



## Project Name

# Birchwood II

## Project Details

This 5.4 hectare site is ideally located in the prime development precinct within the highly sought after Logan growth corridor. The site will yield 86 residential lots and is a direct extension of previous stages of the Birchwood Estate that comprised of 89 completed lots and is also just a short distance from both Solander Estate and Middleton Park Estate, two projects developed by CFMG Capital comprising ~500 completed lots. Birchwood II as a standalone investment opportunity has the significant benefits of existing sales and development momentum, and an established and thriving 2 stage community.

Only ~30 minutes (26km) south of the Brisbane CBD, this multi stage project will continue to service the significant demand in the area for new residential land. The site is just minutes from existing and planned infrastructure including expanded Coles and Woolworths at the Park Ridge Town Centre.

Park Ridge is located within the Logan City Council boundaries and has become a major economic and residential growth corridor:

- Home to ~20,000 operating businesses
- Key location within Park Ridge planning scheme and broader Logan City Plan
- Park Ridge planning scheme covers area of 2,450 hectares, set to grow by 25,000 residents alone
- Logan City 25 year plan set to include delivery of 70,000 new dwellings & 50,000 new jobs
- \$394.3m 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

Park Ridge, Brisbane QLD

## Investment Structure

The trust is a registered managed investment scheme. This project relates to the offer of Birchwood II Units which will have a beneficial interest in the securities issued by Koplick Road Development No 3 Pty Ltd ('Birchwood II 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)

## Status

**Open**

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