

*specialising in sourcing high growth property*

## PROPERTY INVESTMENT

### EXPERTISE

Aviate Group is one of Australia's leading property research and investment firms, specialising in sourcing high growth and superior quality residential property for our clients. Aviate clients rely on Aviate's ability to take the uncertainty out of finding the right investment property by:

- + Conducting extensive due diligence on the properties researched.
- + Presenting only those properties that meet Aviate Group's strict 32 point selection criteria (108 point check)
- + Researching deeper into developments to ascertain which properties have the best potential for capital growth and rental return.
- + Negotiating the best price – always at or below independent Bank evaluation
- + Imparting reliable and easily accessible information to our Clients.
- + Providing an end to end solution from initial inquiry through to acquisition, settlement and beyond.

## WHAT MAKES US DIFFERENT?

### FOCUS

Aviate passionately guards its reputation as an industry-leading property research and investment firm.

### TRANSPARENCY

Aviate provides transparent and intelligently analysed research and discloses all fees and charges.

### DUE DILIGENCE

Aviate specialise in sourcing high growth, superior quality residential property using our unique 32 point due diligence process.

### PARTNER

Aviate partners with like-minded companies whose core values match the investment and strategic direction of the Aviate Group and those of its clients.

*"Clients have been saying...when it comes to accessing investment grade residential properties, who do we go to..."*

*"It'd be nice to have someone do the due diligence for us on the project, the yield, the depreciation, the demand. Aviate do a whole demographic study on each site"*

Australian Financial Review – "Macquarie bets on Aviate Niche". 17th May 2007  
Dean Firth, Executive Director – Macquarie Bank Limited



# AVIATE GROUP

## PAST PERFORMANCE

*“results speak louder than words”*

**Aviate Group** has produced strong returns for its investors, achieving an above average growth.

The table below indicates the average annualised returns achieved by the **Aviate Group**, for its investors from September 2001 to October 2007

	INDUSTRY BENCHMARK	AVIATE GROUP	VARIANCE
Annualised Return (inc-Rental Yield)	14.8%	21.18%	+6.38%
Annualised Return (ex-Rental Yield)	10.3%	16.17%	+5.87%



*PROPERTY INVESTORS, WILL NEED TO FACTOR IN THE BIG PICTURE AND LOOK BEYOND THEIR OWN BACKYARD FOR INVESTMENT OPPORTUNITIES AND TRENDS*

Find out why more industry professionals are referring their clients to the **Aviate Group** by contacting us on:

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Rod Cornish – Head of Research, Macquarie Bank Real Estate (January 2008)

Register your details online to receive exclusive notification of our forthcoming properties.