



## PROJECT NAME

# Riverleigh

## LOCATION

Logan Reserve, Brisbane QLD

## 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 (~34km) 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

## 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%**<sub>p.a</sub>  
(net of all fees)

## INVESTMENT TERM

**24**  
months

## TARGETED OVERALL RETURN

**19.5%**  
(net of all fees)

## STATUS

**Open**

To find out more and obtain your copy of the Product Disclosure Statement, head to [cfmgcapital.com.au](https://cfmgcapital.com.au) or call us on 1800 862 058