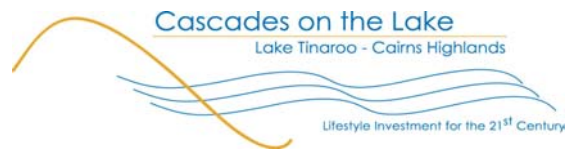


Cascades Fact Sheet



18% P.A. PROSPECTUS INVESTMENT OVERVIEW THIRD PARTY PURCHASE OPTION DEVELOPER TRACK RECORD

Full details are in the Prospectus or Free Information Kit – call today for this or visit www.CascadesOnTheLake.info

EARN 18% PER ANNUM IN A SECURED INVESTMENT WITH STRICT PRECONDITIONS

Note - This Fact Sheet is a summary only – you must read the Cascades Capital Limited prospectus in full prior to making an investment – you should seek independent financial advice and you should be aware of all risks as detailed in the prospectus prior to making any investment. All applications must be on the Application Form attached to the prospectus.

The Cascades Vista Limited prospectus was lodged with the Australian Securities and Investments Commission (ASIC) on the 16th December 2005.

About the prospectus and who is issuing it?

Cascades Capital Limited is a sole purpose unlisted public company and has issued a prospectus to raise a target \$1.2 million and up to \$1.8 million with oversubscriptions. The funds are raised by way of Development Preference Shares. Cascades Capital Limited will lend all moneys to Cascades Vista Pty Ltd, a sole purpose public company formed solely for the development of Cascades.

What are the key attractive features of the investment?

- Strict preconditions to assure project commencement
- Mortgage security by way of a second mortgage behind a first mortgage construction financier
- 18% per annum return - 8% per annum paid monthly from 'set aside' funds - 10% per annum at repayment
- Relatively short term – maximum 18 months and likely to be repaid in 12 months
- An independent trustee and an independent valuation

Do the parties involved have a track record?

Yes, the directors of Cascades Capital Limited and Cascades Vista Pty Ltd have an enviable track record in both property development and funds management along the exact same lines as Cascades Capital Limited.

Timothy Wright as chairman of the two companies has recently completed developments and repaid investors on major projects such as The Pinnacles at Caloundra, Laurel Bank Villas in Toowoomba, and Sanctuary Estate at Ipswich. Current developments include Dockside Venture Limited in Mildura. Full details can be seen at www.OzzyConnect.com. All director's profiles and experience are detailed in the Cascades Capital Limited prospectus.

What are the strict preconditions for the loan?

As detailed in the prospectus there are strict preconditions to protect both the construction financier and the Cascades Capital Ltd loan to Cascades Vista Pty Ltd. Prior to advance of the loan, conditions such as the following have to be met:

1. First mortgage construction finance to be covered by no less than 12 presales of the retreat villas and resort apartments.
2. Development approval for Cascades (obtained)
3. All construction funding in place
4. A guaranteed maximum construction price
5. A registered second mortgage and company charges
6. Independent trustee holding the mortgage & charges

How do I invest?

You must read the Cascades Capital Limited prospectus in full and complete the Application Form attached to the prospectus.

What is the minimum subscription?

The minimum subscription is \$10,000 and thereafter in multiples of \$1,000. All moneys subscribed are held in trust prior to the advance of the funds from Cascades Capital Limited to the developer Cascades Vista Pty Ltd. Of course, all preconditions, mortgages and charges have to be in place for this to happen.

What if I also want to buy a Villa or Apartment as well as invest?

In this case you should look at using the *Property Maximiser*® - where you can make an investment and use the investment to secure your deposit on a Villa or Apartment. Importantly you can then utilise your investment as part payment of your Villa or Apartment. **You should consult the Property Maximiser® Fact Sheet and importantly the Cascades Capital Limited prospectus.**

What if I want to resell before project completion?

The Cairns Highlands is an investment hotspot and you may wish to enter into a villa or apartment presale now and sell for a profit before completion. In this event you should consider the Third Party Purchase Option which is detailed on the back of this Fact Sheet.

THIRD PARTY PURCHASE OPTION DEVELOPER TRACK RECORD

An Innovative Way – Third Party Purchase Option

Cascades Vista Pty Ltd (Cascades) offers villa or apartment purchasers an innovative way in which to both purchase a villa or apartment and to have the opportunity to on-sell the villa or apartment prior to settlement for a profit without paying double stamp duty, with a small sum withheld by the developer for payment of GST and other costs incurred by the transaction.

Combining Property Maximiser®

Further, property investors can elect to utilise *Property Maximiser®* and take advantage of the attributable benefits while also taking advantage of the Third Party Purchase Option.

The combination of the Third Party Purchase Option and *Property Maximiser®* can be a shrewd opportunity to optimise investment while Cascades is being constructed, and enjoy the benefits of prospective capital growth which many developments go through while being constructed. Please consult the *Property Maximiser®* Fact Sheet for details of how *Property Maximiser®* operates as well as the Cascades Capital Limited prospectus.

Summary of terms and conditions

The summary of terms and conditions of the Third Party Purchase Option (TPPO) are as follows:

1. The villa or apartment purchaser signs a TPPO for a specified villa or apartment at a specified purchase price to which is attached the standard form of Contract and Disclosure Documents (with no purchaser name entered in the Sales Contract).
2. The villa or apartment purchaser pays a nominal option fee of \$1.00 to Cascades Vista Pty Ltd as well as a normal 10% deposit to the stakeholder which is held in a trust account. Alternatively the villa or apartment purchaser elects to utilise the *Property Maximiser®* facility.
3. The TPPO gives the villa or apartment purchaser the right to nominate an alternative purchaser of the villa or apartment to be entered into the Sales Contract prior to registration of title of the villa or apartment and settlement of the villa or apartment for a sum equal to or greater than the original contract price.
4. At settlement Cascades Vista Pty Ltd pays the villa or apartment purchaser ninety percent (90%) of the difference between the original specified purchase price in the TPPO and the sum for which it on-sold to the new purchaser with the 10% withheld by Cascades Vista Pty Ltd to pay GST and costs.
5. If the villa or apartment purchaser does not elect to on-sell the villa or apartment for any reason the villa or

apartment purchaser must complete the purchase of the villa or apartment as they would in a normal sale arrangement and in this event must sign the contract attached to the TPPO and deliver it to Cascades Vista Pty Ltd.

In Summary

In summary, this mechanism offers the astute investor the best of both worlds. Having decided to purchase a villa or apartment an investor can simply complete the purchase or on-sell their villa or apartment for a profit without having to pay double stamp duty. Put together with the Property Maximiser, where an investor can be earning 18%, a smart investor can make the most of their deposit monies and also the most of any capital growth experienced between signing the Third Party Purchase Option and the date of settlement.

Developer Track Record

The directors of Cascades Vista Pty Ltd (the developer) have an enviable track record in development and the delivery of a quality product on-time. Timothy Wright as chairman is very experienced in finance, development and construction – see details at www.OzzyConnect.com including the Cascades Capital Limited prospectus which details the developers experience in full.

Developments include:

- ❖ Pinnacles Caloundra
- ❖ Laurel Bank Villas
- ❖ Sanctuary Estate
- ❖ Edgewater Tinaroo
- ❖ Dockside Mildura
- ❖ Seascape
- ❖ Diamond Waters
- ❖ Sunset Cove

