CONDOR INTERNATIONAL PROPERTY GROUP

International Property Group · Investor Resource Series 2025

FREE INVESTMENT GUIDE

The Sophisticated Investor's Blueprint for *U.S. Property*

How Australian and New Zealand wholesale investors are accessing superior real estate returns in Detroit, Florida and Texas — without U.S. entities, cross-border tax headaches, or sleepless nights.

INSIDE THIS GUIDE

- → Section 01 → Why the U.S. property market deserves a place in your portfolio
- → Section 02 → Three overlooked markets delivering strong returns
- → Section 03 → How we remove every cross-border complexity
- → Section 04 → The Condor process from conversation to capital deployed
- → Section 05 → Your next step: a private strategy conversation

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SECTION 01

Why the World's Largest Property Market

Deserves a Place in Your Portfolio

The Australian property market is among the most expensive on earth relative to income. Sophisticated investors are increasingly looking offshore — and the U.S. remains the world's deepest, most liquid real estate market.

$3.8T	6–10%	~335M
U.S. residential real estate transacted annually	**Gross rental yields in target markets**	**Population with 1.5M+ new households forming yearly**
World's largest property market	vs. 2–4% typical in Sydney/Melbourne	Sustained structural housing demand

The U.S. property market is defined by extraordinary geographic diversity. While the coasts generate headlines, it is the **interior and Sunbelt cities** — Detroit, Florida, Texas — where value-oriented investors are finding the most compelling risk-adjusted returns. These markets have been systematically overlooked by mainstream Australian investors, creating meaningful entry-point advantages.

The Australian Property Problem

Sydney's median house price sits above A$1.4 million. Net rental yields of 1.5–2.5% offer little cushion. For investors seeking income-generating real estate, Australia's major cities have become structurally challenging.

The U.S. Advantage

Entry prices in Condor's target markets range from US$100K–US$350K. Gross yields of 6–10% are common. Population growth in Sunbelt states continues to outpace national averages.

> *"The question for sophisticated investors is no longer whether to access the U.S. property market — it's how to do so efficiently, with appropriate structure and without unnecessary complexity."*
>
> **— Condor International Property Group**

SECTION 02

Three Markets Most Investors

Miss Entirely

Condor's investment thesis centres on cities with strong fundamentals, affordable entry points, and population or employment tailwinds — markets where distressed real estate can be transformed into long-term income assets.

Detroit VALUE PLAY		Florida GROWTH PLAY		Texas SCALE PLAY	
7–10% GROSS YIELD	US$80K+ ENTRY POINT	6–9% GROSS YIELD	US$150K+ ENTRY POINT	6–8% GROSS YIELD	US$180K+ ENTRY POINT
Detroit's remarkable resurgence — driven by automotive investment and tech migration — has created compelling opportunities in distressed residential stock at a fraction of coastal prices. Rents continue to rise as supply remains constrained.		No state income tax and year-round migration keeps Florida's rental market persistently tight. Strong short-term rental potential across Tampa, Orlando and Jacksonville corridors adds income optionality.		Texas absorbs more domestic in-migration than any U.S. state. Houston, Dallas and San Antonio benefit from a diversified economy with a growing workforce needing affordable rentals.	

The Common Thread

All three markets share characteristics that align with Condor's investment philosophy: affordable entry prices that allow genuine yield generation, population tailwinds supporting rental demand, and structural supply constraints underpinning long-term value appreciation. Condor's on-the-ground expertise means we identify assets before they reach mainstream platforms.

SECTION 03

Why Most Aussies Never Invest Offshore

— And How We Solve That

> International real estate investment is genuinely complex for Australians. Cross-border tax treaties, U.S. entity structures, FIRPTA withholding, FBAR reporting — the obstacles are real. Condor was built specifically to remove them.

Challenge	Investing Directly	Investing via Fund
U.S. Entity Requirements	Must form LLC or corporation. Complex, costly, ongoing obligations.	**✓ Not required. A Fund handles entity structuring on your behalf.**
International Tax Complexity	FIRPTA, double taxation, U.S. tax returns required for non-residents.	**✓ Managed within the fund structure. No personal U.S. tax filing required.**
Property Management	Finding and overseeing property managers from abroad is time-consuming.	**✓ Fully managed. You receive income, not maintenance calls.**
Deal Sourcing	Retail market. Competing against local buyers with information advantages.	**✓ Off-market access through Condor's established U.S. network.**
Currency Management	Unhedged USD exposure managed individually. Complex and costly.	**✓ USD exposure managed at the fund level with investor reporting.**

The Condor model is purpose-built for **Australian and New Zealand wholesale and sophisticated investors** — family offices, institutional allocators, financial advisers and private investors — who want genuine U.S. real estate exposure without the operational burden of direct ownership.

SECTION 04

The Condor Process:

From Conversation to Capital Deployed

We have distilled years of cross-border investment experience into a straightforward process for sophisticated investors. From first conversation to your first distribution, here is how Condor works.

01 Private Strategy Conversation

A confidential 30-minute call to understand your investment goals, risk appetite, portfolio context and target returns. No pressure, no pitch — just a genuine conversation about fit.

02 Investor Qualification

As a wholesale/sophisticated investor vehicle, we complete the required qualification process. This protects you and ensures regulatory compliance under Australian financial services law.

03 Investment Documentation

You receive full investment documentation, term sheet, and all relevant deal materials. Your legal and financial advisers are welcome — and encouraged — to review.

04 Capital Deployment

Funds are deployed into curated U.S. property assets identified by Condor's team. You hold no direct U.S. property — all entity management sits with Condor.

05 Ongoing Reporting & Distributions

Regular performance updates and income distributions. Your investment works in the background. True passive international exposure.

Who Condor Is Right For

Family Offices

Seeking genuine international diversification with a trusted, licensed manager.

Financial Advisers

Looking for a credible international property allocation for client portfolios.

Private Investors

Wholesale or sophisticated investors seeking yield above domestic options.

Institutional Allocators

Seeking diversified exposure to U.S. residential real estate at scale.

YOUR NEXT STEP

Book Your Private Strategy *Conversation*

If you're a wholesale or sophisticated investor exploring international property allocation, we'd welcome a confidential 30-minute conversation. No sales pressure — just a straight conversation about whether Condor's approach aligns with your investment goals.

YOUR COMPLIMENTARY STRATEGY CALL INCLUDES:

- → A review of your current portfolio and international exposure goals
- → An overview of current Condor opportunities in Detroit, Florida and Texas
- → Explanation of the Condor structure and how it removes cross-border complexity
- → Q&A with the Condor team — bring your adviser if you wish

→ **invest@condoripg.com.au | 1300 228 665 | condoripg.com.au**

Monday–Friday 8:30am–5:00pm AEST/AEDT

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