

# DISPLAY HOME INVESTMENTS

Discover this unique investment opportunity

**8%** PER ANNUM  
GUARANTEED  
RENTAL RETURNS



[linkhouseandland.com.au](http://linkhouseandland.com.au)

 **link** HOUSE  
& LAND  
VHG REALTY PTY LTD

# INVEST IN AWARD WINNING VHG DISPLAY HOMES

## Your guaranteed investment for the future

Link House & Land offer you the opportunity to invest in the most sought after display homes, designed by one of WA's largest and most awarded home builders, **Ventura Home Group**.

## What to expect from a display home investment

Genuine income opportunity in Perth's fastest growing suburbs. This is what VHG one and two-storey award winning designs can offer you.

When you purchase a display home with a lease back option, you will receive the rental income from the builder for the life of the display home. As an owner, you only pay for Council rates, water rates and taxes. Everything else is paid for!

## It's a win for everyone

Whilst you benefit from purchasing a stunning new display home with a high rental yield of 8%, VHG has the ongoing ability to expand their display program into new and upcoming suburban estates.

The beauty of investing in a VHG display home is knowing that all the work and the majority of expenses are taken care of, so you can get on with life and enjoy the benefits from guaranteed fantastic returns in your bank account every month. At the end of the lease, we will hand you the keys to your beautiful new home.

Our display homes are fitted with high specifications and above standard finishes that showcase our product. Each and every home has been uniquely designed & tailored by our interior stylists.



**VHG have some of the most award-winning designs in Western Australia.**

A number of our owners continually reinvest in our homes.





# THE BENEFITS OF YOUR INVESTMENT

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## No Maintenance Costs

The home is fully maintained throughout, including landscaping and is kept to a high standard at all times.

## Long Term Lease

VHG remains the tenant for the term of the lease which is generally between 18 months to 4 years.

## No Management Fees

These are fees that are normally charged by an Agent and taken from the rental income. When buying a display home we do not charge any fees and you receive the full rental amount without any deductions.

## Location, Location, Location

Display homes are built in up and coming estates and suburbs, and as part of a display village, our displays are surrounded by other high quality homes and attractive streetscapes.

## Potential Tax Benefits

Although rent is paid at a commercial rate, the display is still treated as a residential premises and depreciation can be claimed.

## Insurance Covered

VHG pays for the building insurance on the display for your peace of mind.

## No Messy Tenants

VHG becomes your tenant, and it remains in their best interest to keep the property immaculately presented whilst it is used as a display home.

Disclaimer: This information is intended to be general in nature and could change depending on your circumstances. We recommend seeking the advice of a professional before investing in a display home.



**What's the catch?  
There isn't one.**

Your investment is simply used as a display home.



# DIAMOND DISPLAY CLUB

## Welcome to the VHG Diamond Display Club

Every VHG Display Home comes with a membership to Western Australia's exclusive community of astute investors - **The Diamond Display Club**.

### Exclusive Member Benefits

As a member of our exclusive club, you will receive a range of complimentary offers and discounts.

#### Including, but not limited to:

- Complimentary settlement agent fees on your new VHG Display Home purchase, providing a saving of up to \$1,800\*
- \$50 gift card/voucher or gift of similar value upon settlement
- Quarterly E-Newsletters & market updates
- Exclusive previews of new Display & Ready Built homes for sale
- Private invitations to Ventura Home Group functions, events & competitions
- Complimentary Financial Health Check†

**Plus a \$1,000 gift card/voucher for each referral that results in successful settlement of a VHG display home purchase.**

\*Settlement Agent fees are complimentary when using the services of First Choice Conveyancing and does not include fees for general disbursements and all government charges that are applicable to the purchase of the property.

†Complimentary Financial Health Check by a credited company of Ventura Home Group's choice.

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