

Investment Summary



PROJECT NAME

Riverleigh

PROJECT DETAILS

This 7.49 hectare site is ideally located in the prime growth corridor of Logan Reserve. The site sits in the heart of a strong residential development precinct with completed projects immediately adjacent on two boundaries and will create much needed new opportunities in the under supplied Queensland residential land market. CFMG Capital have successfully completed three nearby residential developments and in excess of 700 residential lots in the Logan area since 2018, demonstrating a strong understanding of the local market fundamentals.

Only ~ 30 minutes (~ 34 km) south of the Brisbane CBD, this multi stage project will be developed into 109 residential lots to service the significant demand in the area for new residential land. The site is just minutes from existing and planned infrastructure including an expanded Coles and newly established Woolworths at the Park Ridge Town Centre in addition to established retail and educational infrastructure in nearby Waterford, Marsden and Loganlea.

Logan Reserve is located within the Logan City Council boundaries and has established itself as a major economic and residential growth corridor:

- Home to ~25,000 operating businesses
- Key location within Logan City Plan
- Logan City 25 year plan includes delivery of 70,000 new dwellings & 50,000 new jobs
- \$450.3m of major infrastructure projects under construction, planned or completed
- \$200m Logan Central Master Plan
- 127 hectare Yatala Enterprise Area (YEA) industrial hub projected to inject \$1 billion into local economy

LOCATION

Logan Reserve, Brisbane QLD

INVESTMENT STRUCTURE

The trust is a registered managed investment scheme. This project relates to the offer of Riverleigh Units which will have a beneficial interest in the securities issued by Windle Road Developments Pty Ltd ('Riverleigh SPV') to the Trust.

TARGETED RETURN

9.75%_{p.a}

(net of all fees)

INVESTMENT TERM

24 months

TARGETED OVERALL RETURN

19.5%

(net of all fees)

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Open

To find out more and obtain your copy of the Product Disclosure Statement, head to cfmgcapital.com.au or call us on 1800 862 058

Units in the CFMG Land & Opportunity Fund - Riverleigh Units are issued by CFMG Equity and Income Funds Limited ARSN 602 610 006 ("CFMG") and offered pursuant to the Product Disclosure Statement ("SPDS"). An investment in Units under the PDS and SPDS is considered a speculative investment because the receipt of the anticipated return (or return of your capital invested) is dependent on the successful completion of the project as outlined in the SPDS. The directors of CFMG Capital do not guarantee investors will receive any or a particular rate of a return or capital. Prospective investors should carefully consider the PDS and SPDS including the risks outlined in those documents before making any investment decision in connection with this investment. See our Target Market Determination at https://bit.ly/3aclSlk.