

HOME EQUITY INVESTMENTS

LONGVIEW

Delivers exposure to established family homes in an investment vehicle to participate in their potential capital growth and targets compounding mid-teens returns.

Approved investments **82**

Properties accepted on our criteria **12%**

Total value of the homes invested in **\$129m**

Average share of capital growth **32%**

Average land content **78%**

Target Assets

The Fund targets “RODWELLS” – Robust Older Dwellings on Well-Located Land – with a track record of strong capital growth. The portfolio includes exposure to a mix of family homes (avg. value \$1.7M) across Melbourne, Sydney, and Brisbane.

Investment Mechanism

The Fund co-invests with homeowners, offering:

- “Leverage without debt” on “land without tax,” targeting 1.7x–2.1x capital growth and a 14% IRR
- Homeowners maintain and cover all property expenses
- Social Impact: Enables homeowners to pay school fees, support businesses, help children with deposits, manage divorce splits, or recover from hardship

Returns are aligned with homeowner capital growth outcomes

Target Returns

14% IRR (net of fees), unlevered

Risk Mitigation

- No construction risk
- No fund-level gearing
- No dependency on rental income or development outcomes

Liquidity

- 90-day redemption notice
- Distributions expected from Q1 2026 via home sales and contract completions

References

Available on request from major philanthropic and HNW backers.

Leadership

Evan Thornley
CEO & Co-Founder

Founder of Australia’s first NASDAQ-listed tech company and co-founder of GoodStart Early Learning

