

LONGVIEW HOMES INVESTMENT FUND



Access a diversified portfolio of established family homes without the landlord hassles



No Stamp Duty



No Land Tax



No Maintenance

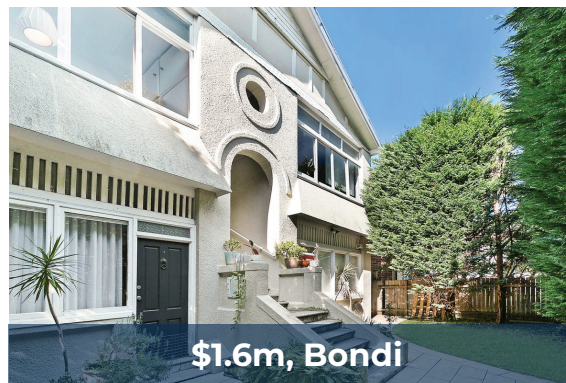


No Mortgage

House prices have doubled roughly every 10 years for many decades in Melbourne and Sydney ¹. So, if you've purchased a good family home, you've probably built wealth.

The LongView Homes Investment Fund ² aims to deliver stronger returns by owning a share of established family homes while avoiding landlord headaches.

The LongView Homes Investment Fund portfolio includes



You can start investing with as little as \$100k
(for eligible wholesale investors³)

¹ Source: ABS, Stapledon N., RBA

² "LongView Homes Investment Fund" refers to the LongView Shared Equity Investment Trust.

³ The Fund is only open to investment by "Wholesale Investors" (as defined in the Corporations Act) - your accountant can tell you if you are eligible. In essence, to qualify as a wholesale client, an investor must:

a) Have net assets of at least \$2.5 million including your family home; or
b) Have a gross income for each of the past 2 financial years of at least \$250,000



A smart way to invest in property

How the Fund compares to a traditional property investment

Typical Property Investment



Own 1 (usually small) property only

Returns vary depending on one property

High initial investment: \$500k-\$2m

Stamp duty, maintenance, land tax

Mortgage stress

Potential landlord headaches

LongView Homes Investment Fund



Own a small share of a diversified portfolio of family homes

The Fund aims to increase returns and lower risks

Low initial investment: \$100k (provided you are a wholesale investor)

No stamp duty, maintenance costs, or land tax

No interest rate worries

No landlord headaches



How the Fund aims to increase returns & lower risks



How the Manager selects properties for growth

- Focus on quality family homes in good locations
- Professional buyer's advocates who have bought thousands of homes
- LongView data science – analysed millions of homes and locations
- High land content driving growth: land appreciates, buildings depreciate



Co-investing with homebuyers

- High quality assets maintained by the homeowner
- In exchange for helping the homeowner get a better home sooner, the Fund benefits from any rise in value without paying the interest on the debt or other housing costs.



LongView clients have priority access to the next close on 27 October.



Facts about the Fund

Capital raised

\$10m

in recent months from family offices, philanthropic trusts and landlords, as well as LongView's founders and Investment Committee members.

Family homes endorsed by experts

The properties the Fund is investing in were validated by buyer's advocates who have bought thousands of properties using data from millions of houses.

Funds Leadership



Evan Thornley
Co-Founder &
Executive Chair



Antony Cohen
Co-Founder &
Head of Funds
Management

Our co-founders, who hold over 30 years of property experience, have personally invested in the Fund.

Evan's entrepreneurial vision created one of the first Australian companies on NASDAQ and achieved a market value of \$14 Billion.

Antony's expertise in overseeing more than \$1 Billion in funds under management at a large property fund manager.

Featured on



Who is LongView

Wherever you are in your property journey, the LongView Group helps you go further. We are an integrated residential property business, working hand in hand with our clients to provide property buying, advisory and management services, and investment funds.

Established in 2015, LongView Group has a team of over 90 property professionals with decades of real-world experience in buying and managing thousands of properties. We marry this field expertise with proprietary data science and innovative financial structures to deliver superior financial performance over the long term.

Industry Awards



FINALIST 2022

Property Management Team of the Year

Annual Excellence Awards



FINALIST 2022

Residential Agency of the Year

Annual Excellence Awards



FAQ's

What are the target returns?

House prices have doubled roughly every 10 years for many decades in Melbourne and Sydney. The Fund expects to co-invest alongside homeowners in properties that are better than average, consequently we anticipate the Fund's returns will be higher than this benchmark.

How do I access my investment?

Your money is invested for 10 years with quarterly returns to investors forecast after the first 2 years. Our modeling suggests that cash paid by the Fund from year 3 onwards will be about 15% of the original investment then rising every year to year 10.

What type of houses do we buy? How do we choose the houses?

Our focus is capital growth, so we have professional buyer's advocates backed by data science selecting properties that, in our opinion, are most likely to get strong growth across Melbourne, Sydney and Brisbane. We only buy what we believe are good family homes in the \$800k-3m price range in good locations. We won't buy any high-rise apartments or off-the-plan properties.

Who can invest in the Fund?

The Fund is only open to investment by "Wholesale Investors" (as defined in the Corporations Act) - your accountant can tell you if you are eligible. In essence, to qualify as a wholesale client, an investor must:

- a) Have net assets of at least \$2.5 million including your family home; or
- b) Have a gross income for each of the past 2 financial years of at least \$250,000

Does the Fund make money from homebuyers?

The Fund is designed to make money with homebuyers by co-investing with them as part of the deposit or equity in exchange for a share of their capital growth when they sell or buy the Fund out.

The Fund only makes money when homebuyers make money. It gives Australians who don't have the "Bank of Mum and Dad" the opportunity to buy a better home, sooner.

What are the risks?

As with all investments, an investment in the Fund carries risk. Many of these risks can be managed but cannot be completely eliminated and may be outside the control of the Trustee and/or Fund Manager. More details are provided in the Information Memorandum.

This overview is issued by LongView Funds Management Pty Ltd (ACN 661 659 150) (**LongView**) as a Corporate Authorised Representative (CAR No. 001302145) of Polar 993 Advisory Pty Ltd (ACN 649 554 932) (AFSL 531197) (**Polar Advisory**).

LongView's authority under its Corporate Authorised Representative Agreement with Polar Advisory is limited to the provision of financial product advice in relation to the LongView SE Investment Trust only to wholesale investors.

Polar 993 Limited (ACN 642 129 226) (AFSL 525458) (**Polar 993**) is the trustee of the LongView SE Investment Trust (the **Fund**).

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Information on past performance should not be relied upon as, and is not, an indication of the Fund's future performance. Past performance cannot be relied upon as an indicator of, and provides no guidance as to, future performance.

Polar 993, Polar Advisory and the LongView strongly recommend that potential investors read this overview and the information memorandum of the Fund, dated Oct 2023 (**Information Memorandum**), in its entirety and seek independent professional advice as to the financial, taxation and other implications of investing in the Fund and the information contained in this overview and the Information Memorandum.

The information in this overview can change and may be updated or replaced from time to time.





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