



EMERALD REALTY PTY LTD
RESIDENTIAL MARKETING PROJECTS

18th August 2014

Mr Paul Crowhurst
1/7 Knight Street
Homebush NSW 2140

Dear Paul,

Re: 1/7 Knight, Homebush NSW 2140

I would like to advise that "Homebush Linx Pty Ltd" has optioned the properties 10 - 16 Loftus Crescent, 2 Subway Lane, 5 Knight Street and 4/11 Knight Street. Homebush. Now I am pleased to advise that I have a confirmed offer from "Homebush Linx Pty Ltd" to purchase your above mentioned property as follows:

Price: \$575,000

Conditions:

- **Option Period: 18 Months from the signing of the Option Agreement.**
- **Option Fee: 1.5% (\$8,625) non refundable but to be deducted from the purchase price on settlement.**
- **Exchange of contracts: 14 days after the expiring date of the option on 10% deposit less the 1.5% of the option fee already paid (actually exchange on 8.5%).**
- **Settlement: 60 days after the exchange of the contracts.**
- **Special Condition: Simultaneous exchange and simultaneous settlement of the contracts with the properties # 1/7, 2/7, 3/7, & 4/7 Knight Street, Homebush.**

I would be grateful if you were to peruse the above offer carefully. Your considered response would be appreciated. I confirm the developer is ready to proceed immediately if you accept this offer.

Yours sincerely,
EMERALD REALTY PTY LTD

Tony Papas, Licensee
Managing Director



EMERALD REALTY PTY LTD
RESIDENTIAL MARKETING PROJECTS

18th August 2014

Mr Garry Lohwasser
2/7 Knight Street
Homebush NSW 2140

Dear Paul,

Re: 2/7 Knight, Homebush NSW 2140

I would like to advise that "Homebush Linx Pty Ltd" has optioned the properties 10 - 16 Loftus Crescent, 2 Subway Lane, 5 Knight Street and 4/11 Knight Street. Homebush. Now I am pleased to advise that I have a confirmed offer from "Homebush Linx Pty Ltd" to purchase your above mentioned property as follows:

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Tony Papas, Licensee
Managing Director



EMERALD REALTY PTY LTD
RESIDENTIAL MARKETING PROJECTS

14th August 2014

Christine Casinader
4/7 Knight Street
Homebush NSW 2140

Dear Christine,

Re: 4/7 Knight, Homebush NSW 2140

I would like to advise that "Homebush Linx Pty Ltd" has optioned the properties 10 - 16 Loftus Crescent, 2 Subway Lane, 5 Knight Street and 4/11 Knight Street. Homebush. Now I am pleased to advise that I have a confirmed offer from "Homebush Linx Pty Ltd" to purchase your above mentioned property as follows:

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- **Special Condition: Simultaneous exchange and simultaneous settlement of the contracts with the properties # 1/7, 2/7, 3/7, & 4/7 Knight Street, Homebush.**

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EMERALD REALTY PTY LTD
Tony Papas, Licensee
Managing Director



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RESIDENTIAL MARKETING PROJECTS

14th August 2014

Mr Glenda May Thompson
3/11 Knight Street
Homebush NSW 2140

Dear Glenda,

Re: 3/11 Knight, Homebush NSW 2140

I would like to advise that "Homebush Linx Pty Ltd" has optioned the properties 10 - 16 Loftus Crescent, 2 Subway Lane, 5 Knight Street and 4/11 Knight Street. Homebush. Now I am pleased to advise that I have a confirmed offer from "Homebush Linx Pty Ltd" to purchase your above mentioned property as follows:

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- **Settlement: 60 days after the exchange of the contracts.**
- **Special Condition: Simultaneous exchange and simultaneous settlement of the contracts with the properties # 1/11, 2/11, 3/11, & 4/11 Knight Street, Homebush.**

I would be grateful if you were to peruse the above offer carefully. Your considered response would be appreciated. I confirm the developer is ready to proceed immediately if you accept this offer.

Yours sincerely,

EMERALD REALTY PTY LTD

Tony Papas, Licensee

Managing Director

46 Norman Avenue, Thornleigh NSW 2120

Ph: (02) 9980 1639 Fax: (02) 9945 0301 Mobile: 0404 848 086 Email: tonypapas@emeraldrealty.com.au 1

ACN 105 225 250



EMERALD REALTY PTY LTD
RESIDENTIAL MARKETING PROJECTS

13th April 2016

Mr Paul Crowhurst
1/7 Knight Street
Homebush NSW 2140

Dear Paul,

Re: 1/7 Knight, Homebush NSW 2140

Following my previous letters and my several telephone conversations with Gary Lohwasser I am pleased to advise that I have a confirmed offer from "Homebush Linx Pty Ltd" to purchase your above mentioned property as follows:

Price: \$850,000

Deposit: 5% (\$42,500) release to the vendors on the exchange.

Exchange: Unconditional contracts, as a Put and Call Option.

Settlement: 12 months from the exchange of the contracts plus 42 days.

Please NOTE, this offer is subject that you must sign an Agency Agreement with our Company "Emerald Realty Pty Ltd" with 2% plus GST (2.2%) Commission which is payable on settlement.

I would be grateful if you were to peruse the above offer carefully. Your considered response would be appreciated. I confirm that the developer is ready to proceed immediately if you accept this offer.

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EMERALD REALTY PTY LTD
RESIDENTIAL MARKETING PROJECTS

13th April 2016

Mr Gary Lohwasser
2/7 Knight Street
Homebush NSW 2140

Dear Gary,

Re: 2/7 Knight, Homebush NSW 2140

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RESIDENTIAL MARKETING PROJECTS

13th April 2016

Mr & Mrs Blanchart
62 Weil Avenue
Croydon Park NSW 2133

Dear Domitila and Ivan,

Re: 3/7 Knight, Homebush NSW 2140

Following my previous letters and my several telephone conversations with Gary Lohwasser I am pleased to advise that I have a confirmed offer from "Homebush Linx Pty Ltd" to purchase your above mentioned property as follows:

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13th April 2016

Mr Christine Casinader
4/7 Knight Street
Homebush NSW 2140

Dear Chrstine,

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27th May 2016

Mr Paul Crowhurst
1/7 Knight Street
Homebush NSW 2140

Dear Paul,

Re: 1/7 Knight, Homebush NSW 2140

Following my several meetings with Gary Lohwasser I am pleased to advise that I have a confirmed offer from "Homebush Linx Pty Ltd" to purchase your above mentioned property as follows:

Contract Price: \$1,050,000 (one million and fifty thousand dollars).
Deposit: 5% (\$52,500) release to the vendors on the exchange.
Exchange: Unconditional contracts, as a Put and Call Option.
Settlement: 18 months from the exchange of the contracts plus 42 days.

Please NOTE, this offer is subject that you must sign an Agency Agreement with our Company "Emerald Realty Pty Ltd" with 25 plus GST (2.2%) Commission which is payable on settlement.

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