



www.thefeddyindeni.com.au

INVESTOR INFORMATION

Federal Hotel Deniliquin, NSW

An opportunity to invest in the iconic Federal Hotel, Deniliquin, in country NSW through the DomaCom Fund that will undergo a major refurbishment to create a modern entertainment complex for locals and nearby towns. Targeting approximately 15-20% uplift in capital value, with an estimated ongoing rental income of 7% p.a.*

Federal Hotel, Deniliquin NSW



Background on The Feddy

The Federal Hotel was built on the site and opened on November 7, 1896 with 21 rooms.

Deniliquin's Federal Hotel owes its existence to the town fire brigade of 1896. Members were on strike because of a pay dispute and refused to attend to a fire sweeping through several shops in Napier Street. With several members of the brigade looking on, the flames reached the Black Swan Hotel on the Cressy Street corner and damaged it beyond repair.

The Federal Hotel is a fine example of Federation architecture. With a grand structure of face brick with deep verandahs, it has timber posts enhanced by fretworked brackets and parapets with rendered mouldings and a central pediment adorned with urns.

The Federal Hotel is significant as one of the finest 1920's hotel buildings and facades in NSW that stand in front of several previous periods of buildings. The Federal Hotel is significant as a very imposing heritage building on the corner of Napier and Cressy Streets.

A businessman with property and agricultural interests in the New South Wales (NSW) Riverina and northern Victoria purchased the Federal Hotel, Deniliquin in late 2015 (known as 'the Feddy' to many locals) following its 8-year closure.

Together with a media and entertainment company, a plan has been prepared to renovate the property with hopes for it to become a focal part of Deniliquin, offering food and beverage services, an in-house cinema, and Bed & Breakfast style accommodation.

Location

Deniliquin is a beautiful vibrant town on the edge of the NSW outback and on the banks of the Edward River, a branch of the Murray River. Deniliquin is only a short drive from the Victoria/NSW border towns of Echuca/Moama.

The town is particularly attractive as it is built around the river with a series of lagoons which are surrounded by both parkland and state forest.

Deniliquin is in the heart of an irrigation area which covers 725,000 hectares. The district is a significant producer of rice, timber and wool to name a few.

Deniliquin is also home to the now iconic Deni Ute Muster, an event conceived in 1999 that annually attracts close to 20,000 people. According to the Deni Ute Muster website, www.deniutemuster.com.au, this event injects between \$9 to \$13 million into the local economy annually.

The Feddy's crowdfunding campaign via the DomaCom Fund



The cost to acquire the Feddy, refurbish and reopen it as an entertainment complex is expected to be approximately \$1.5 million. DomaCom has already secured 27% funding at this stage, hence, the target amount to raise is \$1.1 million.”

DomaCom is offering investors the opportunity via the DomaCom Fund to own units in a sub-fund that will acquire the Feddy with the aim to provide investors with high yielding returns and improved capital value from the development of the new entertainment complex.

DomaCom’s fractional model simulates the experience of investing in real property without the need to purchase an entire property. DomaCom also calls this ‘crowdfunding’ – as it brings together like-minded investors to purchase a property through the DomaCom Fund that meets their investment needs.

DomaCom has developed the DomaCom Fund so that any number of people can come together to pool different amounts to purchase a specific property asset – such as the Feddy – and share in the net income and capital value of such asset, in proportion to the amount they invest.

Investment in the Feddy through the DomaCom Fund will be unitised and ‘housed’ in a sub-fund, allowing investors to purchase as many units as they possibly want or need. Furthermore, investors may be able to sell some or all of their units in a sub-fund through DomaCom Fund’s liquidity facility provided there is a buyer for their units.

The DomaCom Fund introduces concepts from the equities market into property, and in doing so delivers a level of regulatory oversight that is not present in direct property investment.

“The actual amount to be raised is subject to full project costing and feasibility and will be advised prior to acceptance of any applications for investment.

Investment Highlights

for a DomaCom Fund sub-fund that is intended to acquire the Feddy

Please note that return figures below are estimated returns only and cannot be considered as a guarantee of your investment performance.

Investment opportunity	DomaCom is offering investors the opportunity via the DomaCom Fund to own units in a sub-fund that will acquire the Federal Hotel, Deniliquin NSW with the aim to provide investors with high yielding returns and improved capital value from the development of the new entertainment complex.
Project	Refurbishment of the Federal Hotel – corner of Cressy & Napier Streets, Deniliquin NSW to include: <ul style="list-style-type: none">• 60-80 seats movie theatre• Restaurants• Bed & breakfast accommodation
Minimum investment	\$2,500
Target crowdfunding raise	\$1.5 million (with approximately 27% funding already secured)
Estimated return on investment	It is targeted that on completion of the refurbishment, the improved value of the Feddy and entertainment complex will provide investors in the DomaCom Fund sub-fund with capital growth in the vicinity of 15-20%, and an estimated ongoing net rental income of 7% p.a.
Investment term	There are no withdrawal rights from a sub-fund until it is terminated, however the DomaCom Fund provides a liquidity solution. <ul style="list-style-type: none">• You can sell some or all of your units in a sub-fund through the DomaCom Fund's liquidity facility provided there is a buyer for your units; or• The Fund's Constitution also provides that a sub-fund can be terminated at any time by a vote of unit holders that hold at least 75% of all units on issue and/or after 5 years with a 50% unit holder vote.
Location	Deniliquin NSW is only a short drive from the Victoria/NSW border towns of Echuca/Moama, on the banks of the Edward River, a branch of the Murray River. The district is a significant producer of rice, timber and wool to name a few. Deniliquin is also home to the now iconic Deni Ute Muster, an event conceived in 1999 that annually attracts close to 20,000 people.

Please refer to the DomaCom Fund Product Disclosure Statement (PDS) for more information.

Investors are encouraged to submit their Application Form online as soon as possible. Please visit www.thefeddyindeni.com.au to make an application and lodge your funds into the DomaCom Fund.

Summary of investment opportunity

There are many reasons why you may wish to invest in a sub-fund of the DomaCom Fund that will acquire the Feddy in Deniliquin. Firstly, you may wish to invest for the income and capital gain over time. It is targeted that on completion of the refurbishment that the improved value of the Feddy and entertainment complex will provide investors in the DomaCom Fund sub-fund with capital growth in the vicinity of 15-20%, and an estimated ongoing net rental income of 7% p.a.*

Secondly, you may wish to invest to see the iconic Federal Hotel brought back to life because of its historical significance to Deniliquin and to provide further amenities to residents and visitors alike. On completion, the newly refurbished Federal Hotel will also provide employment opportunities for many locals.

The crowdfunding model that DomaCom has used successfully in dozens of residential, rural and commercial property acquisitions enables you to share in this valuable asset where you might not ordinarily be able to afford.

The DomaCom crowdfunding model can be employed in regional areas to refurbish disused properties such as The Feddy that enhances the community, adds to the town's business centre, and importantly leads to employment opportunities and encourages population growth.

*Please note that the return figures above are estimated returns only and cannot be considered as a guarantee of investment performance.

The Federal Hotel is significant as a very imposing heritage building on the corner of Napier and Cressy Streets



How do you invest in the Feddy via the DomaCom Fund?

Please ensure that you first read the DomaCom Fund's Product Disclosure Statement (PDS). For a copy of the current PDS, please go to our website to download your copy at <http://www.domacom.com.au/the-domacom-fund/product-disclosure-statement/>.

If you wish to invest in the Feddy via the DomaCom Fund, you can join this crowdfunding campaign by completing the application and lodging your investment funds through the Feddy page on our website.

Ensure you have read the Fund's PDS



Click Apply button on The Feddy page of our website (Initial minimum investment amount is \$2,500)



Place a 'bid' on the DomaCom platform once application is successful



As bidding reaches 30% of target crowdfunding amount, DomaCom commences due diligence process of The Feddy including legal checks, independent valuation and property inspection



As bidding reaches 100% of target crowdfunding amount, DomaCom will issue a Supplementary Product Disclosure Statement (SPDS) containing specific details of the property and seeking final confirmation from all investors to proceed to acquisition



Once settled, an operator of the Feddy – as a tenant – will be appointed.



Investors will receive monthly rental payments, annual reports and tax statements.



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