



Pajingo

Investing in Australian agricultural property

Foreign interest and ownership of Australian farmland and agricultural business is at an all-time high with food security a key issue for many countries. Because of this there are many people who believe agriculture should and could be our biggest export earner.

So what about Australians, should we be investing in our own agricultural assets?

The Rural Bank, Australian Farmland Values 2015 Report indicates strong long term growth in farmland across Australia. With healthy commodity prices, including beef at an all-time high, rental yields offer very reasonable returns in a low interest rate environment. All these elements lean toward a defensive style investment.

As with all things investment related diversification is encouraged and without offering any advice most portfolios could afford a small percentage into this potentially enormous market currently enjoying unprecedented attention from foreign investors.

As with all property there are two types of return, rental income and capital value.

Often regarded as a defensive asset, rural property offers a rental return more often than not with a long-term tenant. In some cases, the tenant may have a vested interest, also being an investor in the land on which they work.

As our farmers and graziers reach retirement there are many quality rural properties on, or coming to, the market. DomaCom believes that we should try to retain as many of these properties in Australian hands as we can, so we are on the lookout for crowdfunding opportunities.

First and foremost, properties must pass our due diligence process and stack up as a quality investment – i.e. reasonable return on investment via rent and potential capital value.

It's important to note that DomaCom is only looking to facilitate the purchase of the land component, not the operating business of an agricultural or pastoral property. However we look to achieve a return from the business over and above a level of profits received by the business by way of sharing in a percentage of the profits of the business in its good years.

Rural property gives us an opportunity to have an active interest in Australia for our own future, and that of our children.

Pajingo Cattle Station



The homestead has several cottages and a 70-bed tourist complex

We have now created a public crowdfunding campaign for the Pajingo Cattle Station, near Charters Towers, in far North Queensland.

Pajingo, a 32,000 hectare property, has been in the Black family since 1898. It is a single lot, beef grazing property located 105km south west of Charters Towers. The property is intersected by 3 creeks providing water plus substantial bore and pipeline networks.

Residential accommodation is substantial with a homestead and several cottages and a 70 bed tourist complex to accommodate tour bus passengers passing through the region.

Pajingo is run as a beef breeding enterprise with weaners being sent off to other properties to grow, while the basic breeding and replacement herd remains on the property.

This station has been in the hands of the Black family for close to 120 years and during this time, especially over the last twenty years, major development works have been completed to improve the management of livestock.

These improvements have been mainly in the form of good fencing, laneways and holding squares; reliable water supplies including an extensive water reticulation system and a good set of yards. Subsequently, these improvements have assisted greatly in relieving labour inputs and assisted with better management of the herd and pastures.

The average carrying capacity for the property is around 4,500 head.

- **Price estimate: \$11 million**
- **Gross indicative yield: 3.8% p.a.**



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Charters Towers Region

It has been claimed that Charters Towers is the centre of the largest cattle district in the state of Queensland.

Its cattle district comprises of the area lying between the coastal and dividing ranges and between the Clark and Belyando Rivers.

What is the DomaCom Fund?

The DomaCom Fund is a modern form of syndication or crowd investing as it is sometimes known. DomaCom developed the idea and built the platform which has been registered with ASIC as a legal structure known as a Managed Investment Scheme (MIS).

The DomaCom Fund enables any number of people to come together to pool different amounts of money to purchase a specific property asset and share in the income and capital value of the asset, in proportion to the amount they invest. The minimum investment is \$2,500.

To provide an exit strategy DomaCom has been authorised to provide an online liquidity facility to enable investors who wish (at any time) to exit their investment, to place offers to sell their investment holding to other investors. Other Investors in the Fund, can similarly place bids to buy holdings from existing unit holders wishing to sell. It is an online open market buy/sell facility.



The town of Charters Towers is approximately 130km inland (south-west) from Townsville on the Flinders Highway.



Reliable water supplies include an extensive water reticulation system

How do you invest in the Pajingo Station?

Before you can invest in the DomaCom Fund, you are required to obtain advice from a DomaCom 'accredited adviser' who has undertaken specific training to advise on the suitability of the DomaCom Fund. Advice may be either 'full service advice', meaning a full financial plan is prepared, or, 'general advice' which focusses just on the DomaCom Fund and is not tailored to your overall financial situation.

You may either seek full service advice or general advice. It is ultimately your decision, however if you require advice that takes into account your personal circumstances you should consult your financial planner or if you don't have one, we can provide you with a list of accredited advisers.

To invest in the Pajingo Station if you do decide you require only general advice, you may choose not to speak to or pay an adviser provided that you first read the information and apply via our website. To assist you, all the information you would normally receive in a general advice situation has been made available on our website for you to read.

For more information on how the DomaCom Fund works, please visit the website
www.domacom.com.au

To invest go to
<http://www.domacom.com.au/public-crowdfunding-campaigns/rural-properties/pajingo-cattle-station/>,
 read the Product Disclosure Statement (PDS) and click **APPLY NOW** to complete an application form to acquire units in the Fund.

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