and accounts for only 2% annual appreciation
5. Difference between loan repayments and annual income
6. Conservative total generated from asset if 100% loan is donated. If 100% interest only loans then we still end up with a large donation of $264,644 gifted to EW Australia.

Note: All data i.e. valuation and rental income has been supplied by CBG.

CBG WILL PLACE THE HOME ON THE MARKET. IF WE GET A PRICE WHICH REFLECTS A REALLY GOOD GIFT TO EW AUSTRALIA IT WILL BE SOLD PRIOR TO THE FIVE YEARS.

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