



Táin 1 Launchnight - Anders Hammer, Des Quigley & Sam Roche Perks.

Táin 3 launching at the National Ploughing Championships in Kilkenny



In its global Competitive report in 2007, the World Economic Forum (WEF) ranked Sweden as the 4th most competitive country in the world and also factors in the ability of the country to sustain such growth over the medium to long term. Also worth noting, is the fact that economic growth in Sweden has outpaced the OECD average for the last ten years with inflation rates over the last five years being among the lowest of all the EU countries.

Co-director of Táin 3 is accountant John Mc Eaneay FCCA, who is also a partner in one of the North East's leading audit and accountancy firms - KMR. John has extensive experience having overseen many property development projects and syndicated funds.

The initial investment or seed property for Táin 3, will be a 2,585 sq meter trophy building on the main street on Vanersborg town square. "There is immediate upside potential with this property, explained Des,

as we plan on renovating the upper floors, converting the much larger units and roof space into 16 high specification apartments. While this renovation will be undertaken we will still have a revenue stream from the commercial tenant on the ground floor and basement - Handelsbanken (Sweden's 3rd largest bank) who have been a tenant since 1943".

The local area of Vanersborg / Trollhattan, which has a population of circa 120,000, have aeronautical and auto-giants Volvo Aero and Saab Automotive as major employers in the immediate area. Also, of significance to the region is the upgrading of the main road network from Gothenburg to Trollhattan, which will have motorway status by 2010. This will be closely followed by a new high speed train link, to be completed by 2011, reducing the commuting time to Gothenburg city centre to 22 minutes. "We plan on adding similar type investment properties to the

Táin 3 portfolio once funding has been achieved. The important factors for these investments will be the underlying quality of the asset, the current and potential rental income, the stability of cash flow from the property and the capital growth potential". Investors in the fund will take ownership of the underlying assets in Táin 3 by means of a shareholding within a company. The envisaged return to the investor, prior to any promoter profit share, will be 12% compounded per annum. "In other words, for every year of the investment, we have to be giving our investors a 12% return compounded per annum prior to any performance payment to the organisers of the syndicate" explains Des. Táin 3 is open to private individuals, corporate investors or private pension investors at a minimum investment of €50,000 and increments of €10,000 thereafter. For those individuals who wish to set up a new personal pension arrangement, we will be on hand for advice, having secured favourable terms with specialists in this field for Táin 3 investors. If you require additional information on this investment opportunity you can contact Des or Gearoid on 042 9378877 or by e-mailing us at info@offplaninvestments.ie. Information is also available on our website - www.offplaninvestments.ie



Vanersborg Bank Building - Seed Property

Investment Highlights

- 5-7 year investment term
- Tax efficient structure / Pension compliant
- Commercial / Residential / Development portfolio
- Exceptionally high return forecast
- Cash flow positive properties
- €50,000 minimum investment
- Sweden offers a very secure market

Táin 3 will be launching at the upcoming National Ploughing Championships in Cuffsgrange, Kilkenny (Tues 23rd to Thurs 25th September). Having successfully concluded the previous two syndicates, Des Quigley, director of Off-plan Investments is aiming to raise €20 million for investment in the Swedish Property market. The equity raised from investors, including the directors of Off Plan Investments, will be geared locally in Sweden and will be invested to acquire a portfolio of Commercial, Residential and Developmental property in prime locations in western Sweden. "We feel Swedish property is relatively untapped in terms of the private investor and offers opportunities not available in other less secure economies" explained Des Quigley, also director of the Táin syndicates. "Our extensive contacts in Sweden enable us to find off market deals, which are cash flow positive, even after the repayment of capital and interest finance, while also showing strong growth potential. Such investment types are simply not available in other modern economies of the calibre of Sweden"