



Revolutionizing the Global Real Estate Market

DepositPlus 0% interest Deposit Advance

Housing affordability is at its worst level in decades, and it is more challenging than ever for first-home buyers & investors



According to PropTrack's Housing Affordability Report, dramatic mortgage rate increases and rising home prices have meant that property seekers in 2023 can afford fewer homes than when records began in 1995.

In New South Wales, it would take an average household nearly seven years to save a 20% deposit for a median-priced home. Ten years ago, it was five and a half years.

The median price in NSW is \$860,000, 20% of which is \$172,000. Victoria and Tasmania have the second highest time to save a deposit, at just over six years. If you live in Queensland, the outlook is slightly better. An average household on a median income could have enough for a deposit in 5.4 years.



Areas where saving 20% home deposit takes the longest (and shortest)

Suburb (postcode) where saving takes longest time	Avg time to save 20% (years)	Avg income of buyers* (\$)	Suburb (postcode) where saving takes least time	Avg time to save 20% (years)	Avg income of buyers* (\$)
Rosetta (7010)	15.3	49,420	Macquarie (2614)	1.5	63,256
Hope Valley (5090)	15.0	43,777	Alexandria (2015)	1.8	125,491
Fairfield (4103)	14.2	73,479	Weston (2611)	1.8	83,148
Bondi Beach (2026)	13.9	85,292	Narrabundah (2604)	1.9	69,571
Horsley Park (2175)	13.6	72,033	Blaxland (2774)	2.0	133,966
Elizabeth Nth (5113)	13.3	48,797	Secret Harbour (6173)	2.0	124,003
Mascot (2020)	13.1	64,250	Kuraby (4112)	2.1	112,159
Southbank (3006)	10.5	80,156	Nth Fremantle (6159)	2.1	87,429
Sheldon (4157)	10.0	68,239	Mount Nelson (7007)	2.1	82,600
Prahran (3181)	9.9	119,202	Bardon (4065)	2.3	157,007
Alexandra Hills (4161)	9.9	71,077	Spotswood (3015)	2.3	119,030
Rokeyby (7019)	8.6	74,493	Henley Beach (5022)	2.3	55,554

* Those who wish to purchase in this area

SOURCE: TRUE SAVINGS

Purchase a Property with little or no up front cash Deposit



"DepositPlus" is a product designed to help prospective home buyers overcome one of the most common hurdles in real estate transactions – coming up with a sizable deposit. Essentially, it acts as an interest-free deposit advance, enabling buyers to access a portion of the funds they need to secure a property without the burden of interest charges. This innovative solution can help bridge the gap between the buyer's available cash and the deposit required by lenders or sellers, making home ownership more accessible.

Key Features

- **Interest-Free Advance:** Buyers receive a portion of the required deposit as advance, and because it's offered without interest, it eases financial strain compared to traditional loans or cash advances.
- **Faster Transactions:** With deposit funds available immediately, buyers can act quickly in competitive property markets. This speed can be a decisive advantage, especially when properties move fast.
- **Bridging the Gap:** It provides a way for buyers who might be otherwise unable to meet high deposit requirements—often a significant barrier to entry—to secure a home.
- **Flexible Repayment Options:** Repayment of the advance is typically structured around the buyer's mortgage or sale proceeds, ensuring that the deposit advance is managed in line with the overall financing strategy.

How It Works

When a buyer qualifies for a *DepositPlus* advance, Contracorp will advance up to 30% of the purchase price on properties where the sellers will accept a percentage of the Contracoin AUDC as part payment. The buyer then obtains finance for the balance of the purchase through a financial institution. The buyer then repays the *DepositPlus* advance back after 5 years, normally the property would have increased over this period allowing the buyer to refinance the property and pay back the *DepositPlus* advance. This structure is especially beneficial in markets where high deposits can be a significant barrier to entry..

Benefits for Buyers

- **Reduced Upfront Cash Requirement:** Lowering the initial cash needed can make it easier for first-time buyers to enter the property market.
- **No Additional Interest:** Since the advance is interest free, buyers don't incur extra costs that would otherwise increase the overall cost of purchasing the home.
- **Enhanced Purchasing Power:** With a reduced deposit burden, buyers can potentially move faster on desired properties, giving them a competitive edge.

Considerations

While Deposit Plus offers an attractive solution, buyers should ensure they understand the repayment terms and any fees associated with the service. It's also wise to consider how this advance integrates with overall mortgage financing and to review all terms carefully before committing.





Which Purchasers are assisted by *DepositPlus*?

- Purchasers needing to top-up a cash deposit to qualify for a home loan
- Purchasers wanting to avoid costly Lender's Mortgage Insurance (LMI)
- Foreign buyers wishing to purchase using cryptocurrency to avoid international bank transfers
- Purchasers wanting more purchasing power to buy a higher value property
- High net worth investors who prefer to preserve their cash for other investments
- Parents unable to provide deposit assistance or reluctant to provide personal guarantees
- First Home Buyers with limited deposits

Which Vendors are assisted by *DepositPlus*?

- Vendors wanting to widen their market of potential buyers
- Developers wanting to sell properties quickly to release capital and reduce holding costs
- Developers having met the budgeted profit margin for their residential development now wishing to sell the remaining properties and commence their next development
- Developers wishing to sell properties without discounting prices so as to avoid adversely affecting valuations
- Developers needing pre-sales to meet property development funding covenants
- Developers wanting to demonstrate social responsibility by assisting First Home Buyers

BUYING REAL ESTATE with *DepositPlus* THE PROCESS



Identify Property

- Seek out property on the Contraglobal website
- Contact Contracorp to proceed with purchase

Application for Approval

- Apply for up to 30% Contracoin AUDC advance
- Prepare bank documents
- Apply for 80% Bank Approval
- Engage Seller to sign-off on up to 30% Contracoin AUDC

Contracoin Advance

- A 5 year advance of the Contracoin AUDC is provided
- Interest is paid on the Cash component only
- Repay the Contracoin AUDC advance after 5 years



Financial Scrutiny

- Assess profitability, growth, risks, up to 30% Contracoin AUDC
- 80% Bank Loan

Settlement Preparation

- Work with Lawyers and Seller for Settlement Stamp

Using Contracoin

- Advice on how to use the Contracoin in the ecosystem
- Expand Portfolio
- Transfer to SMSF via Accountant



For Further Information

To view a selection of properties that are available using the *DepositPlus* program, Purchaser's should refer to the website:

www.contra-global.com

Property purchase and sale enquiries should be directed to:

info.globalpropertyinter@gmail.com

All other enquiries should be directed to:

barry.l@contracorp.com.au