



Angel Investors

By purchasing a lot for aspiring residents, you can give a new generation the opportunity to access a home, through long-term rental or offering vendor finance in the form of a bridging loan or mortgage arrangement. This secure and innovative approach helps build a more diverse community. Here's how.



Matchmaking!

Our community is seeking to match people who have access to enough capital to buy a lot “off the plan” and want to support this amazing project ...

... with people who want to create a home at Jagera although they don't have quite enough capital!

Lending capital has been the realm of the traditional banking system... but we know where that has gotten us right?! Our ecocommunity wants to do finance in a better, fairer, more cooperative way that puts regenerative practice for planet and people first, whilst still rewarding and protecting capital investment.

So, at Jagera we're establishing a system where *Angel Investors* can either:

- buy a lot for long-term rental by community members, or
- offer vendor finance in the form of a bridging loan or a mortgage arrangement.

Step 1

Read the *Jagera Investors Guide*, visit our website, give us a call and ask any questions to satisfy yourself of the wisdom and security of investing in Jagera EcoCommunity! Express your interest in being an Angel Investor (without making any commitment) www.ecocommunity.org.au/angel-investors

Step 2

Buy a lot “off the plan”. Secure a lot by providing a deposit of \$30,000; followed by the remainder of the lot price (averaging \$300,000+GST) prior to construction of our shared infrastructure. These financial arrangements take the form of a loan to Jagera EcoCommunity Pty Ltd, backed by a Unit Trust and a legally binding contract. This loan is then converted to ownership of a lot, either by the angel investor or aspiring resident, at the time of conversion to Community Title once the development is complete.

Step 3

Find the aspiring community members you're inspired to support into a secure home at Jagera by reading our Hopeful Homemaker profiles.

Once you've met your match (we'll help you!), it's time to connect and commit, and finalise your legal contracts. These arrangements – whether long-term rental leases, bridging loans or mortgage arrangements – are directly between angel investor and aspiring resident, independent of our community. All parties also become members of Jagera ecocommunity.



Visit our Hopeful Homemaker profiles!

A bunch of super awesome people would love to create a home at Jagera. Find out about their passions, skills and dreams; who they are; why they aspire to be part of Jagera; and how they'd benefit from your support.

www.ecocommunity.org.au/aspiring-residents