

# How the Oroshiuri Systems PLATFORM WORKS

(Home Sale Capital)

## Reserve

Pay a fully refundable deposit of \$200 now to secure your lot and home for 21 days whilst you review your documents. If you choose to not take up the opportunity your \$200 is refunded in full and the lot is put back on the market.

## Investing

Oroshiuri will send out your information pack. You will review the information which allows you to assess all the benefits of the 3 contracts on offer. You will make an application to be approved for your involvement in the managed fund. If approved, you will arrange your investment amount of \$50,000 to be transferred to the Australian Financial Services Licence Holders trust account.

## Whilst Invested

Your investment pays you 6.5% above the RBA month end Cash Rate paid monthly. For the month of October 2023 this meant a return of 10.6%. Your monthly distributions offsets your \$50,000 loan (if you borrowed your \$50,000).

## 3 Contracts Underway

You have now locked in your land and build price. The point of investing in residential real estate is to expose yourself to capital growth on a large capital value. If markets move to trend, you benefit from capital growth.

## Land Development

Your investment contributes to the development of the estate. As the land is developed Oroshiuri will provide you with progress updates.

## Settlement Notice

Three months before your land is ready for settlement you will be notified. At this point Homecorp will confirm your build selections. You can also start to get prepared for your home and land mortgage approval.

## Settlement

Your land settlement takes place. At settlement your \$50,000 matures to \$75,000 due to the successful settlement return contained in the investment contract. Your investment is closed and goes towards your land purchase.

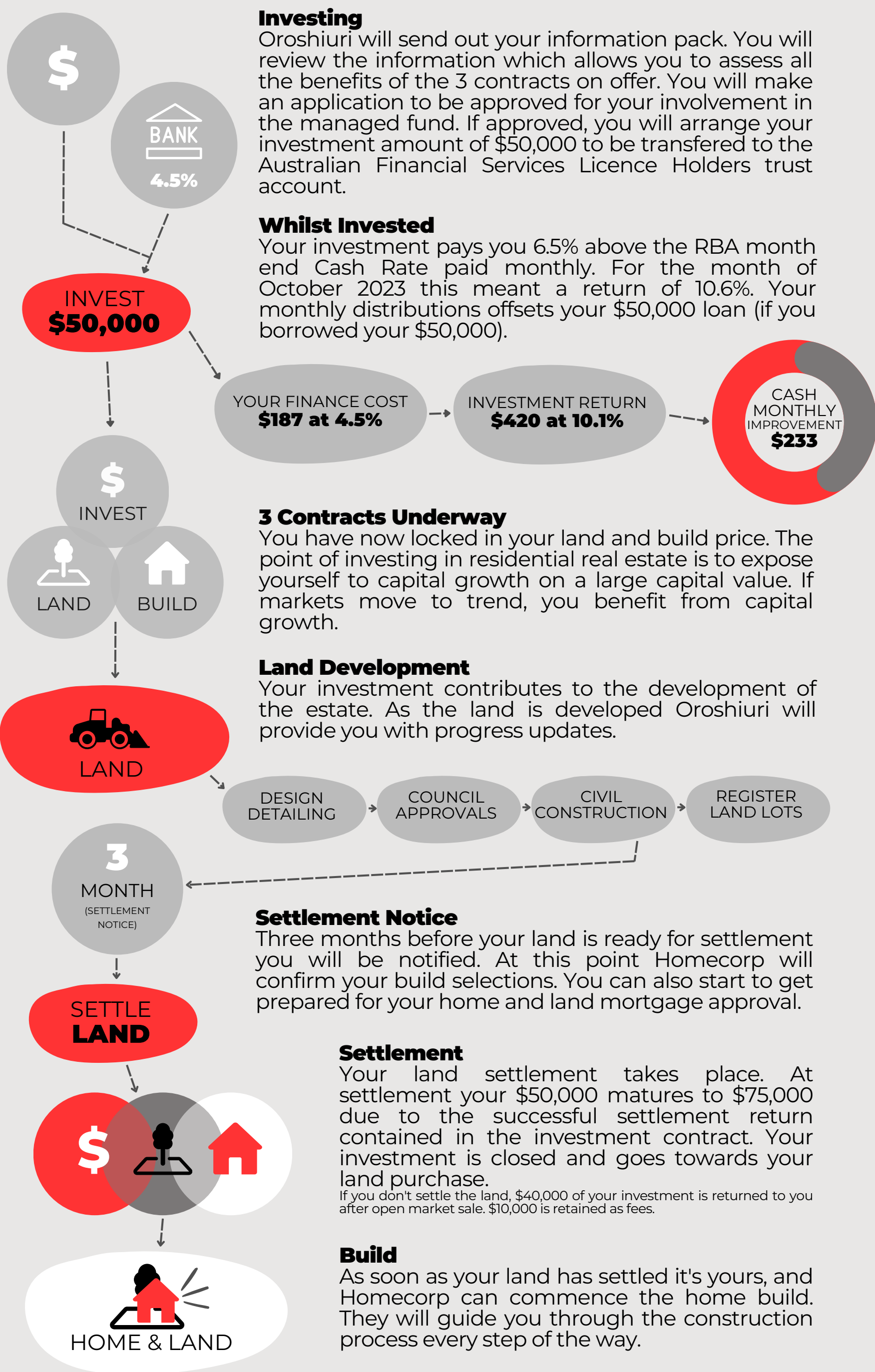
If you don't settle the land, \$40,000 of your investment is returned to you after open market sale. \$10,000 is retained as fees.

## Build

As soon as your land has settled it's yours, and Homecorp can commence the home build. They will guide you through the construction process every step of the way.

## Completed

You've just completed your first Oroshiuri Systems package, with locked in home and land pricing.



## New Home Timeline Example

Investment through to handover

