

Information Memorandum



50 CARL STREET
Woolloongabba, Brisbane

INVESTMENT PROPERTY CHECKLIST

1. **Location** (Commuting Distance to Employment Hubs)



6. **Capital Growth Prospects**



2. **Population Growth**



7. **Market Cycle**
(Is this a rising market?)



3. **Infrastructure Projects**



8. **Rental Demand & Yield**



4. **Economic Drivers** (Ideally several different industries)



9. **Local Amenities**
(Proximity to Schools, Shopping, Hospitals)



5. **New Job Creation**



10. **Public Transport**
(Proximity to Bus, Train)



Let's tick the boxes...



QUEENSLAND ECONOMY TOPS THE STATES

State of the States January 2023



1. QLD
Strength
Relative population growth
Weakness
Construction work done

2. TAS
Strength
Equipment investment
Weakness
Retail trade

3. SA
Strength
Construction work done
Weakness
Relative economic growth

=4. NSW
Strength
Equipment investment
Weakness
Housing finance

=4. VIC
Strength
Retail spending
Weakness
Relative population growth

6. ACT
Strength
Housing finance
Weakness
Relative population growth

7. WA
Strength
Relative economic growth
Weakness
Construction work done

8. NT
Strength
Relative economic growth
Weakness
Retail trade

NEWS

Queensland's economy now the best-performing in the country, CommSec's State of the States report reveals

By [Matt Eaton](#) Mon 23 Jan 2023

Strong interstate migration and jobs growth has lifted Queensland to its first top ranking on CommSec's quarterly State of the States economic report.

NO. 1 DRIVER OF CAPITAL GROWTH IS POPULATION GROWTH

“Over the three years to June 2023, Queensland’s population grew by nearly 300,000, the largest swell in the country, and of those, 120,000 people came from interstate – making us the number one destination for migration in Australia,” [Antonia Mercorella](#), CEO, Real Estate Institute of Qld



INTERSTATE MIGRATION 90% ABOVE DECADE AVERAGE

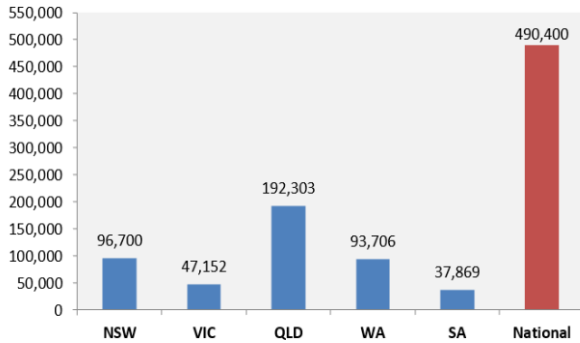
MASS MIGRATION TO QLD

EST. 220,000 MORE WITHIN 5 YEARS

Population growth since start of pandemic

Source: Australian Bureau of Statistics

MACRO BUSINESS



www.macrobusiness.com.au

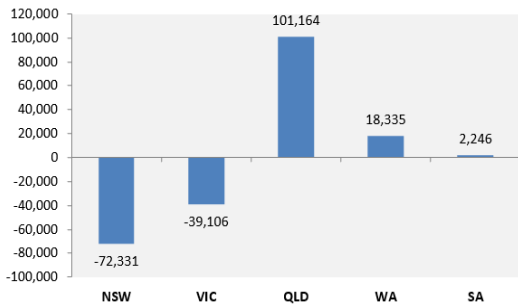
That's around double second-placed New South Wales (96,700).

This surge in Queensland's population growth has been driven by record high interstate migration, primarily from Sydney and Melbourne:

Net Internal Migration since start of pandemic

Source: Australian Bureau of Statistics

MACRO BUSINESS



www.macrobusiness.com.au

MACRO BUSINESS

Southerners flee to QLD in record numbers

Leith van Onselen 20 March 2023

Last week's population data from the Australian Bureau of Statistics (ABS) showed that Australia's population surged by nearly 500,000 over the 2022 calendar year off record net overseas migration: Interestingly, the breakdown of population growth by jurisdiction to Q3 2022 shows that Queensland has led the nation's population increase since the start of the pandemic (March 2020), growing by 192,300 over that period:

NEWS

More than 220,000 people could move to Queensland over the next five years

By Lillian Rangiah Thu 8 Sep 2023

About 220,000 people are tipped to leave the southern states for Queensland over the next five years, a survey from the Property Council of Australia (PCA) has revealed.

The potential influx has the industry body so alarmed they are calling on the state government to take urgent action to combat Queensland's housing shortage.

The Courier Mail

New figures predict another 2.2m people will make south-east Qld home

Tony Moore July 30, 2023

An extra 2.2 million will call south-east Queensland home by 2046, as the population in the region swells to 6 million people. Almost 500,000 people are projected to move into the Brisbane City Council area alone, increasing the population to 1,721,000 by 2046.

The Courier Mail

54,000 interstaters moved to Queensland in one year

Leisa Scott January 14, 2023

The great post-pandemic migration boom is on with more young families are moving to Queensland than ever before - who can blame them?

Australian Bureau of Statistics figures show that to the years ending March 2019 and 2020, net interstate migration was steady around 23,000 to 24,000. By March 2021, it had bounced to 31,000.

By this March, 54,000 people had packed up, waved goodbye and teemed across the Queensland border.

BOOMING

SOUTH EAST QUEENSLAND

- The ABS projects there will be an additional **1.5 Million residents in SEQ between 2020 and 2041 to reach 5.3 Million**⁽¹⁾
- That is **75,000 new residents every year** for 20 years⁽¹⁾
- The QLD Government estimates **630,000 new dwellings will be needed in the next 20 years** to accommodate this population growth⁽¹⁾
- That is **577 new homes required every week for the next 20 years** to meet the housing demand.⁽¹⁾
- The QLD government has allocated **\$134 Billion in infrastructure investment** to support this massive population boom.⁽³⁾
- The **major infrastructure projects** are expected to support about **930,000 jobs through to 2031**.⁽³⁾



SOUTH EAST QUEENSLAND \$134 BILLION INFRASTRUCTURE PLAN

SUNSHINE COAST ●

AURA ◆

NORTH LAKES ◆

BRISBANE ●

MOUNT GRAVATT ◆

REDLAND BAY ◆

SPRINGFIELD ◆

● LOGAN

PIMPAMA ◆

SOUTHPORT ◆

GOLD COAST ●

ROBINA ◆

● TOOWOOMBA

IPSWICH ●

YARRABILBA ◆

FLAGSTONE ◆

The QLD Government has allocated **\$134 Billion** in infrastructure investment to support the massive population boom. The 350 plus major projects are expected to support about **930,000 jobs through to 2031.** ⁽¹⁾⁽³⁾

10 NEW CITIES are underway to house the extra 1.4m residents coming in the next 15 years.⁽²⁾

● ESTABLISHED CITIES

● PRINCIPAL REGIONAL
ACTIVITY CENTRES

QLD RENTAL CRISIS – FAMILIES FORCED TO LIVE IN TENTS / CARS



9NEWS

Surge in tent cities as Qld rental prices continue to skyrocket

Elena Cooper March 21, 2023

Heartbreaking photos have confirmed fears of a deepening housing crisis, with more and more Queenslanders forced to live in cars and “tent cities”. Calls for more short-term and crisis accommodation come ahead of the state government’s housing summit on Tuesday, as advocacy groups reach “their wits’ end”. Queensland Council of Social Service chief executive Aimee McVeigh said on Monday morning the situation had deteriorated into “an absolute crisis”.

 realestate.com.au

QUEENSLAND HOUSING CRISIS: Queensland faces steepest rent increase costs 26th October 2023

New data has revealed Queenslanders are facing the steepest rental increases in Australia, and the highest increase in rental costs in 14 years. In the past year, the cost to rent a home in Queensland has skyrocketed a staggering 9.5 per cent, putting more pressure on already-stretched families according to figures just released by the Australian Bureau of Statistics.

The Courier Mail

43,000 on housing waitlist amid QLD’s crippling housing crisis

Stephanie Bennett January 13, 2024

The true extent of Queensland’s social housing crisis has stretched to “more like 100,000 households” with many families not bothering with “years-long” waiting lists, the state’s peak body has warned. The Queensland Council of Social Service chief executive Aimee McVeigh said shock data reveals the number of people on the state’s social housing register had climbed by almost 1600 to 43,074 by the end of September.

QLD RENTAL CRISIS – A GREAT TIME TO BE A LANDLORD

 realestate.com.au

Rents surge 14.9pc as quarterly inflation hits Brisbane hardest

Sophie Foster Updated 27 Jul 2023

Brisbane rents jumped 14.9 per cent in the past year, with quarterly inflation now hitting the River City harder than all other capitals. Brisbane's vacancy rate was still "extremely tight" at 1.1 per cent in June, said PropTrack economic research director Cameron Kusher, which forced the median rent rise to 14.9 per cent over the past year.

 NEWS

100 people per rental: Queensland vacancy rate hits new record low

Sophie Foster September 9, 2023

Queensland's rental vacancy rate has hit its lowest level ever, dropping below 1 per cent, with the hardest hit area in Brisbane falling to a shocking half a per cent. Every region in Queensland except four were now showing vacancy rates below 1 per cent. PropTrack economist Anne Flaherty warned there was worse to come for renters across the entire state, with the vacancy rate expected to be squeezed further cementing in rent increases for the next few years.

 IN QUEENSLAND

Brisbane rents hit all-time high: \$627 per week to put roof over your head

Tess Ikonomou Jan 23, 2024

Australians are paying a new weekly record of \$601 in rent, amid an alarming surge in demand for homelessness services. Shocking data released by CoreLogic has revealed the soaring cost of housing across the country, as renters faced a median cost of \$31,252 a year to keep a roof over their heads. Rent has jumped by a median of \$164 to \$601 per week in December 2023, from \$437 per week in August 2020.

BRISBANE QUEENSLAND'S CAPITAL CITY



BRISBANE FAST FACTS



Land area

Brisbane covers **1342.7 km²** across 190 mainland suburbs, plus additional islands and localities in Moreton Bay.



Resident population

1.32 million people called Brisbane home as of June 2023.



Average household size

According to the 2021 Census, the average household in Brisbane is made up of **2.5 persons**.



Gross Regional Product

Brisbane region's Gross Regional Product (GRP) was estimated at **\$181 billion** in 2020-21.



Registered businesses

There were approximately **139,000 registered businesses** within Brisbane in 2022-23.



Labour force

As of June 2023, Brisbane had a labour force of **more than 761,000 people**.



Local employment

According to the 2021 Census, **68% of people** work and live within Brisbane LGA.



Working age population

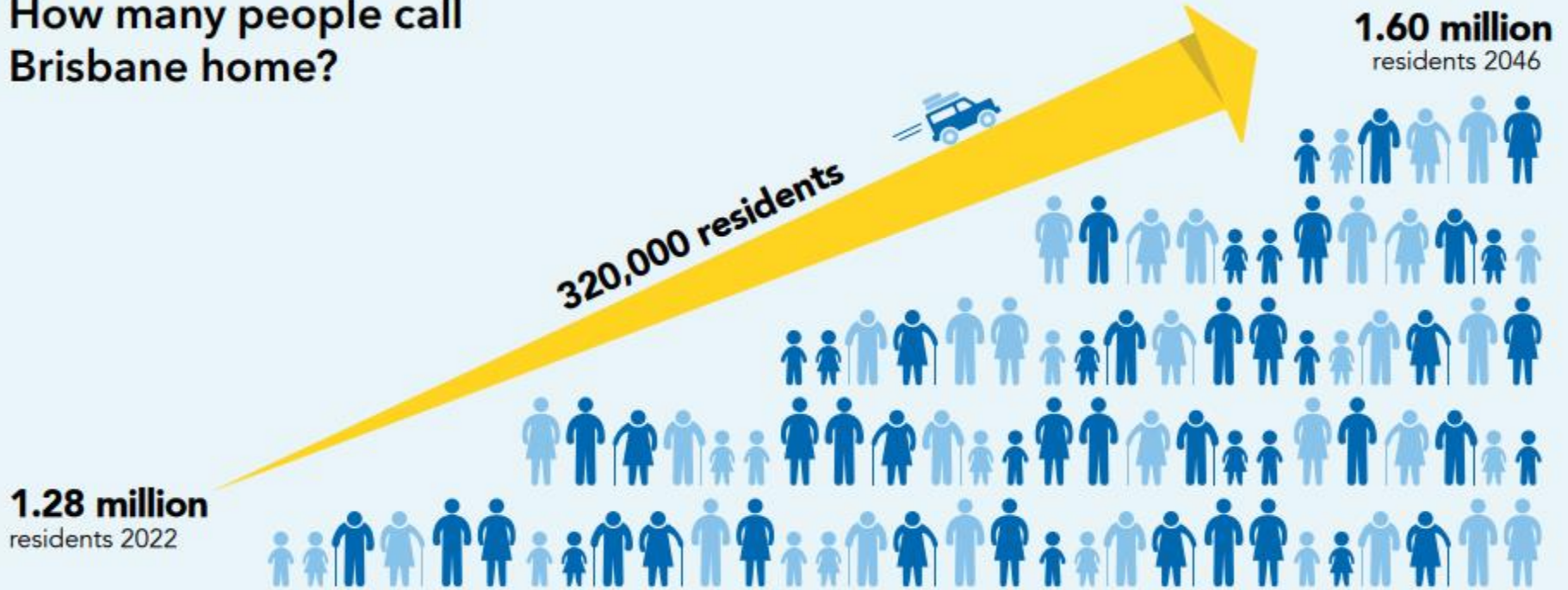
As of June 2022, **69% of Brisbane's population** were working age (between 15-64 years).

BRISBANE'S POPULATION EXPLOSION

Brisbane's resident population



How many people call Brisbane home?



BRISBANE MAJOR INDUSTRIES BASED ON EMPLOYMENT



Health care and
social assistance
121,574 jobs



Professional, scientific,
and technical services
89,605 jobs



Education and
training
70,042 jobs



75%
Female
employees



25%
Male
employees



57%
Male
employees



43%
Female
employees



69%
Female
employees



31%
Male
employees



Registered businesses*
12,918



Registered businesses*
24,766



Registered businesses*
2,491

Key employment locations include:

- South Brisbane
- Kelvin Grove-Herston
- Woolloongabba
- Chermside
- Spring Hill.

Key employment locations include:

- City centre
- Fortitude Valley
- Paddington-Milton
- Newstead-Bowen Hills
- South Brisbane.

Key employment locations include:

- St Lucia
- City centre
- Kelvin Grove-Herston
- South Brisbane
- Salisbury-Nathan.

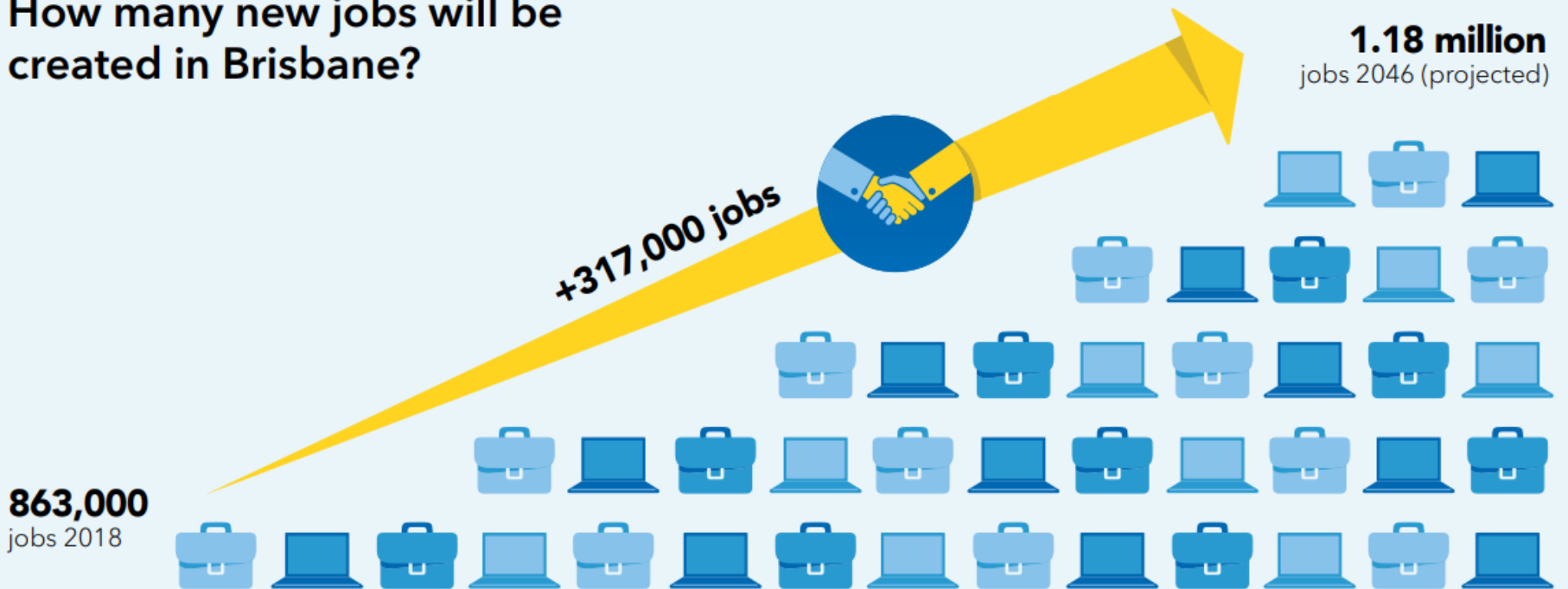


BRISBANE'S MASSIVE JOBS BOOM



Brisbane's projected jobs growth

How many new jobs will be created in Brisbane?

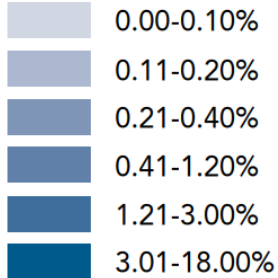


BRISBANE'S MAJOR JOBS LOCATIONS

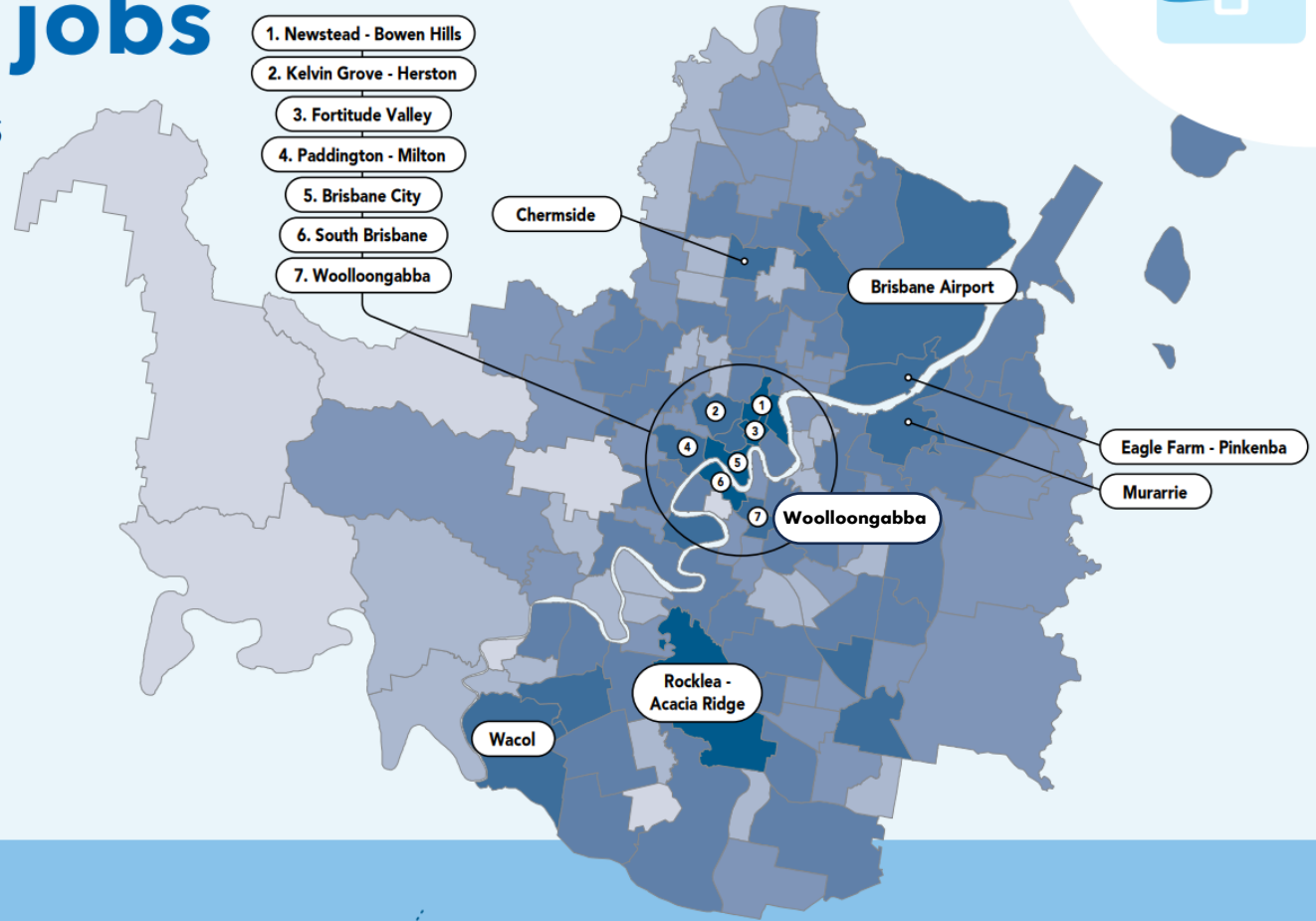
Brisbane's jobs

Where are Brisbane's jobs concentrated?

Percent of workers



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021, Table Builder based on Place of Work.



QLD construction pipeline grows to \$71 billion post-pandemic

Stephanie Nestor January 8, 2023

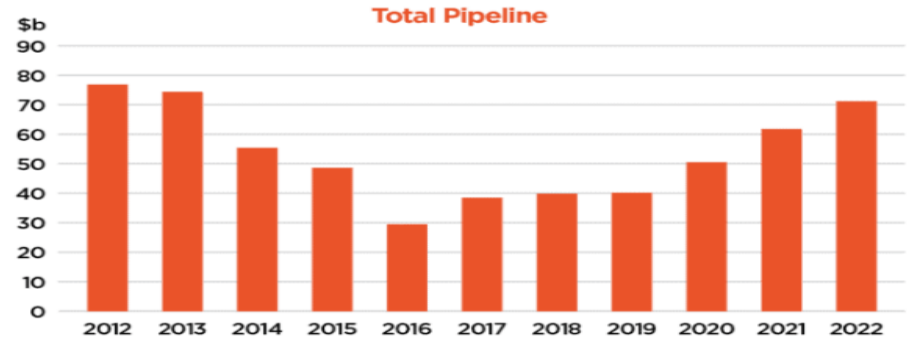
\$71 billion worth of rail, road, energy and water projects are expected to be delivered in Queensland over the next five years, according to the latest Queensland Major Projects Pipeline report. The new report released by Queensland Major Contractors Association (QMCA) and Construction Skills Queensland (CSQ), expects a growing pipeline of works for Queensland.

The report evaluates the current market outlook and medium-term major project construction pipeline across the state. QMCA CEO, Andrew Chapman, said 2022's major project pipeline has returned to levels not seen since the resources boom in 2012, but this one is more balanced with various projects across diverse industries and locations, minimising the risk of another boom-and-bust period.

"And that is before we factor in projects that urgently need fast-tracking to support the 2032 Olympic and Paralympic Games.

^{***}Regionally, Cairns (\$1.2 billion), Townsville (\$1.3 billion), Mackay-Isaac (\$3.3 billion), Wide Bay (\$1.1 billion), Darling Downs-Maranoa (\$2.1 billion) have strong funded pipelines, benefiting from increased activity, particularly in resources, renewables, and future minerals projects

\$71 BILLION IN PIPELINE FOR QLD INFRASTRUCTURE



Bar graph showing growing Queensland pipeline. Image courtesy of QMCA.





QUEENSLAND PROPERTY MARKET HAS 'WON' GOLD WITH THE 2032 OLYMPICS

Brisbane officially announced as 2032 Olympic Games host city

NT

9 NEWS

PRD chief economist says Brisbane 2032 Olympics could more than double house prices

Kenji Sato Thu 8 Feb 2024

New PRD research shows there have historically been sharp increases in house prices near Olympic venues, particularly in a 5 to 10-kilometre radius of stadiums and venues. The paper analysed other Olympic cities such as Tokyo, Sydney and London, which saw significant house price hikes in the 12 months after the games.

The paper's authors said there was an average 14.3 per cent price spike in the year following major events, generally clustering around Olympic venues. Based on these historical trends, the authors predicted today's median house price in Brisbane's Olympic suburbs could **more than double by 2033**.

BRISBANE PROPERTY MARKET 2024

CONTINUED GROWTH PREDICTED BY EXPERTS



Brisbane, Perth and Adelaide set to lead the charge in 2024

Shannan Molloy January 1, 2024

Perth is likely to lead the charge at a capital city level, with projected home price growth of between five per cent and eight per cent, Mr Kusher said.

Adelaide is also set to see strong increases of between four and seven per cent, while Brisbane's forecasted growth is three to six per cent.



Brisbane home values tipped to go through the roof in 2024

Samantha Healy 1 Jan 2024

Brisbane house values could soar by up to 6 per cent next year, with the capital tipped to record some of the strongest growth in the nation.

Exclusive new research from PropTrack shows that home values in Brisbane increased 8.9 per cent in the 12 months to the end of November this year to reach a new record high, defying interest rate hike pressures and even initial forecasts of a downturn.



Brisbane property boom likely to push into 2024

By Melinda Jennison, 4-01-2024

Since January, Brisbane property prices have surged by an impressive 9.1 per cent, even in the face of high inflation and interest rates, and the capital growth looks set to continue. Heading into 2024, buyers should anticipate fierce competition and be prepared to act swiftly, as desirable properties are once again selling quickly.

For sellers, this may be an opportune time to list your property, as a multitude of eager buyers and intense competition are exerting upward pressure on prices.

BRISBANE PROPERTY MARKET 2024

RECORD PRICES FOR HOUSES AND UNITS



Australian
PropertyInvestor
FOR HOMEOWNERS, INVESTORS & PROPERTY PROFESSIONALS

Brisbane now second priciest property market with boom to continue

By **Melinda Jennison**, 5-6-2024

In May, according to new CoreLogic data, Brisbane's median house values surpassed Melbourne's for the first time since June 2008, moving Brisbane from fourth to third place among Australia's most expensive capital city housing markets, behind only Sydney and Canberra.

 **realestate.com.au**
Australia's No.1 property site™

Brisbane's bursting population shaping the property market

By **Ev Foley** | 28-2-2024

Brisbane's property market continues to be among the fastest growing in the country and with the population swelling and the city bursting at the seams, there's little sign of that real estate market cooling.

Australian
PropertyInvestor
FOR HOMEOWNERS, INVESTORS & PROPERTY PROFESSIONALS

Units lead the way as Brisbane clocks up 13 mths of record capital growth

By **Melinda Jennison** | 4-4-2024

Brisbane median house prices have surpassed \$900,000 for the first time, while unit values in Brisbane are showing three to four times better performance compared to the national average.

BRISBANE'S DEEPENING RENTAL CRISIS



Domain

Brisbane a 'landlord's market' as rents hit record high after fastest rise in 15 years

Sarah Webb April 11, 2024

Rent for a typical Brisbane unit now costs just a few mangoes shy of \$600 a week after climbing \$30 in just three months to hit a record high. The rise makes Brisbane the second most expensive capital in Australia to rent a unit at \$590 per week as of the March quarter – yet five years ago the city was the fourth most affordable.

realestate.com.au

Rental Crisis: Brisbane rental vacancies remain below 1%

David Bonaddio 9 Apr 2024

RENTERS across Brisbane are still struggling to find a place to live despite a slight easing of market conditions in March, with the city remaining one of the tightest rental markets in the country. According to the new PropTrack Market Insight Report Brisbane continues to experience extremely tight rental market conditions at 0.98 per cent – a rise of 0.03 percentage points from February.

The Courier Mail

100 people per rental: Queensland vacancy rate hits new record low

Sophie Foster 09 Jan 2024

The rental vacancy rate in Queensland has hit its lowest ever, falling below 1%, with the worst affected region being Brisbane, falling by up to half a per cent. Cashflow Properties founder Bharat Patel, who owns 30 properties, most of them rentals, in Queensland, warned the era of low rents could end as up to 100 people applied to buy some properties.

GREATER BRISBANE

MARKET STATISTICS

SUBURB MEDIAN STATISTICS

| | House | Townhouses | Units |
|------------------------------------|-------------|------------|-----------|
| Median Listing Price | \$1,018,000 | \$650,000 | \$550,000 |
| Median Price Change – Last Quarter | 4.169% | 4.16% | 6.49% |
| Median Price Change – 1 Year | 7.15% | 14.23% | 12.47% |
| Median Price Change – 2 Years | 19.76% | 31.31% | 19.56% |

SUBURB RENTAL STATISTICS

| | House | Townhouses | Units |
|-----------------------------|--------|------------|--------|
| Median Weekly Rent | \$660 | \$600 | \$550 |
| Median Yield % | 3.37% | 4.80% | 5.25% |
| Median Rent Change – 1 Year | 10.00% | 9.09% | 15.78% |

1.47%

Current Vacancy Rate



8,059

Rental Stock Available



1,131,159

Population



32.91%

Rental Population



50 CARL ST WOOLLOONGABBA BRISBANE

50 CARL ST
WOOLLOONGABBA



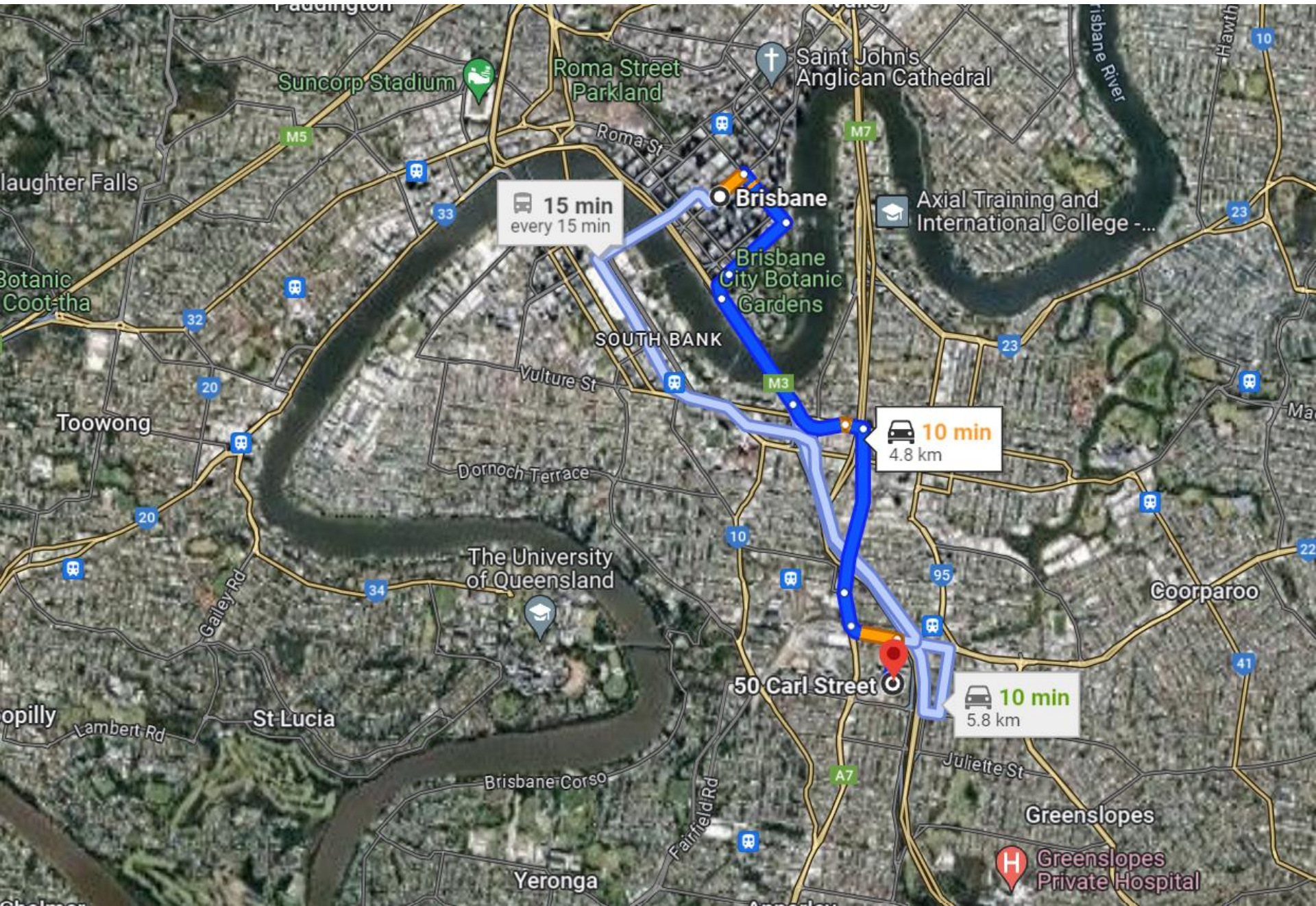
elevate
ESTATE AGENTS

SUBURB OF WOOLLOONGABBA BRISBANE



VIBRANT CITY LIVING 10 MINUTES FROM THE CBD

WOOLLOONGABBA CENTRAL CITY LOCATION



THE GABBA CRICKET / AFL STADIUM



ONLY A 3 MINUTE CAR RIDE FROM 50 CARL ST

INFRASTRUCTURE BOOM FOR THE GABBA



BRISBANE
CBD 2.6 KMS

\$3.6 BILLION
QUEENS WHARF

MATER
HOSPITAL

\$5.4 BILLION
CROSS RIVER RAIL

THE GABBA

\$600 MILLION
SOUTH CITY SQUARE

\$1 BILLION
WEE HUR PARK CENTRAL



MAJOR REDEVELOPMENT FOR WOOLLONGABBA



 **Brisbane Times**

Woolloongabba gets go-ahead for city-changing makeover

By [Tony Moore](#) September 22, 2023

Woolloongabba, will become Brisbane's second gateway after state government legislation passed on Friday that approved the Woolloongabba Cross River Rail Priority Development Area covering 106 hectares between South Bank and Woolloongabba. It also formalises three-year-old promises by the Queensland government that 50 per cent of the site between the new Gabba train station and the new Gabba sports will be green space. It includes the new [Brisbane Metro bus station at the Gabba](#), new [open space at the Gabba](#) and the potential for [walks towards South Bank Parklands](#), which itself is [being redesigned as part of green spine connecting to Roma Street Parklands](#).

THE GABBA A PRIORITY DEVELOPMENT AREA



Brisbane Times

New Woolloongabba plan to allow for 75-storey towers

Cameron Atfield 24 May 2024

Towers of up to 75 storeys would be allowed in Woolloongabba under a new Queensland government planning scheme put out for public comment on Thursday.

The new 106-hectare Priority Development Area, which wrests planning control for the precinct from Brisbane City Council, will allow the heights in two “catalyst uplift projects” near the Gabba stadium and the new Cross River Rail station.

It would allow for 14,000 new homes, which would house an estimated 24,000 residents, and aimed to deliver more public space, improved pedestrian and cycle connections to South Bank and the CBD, and limit urban sprawl on the city’s fringes.

\$1.2 B DEVELOPMENT FOR THE GABBA



Station Square: \$1.2 Billion Project Unveiled in Woolloongabba ahead of 2032 Olympic Games

Last updated: 01/02/24

Woolloongabba is on the brink of even more transformation with the announcement of the Station Square project, a massive new \$1.2 billion mixed-use development inspired by the upcoming Greater Brisbane 2032 Games.

Developer Trenert says the project will celebrate Brisbane's unique heritage and potential as a global city with Station Square comprising of four towers, complete with a pedestrian link spanning Stanley Street, providing access to the Cross River Rail Woolloongabba underground station, with a planned Metro station to follow. Station Square would also feature affordable housing, residential apartments, a 320-room five-star hotel, office building and a retail complex at ground.



HYATT PLACE 162 ROOM GABBA HOTEL



3 MIN CAR / 6 BIKE RIDE FROM 50 CARL ST

WOOLLOONGABBA SET TO BOOM NEXT 5 YEARS

Australian
PropertyInvestor
FOR HOMEBUYERS, INVESTORS & PROPERTY PROFESSIONALS

Woolloongabba poised for Olympic boom

By **Ev Foley** | 3-5-2023

Faith in the 2032 Olympics' ability to push Brisbane property values ever higher is backed by past host-city data which, in Sydney's case, shows property values leapt 60 per cent from its 1993 bid win announcement up to the Games' start in 2000.

Woolloongabba, which is home to the iconic Gabba, is a suburb to watch, along with **Camp Hill** and **Coorparoo**, because of new developments and the rail system connecting the east Brisbane suburbs to Brisbane city.

CROSS RIVER RAIL GAME CHANGER FOR GABBA



NEW WOOLLOONGABBA STATION CROSS RIVER RAIL



WOOLLOONGABBA INVESTMENT HOTSPOT



Domain

Best 5 Brisbane Suburbs To Invest In before the Olympics

June 27 2023

- 1. Woolloongabba** - The Games will have a big impact on Woolloongabba, with median property prices forecast to jump from 1.09 million this year to more than \$2 million by the time of the Games.
- 2. Hamilton**, **3. Tennyson**, **4. Albion**, **5. Paddington**

 realestate.com.au

The Five Best Investment Suburbs South of Brisbane River

APRIL 5, 2024

WOOLLOONGABBA

Average rental yield: 4.32%

Average vacancy rate: 1.63%

Median apartment/unit price: \$563,000

Median house price: \$1,250,000

The Courier Mail

Woolloongabba Australia's best investment spot

Nila Sweeney Jan 24, 2023

Woolloongabba was ranked as the country's best investment location, followed by Burleigh Heads on the Gold Coast, Five Dock in Sydney and North Melbourne according to a new research report commissioned by ME Bank. Apartments in Woolloongabba are set to benefit from the new Cross City Rail.

KANGAROO POINT FOOTBRIDGE - UNDERWAY



LINKING WOOLLOONGABBA TO THE CBD

WOOLLOONGABBA BRISBANE

MARKET STATISTICS

SUBURB MEDIAN STATISTICS

| | House | Townhouses | Units |
|------------------------------------|-------------|------------|-----------|
| Median Listing Price | \$1,024.500 | N/A | \$575,000 |
| Median Price Change – Last Quarter | 4.54% | N/A | 0.91% |
| Median Price Change – 1 Year | -15.34% | N/A | 15.00% |
| Median Price Change – 2 Years | 8.94% | N/A | 19.79% |

SUBURB RENTAL STATISTICS

| | House | Townhouses | Units |
|-----------------------------|-------|------------|--------|
| Median Weekly Rent | \$695 | N/A | \$600 |
| Median Yield % | 3.52% | N/A | 5.42% |
| Median Rent Change – 1 Year | 8.59% | N/A | 20.00% |

2.92%

Current Vacancy Rate



150

Rental Stock Available



5,634

Population



49.44%

Rental Population



50 CARL STREET WOOLLOONGABBA



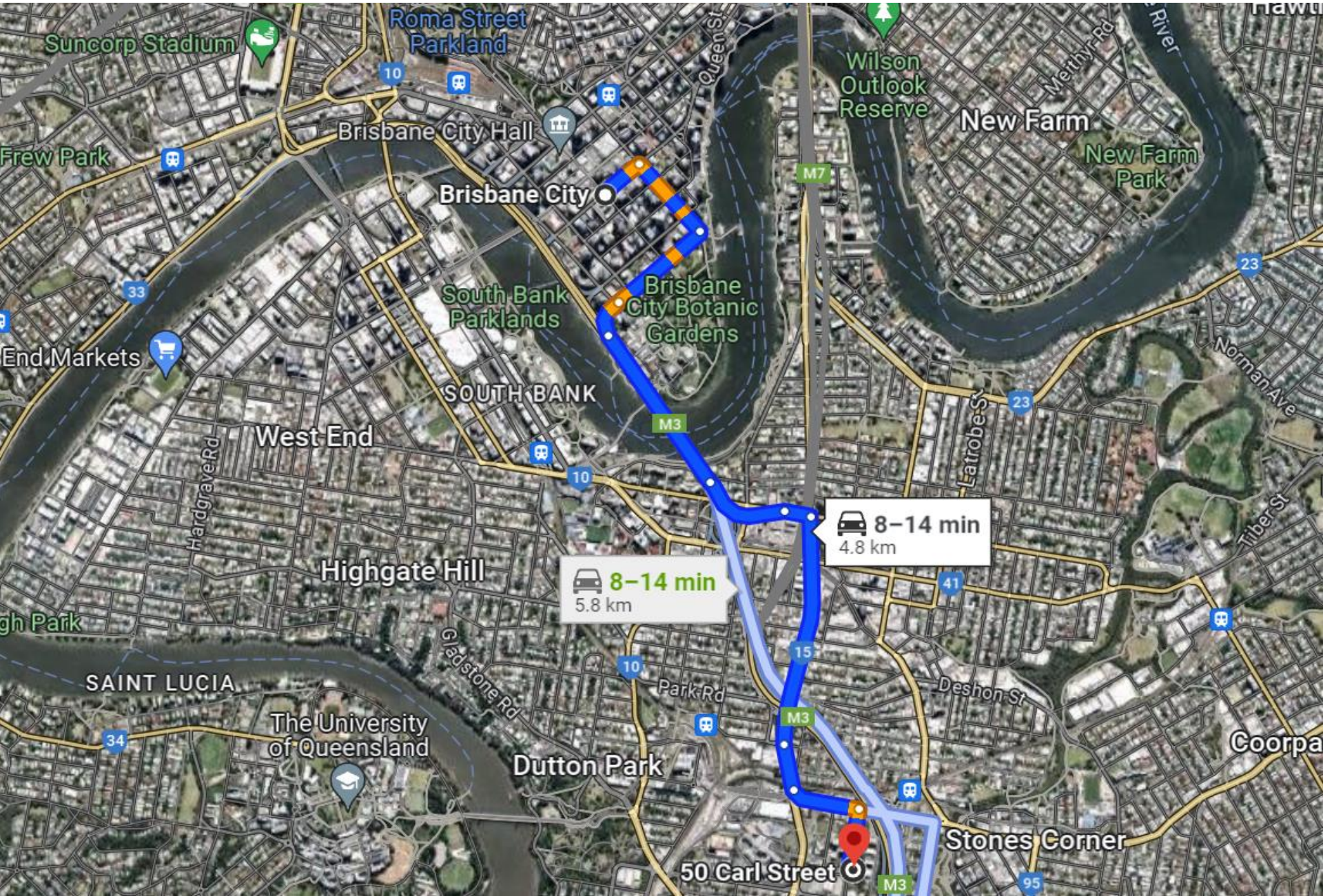
BRAND NEW APARTMENTS - COMPLETED

50 CARL STREET WOOLLOONGABBA

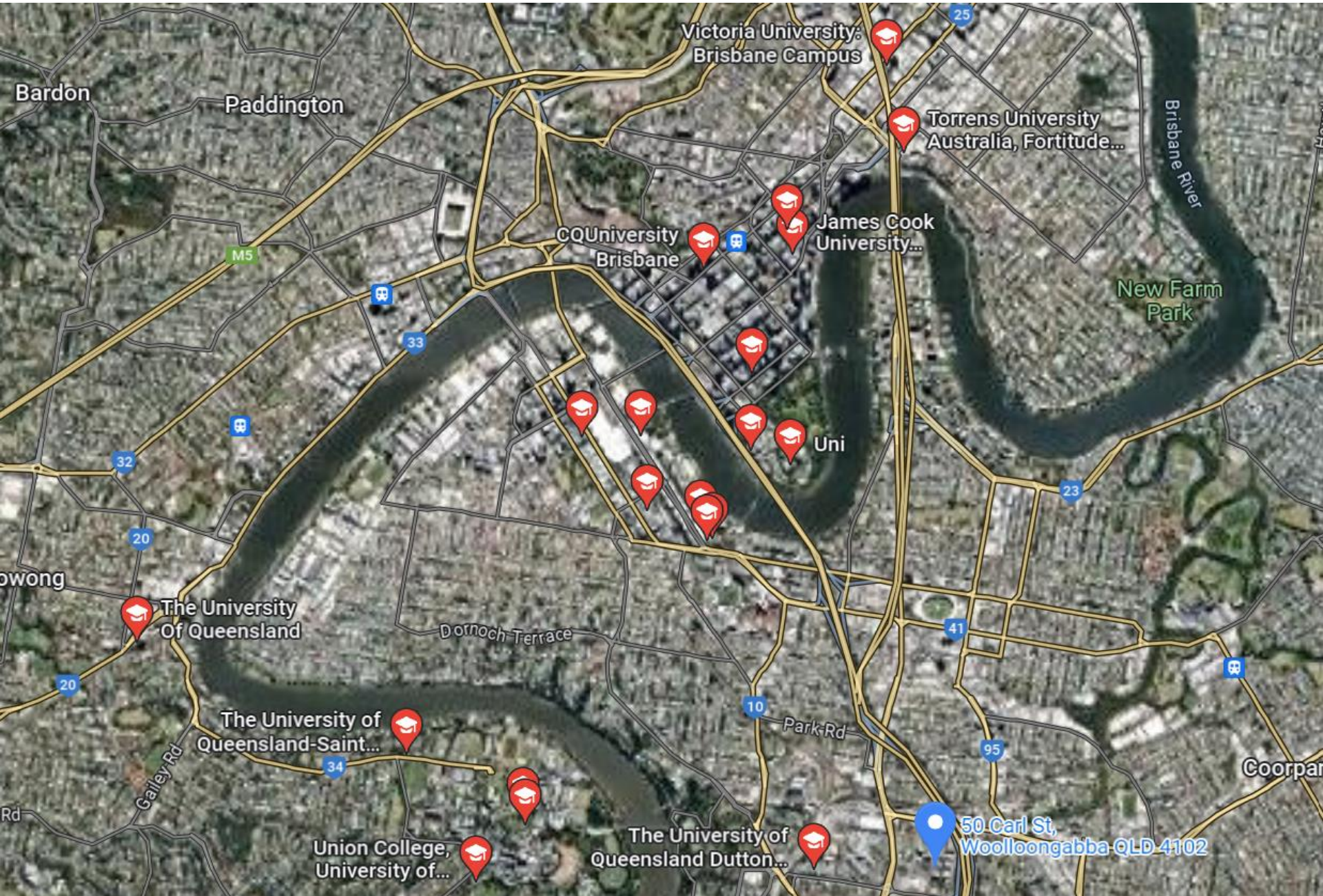
MEDIUM STAY FURNISHED APARTMENTS
LEASED BY THE ROOM – MIN STAY 6 MONTHS
5% PLUS RETURNS FOR INVESTORS



50 CARL STREET CENTRAL CITY LOCATION



50 CARL STREET NEARBY UNIVERSITIES

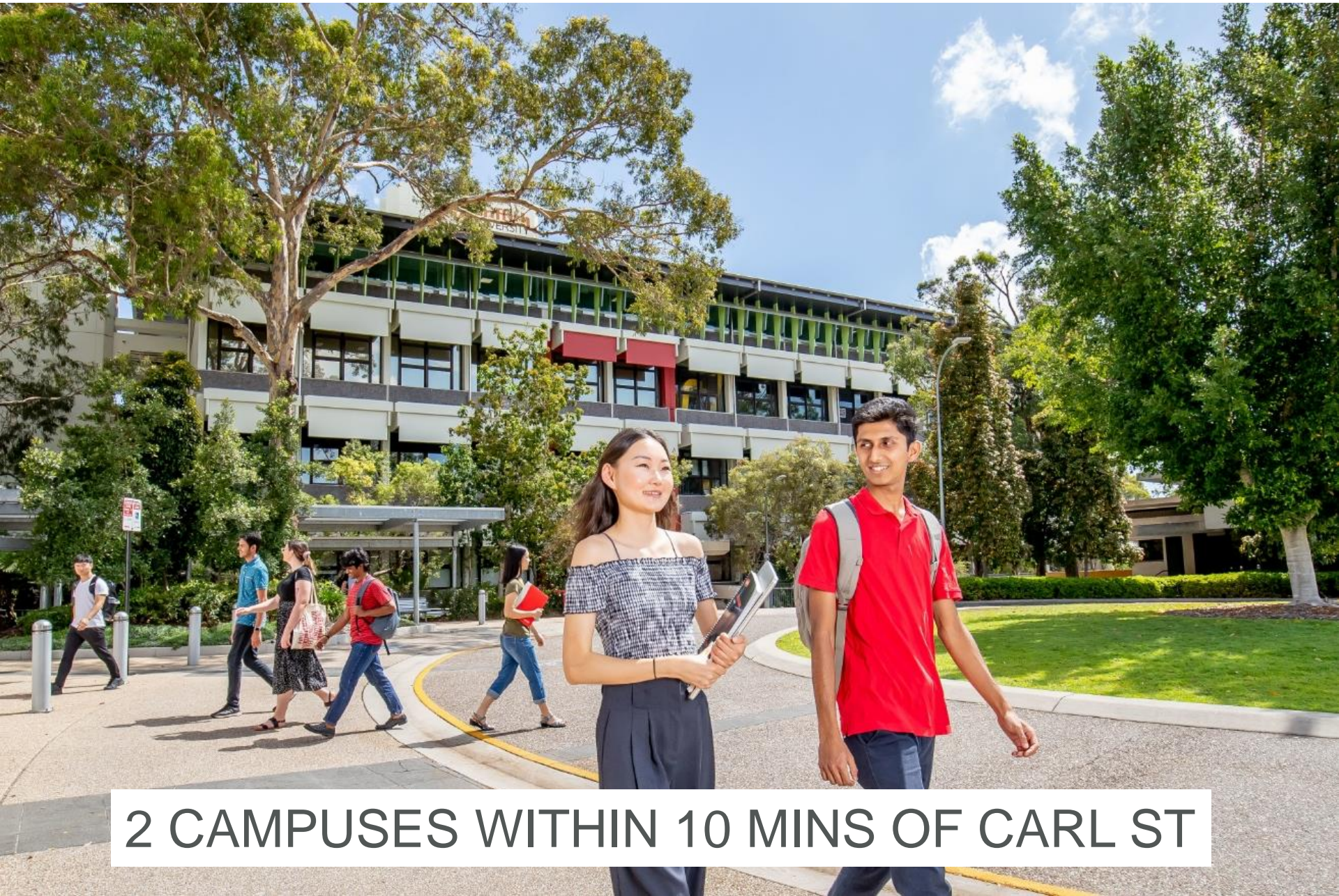


UNIVERSITY OF QUEENSLAND



15 MIN CAR / 10 BIKE RIDE FROM 50 CARL ST

GRIFFITH UNIVERSITY BRISBANE



2 CAMPUSES WITHIN 10 MINS OF CARL ST

GRIFFITH UNIVERSITY MT GRAVATT CAMPUS



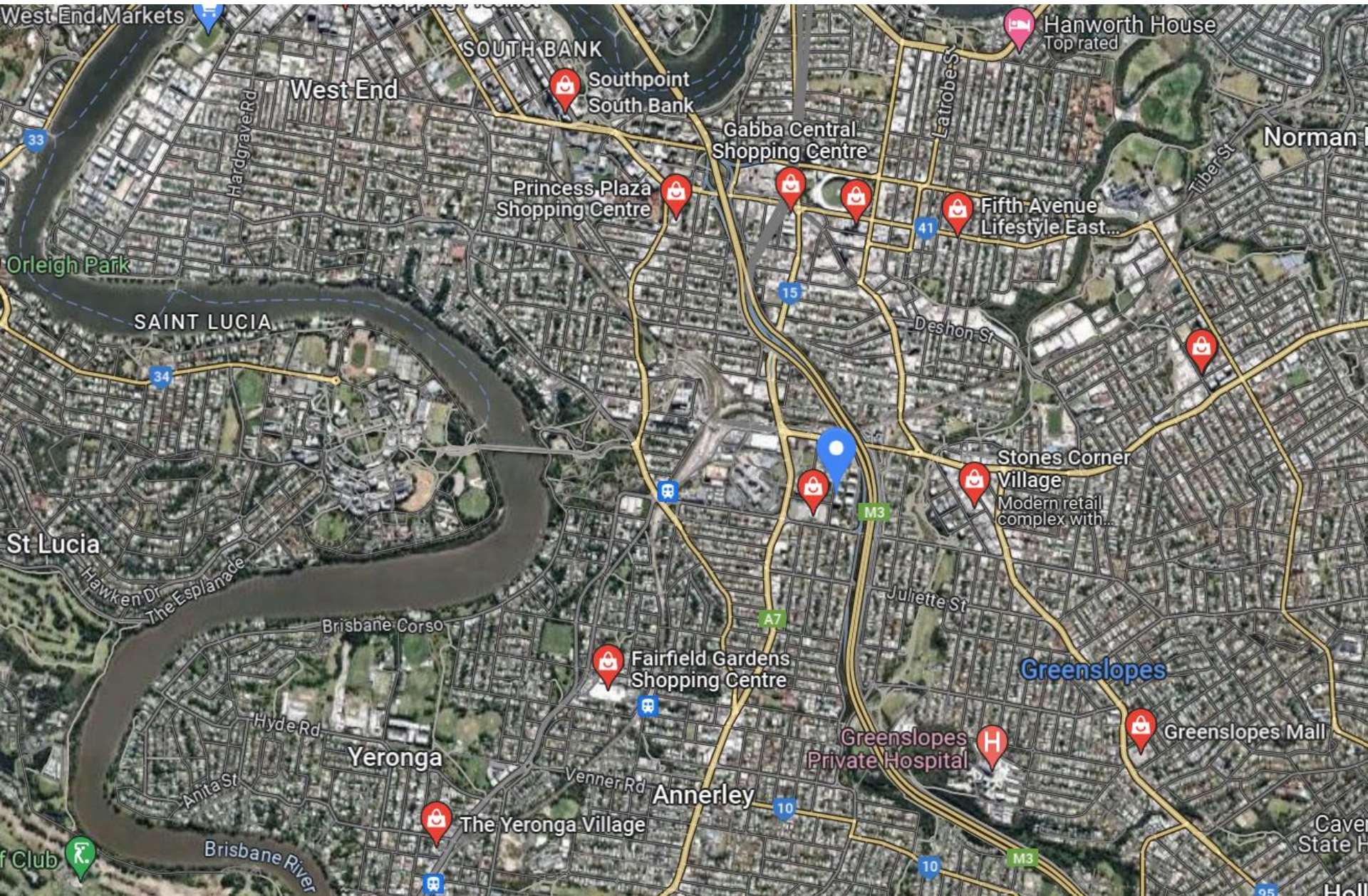
ONLY 10 MINUTES FROM 50 CARL ST

GRIFFITH UNIVERSITY NATHAN CAMPUS



ONLY 7 MINUTES FROM 50 CARL STREET

50 CARL STREET LOCAL SHOPPING



BURANDA VILLAGE SHOPPING CENTRE



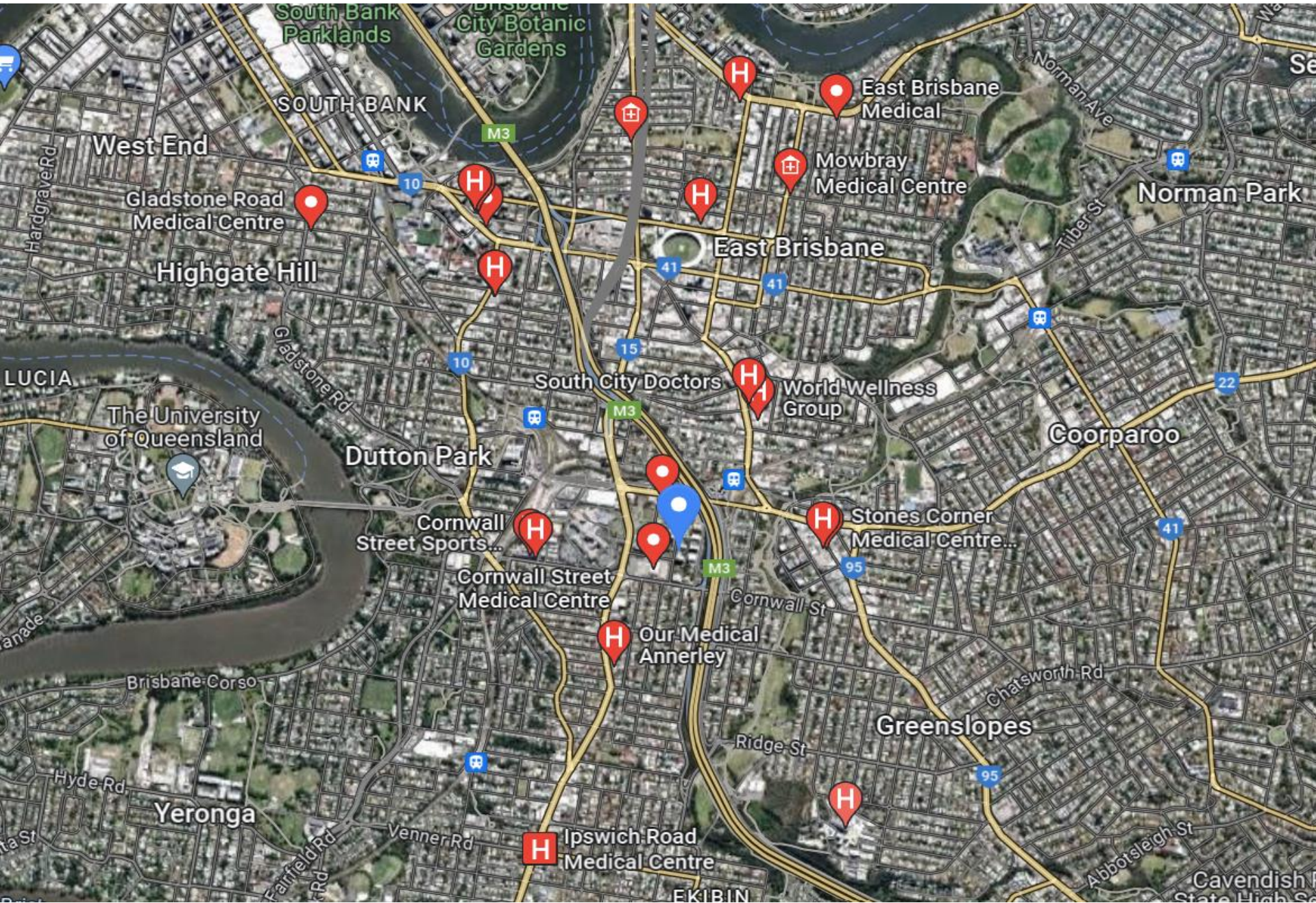
ACROSS THE STREET FROM 50 CARL ST

BURANDA VILLAGE REDEVELOPMENT

Developers have received approval from Brisbane City Council for a city-shaping development that will transform Buranda Village into a modern, mixed-use precinct for the local community to live, work, shop and play. The \$750 million project includes a retail and dining village, office and other commercial spaces, subtropical landscaped public realm areas, more than 620 apartments and up to 50,000m² of commercial area.



50 CARL STREET LOCAL MEDICAL



PRINCESS ALEXANDRA HOSPITAL



3 MIN CAR / 10 MIN WALK FROM 50 CARL ST

GREENSLOPES PRIVATE HOSPITAL



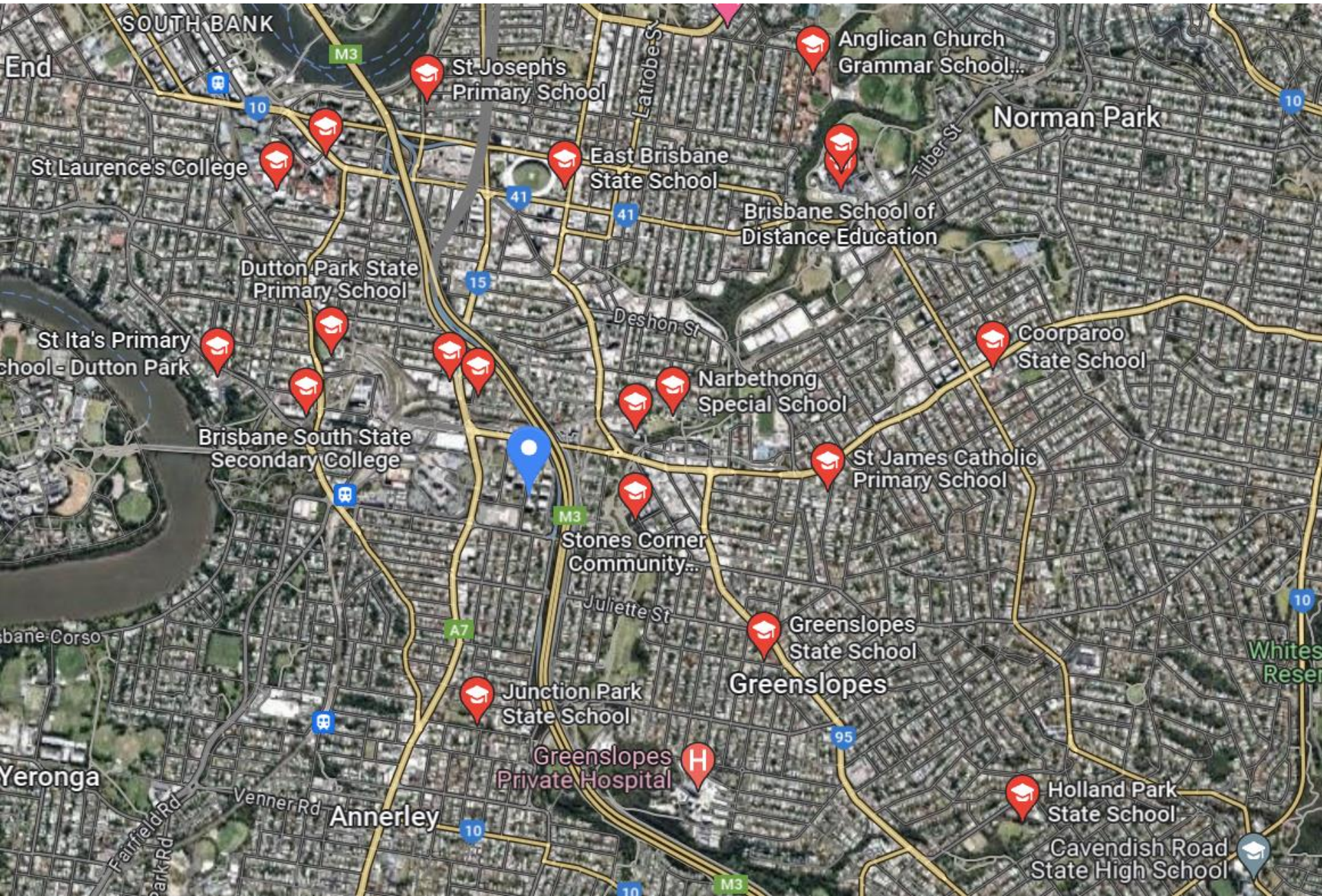
ONLY 5 MINUTES FROM 50 CARL STREET

QEII JUBILEE HOSPITAL \$465M UPGRADE



ONLY 12 MINUTES FROM 50 CARL STREET

50 CARL STREET LOCAL SCHOOLS

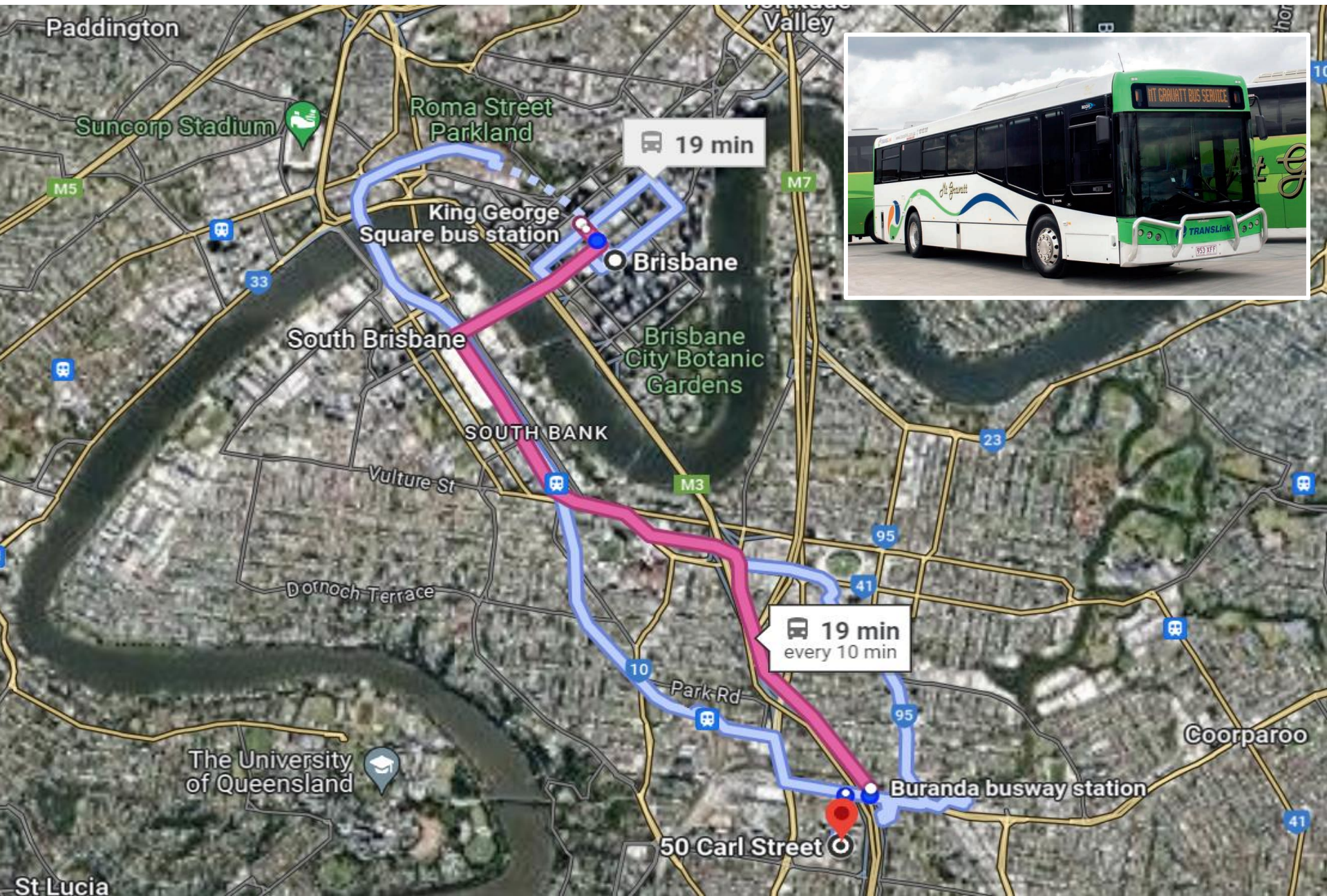


NEW DUTTON PARK STATE HIGH SCHOOL

ONLY 5 MINUTES FROM 50 CARL STREET



50 CARL STREET BUS TO THE CBD



50 CARL STREET FOYER & RECEPTION



50 CARL STREET FOYER & RECEPTION



2 BRM 2 BTH 1 CAR FLOORPLANS



TYPE E

Units

805, 905, 105, 205, 305, 507, 607, 706

Total Area 90sqm

R/WARDROBE

WRD/WALK IN ROBE

CT/COOKTOP SK/SINK F/FRIDGE

TC/TALL CABINET

1/ENTRY 2/LAUNDRY 3/KITCHEN
4/DINING 5/LIVING 6/SHOWER 7/TV
8/BEDROOM 9/STUDY 10/BALCONY

EVERY ROOM HAS ITS' OWN BATHROOM

2 BRM 2 BTH 1 CAR - TYPE E



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2 BRM 2 BTH 1 CAR - TYPE E



2 BRM 2 BTH 1 CAR - TYPE E



2 BRM 2 BTH 1 CAR - TYPE E



2 BRM 2 BTH 1 CAR FLOORPLANS

TYPE B

Units

506, 606, 501, 601, 705

Total Area 90sqm

R/WARDROBE

WRD/WALK IN ROBE

CT/COOKTOP SK/SINK F/FRIDGE

TC/TALL CABINET

1/ENTRY 2/LAUNDRY 3/KITCHEN

4/DINING 5/LIVING 6/SHOWER 7/TV

8/BEDROOM 9/STUDY 10/BALCONY



EVERY ROOM HAS ITS' OWN BATHROOM

TYPE C

Units

502, 505, 602, 605, 704

Total Area 81sqm

R/WARDROBE

WRD/WALK IN ROBE

CT/COOKTOP SK/SINK F/FRIDGE

TC/TALL CABINET

1/ENTRY 2/LAUNDRY 3/KITCHEN

4/DINING 5/LIVING 6/SHOWER 7/TV

8/BEDROOM 9/STUDY 10/BALCONY



2 BRM 2 BTH 1 CAR - TYPE B



2 BRM 2 BTH 1 CAR - TYPE B



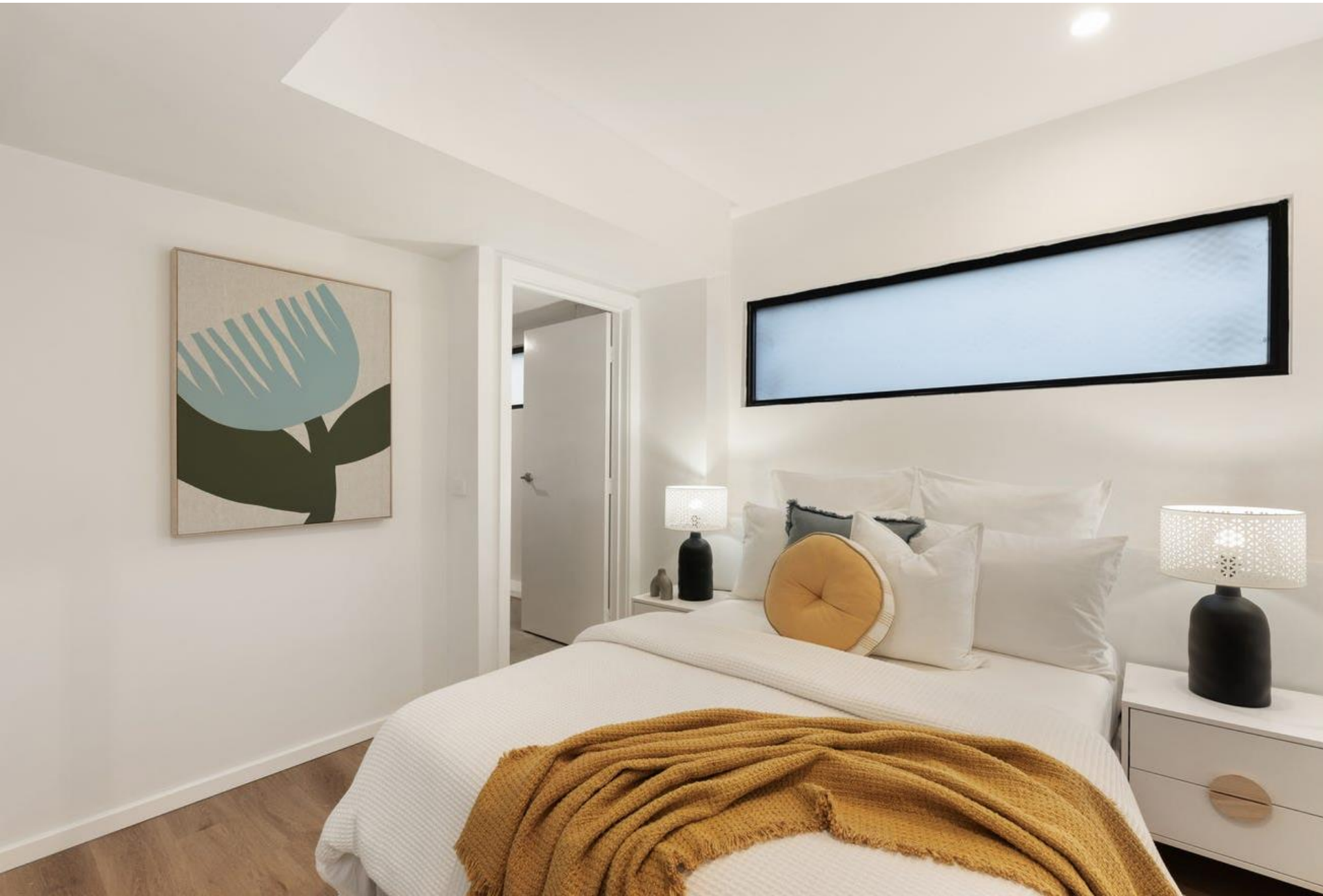
2 BRM 2 BTH 1 CAR - TYPE B



2 BRM 2 BTH 1 CAR - TYPE B



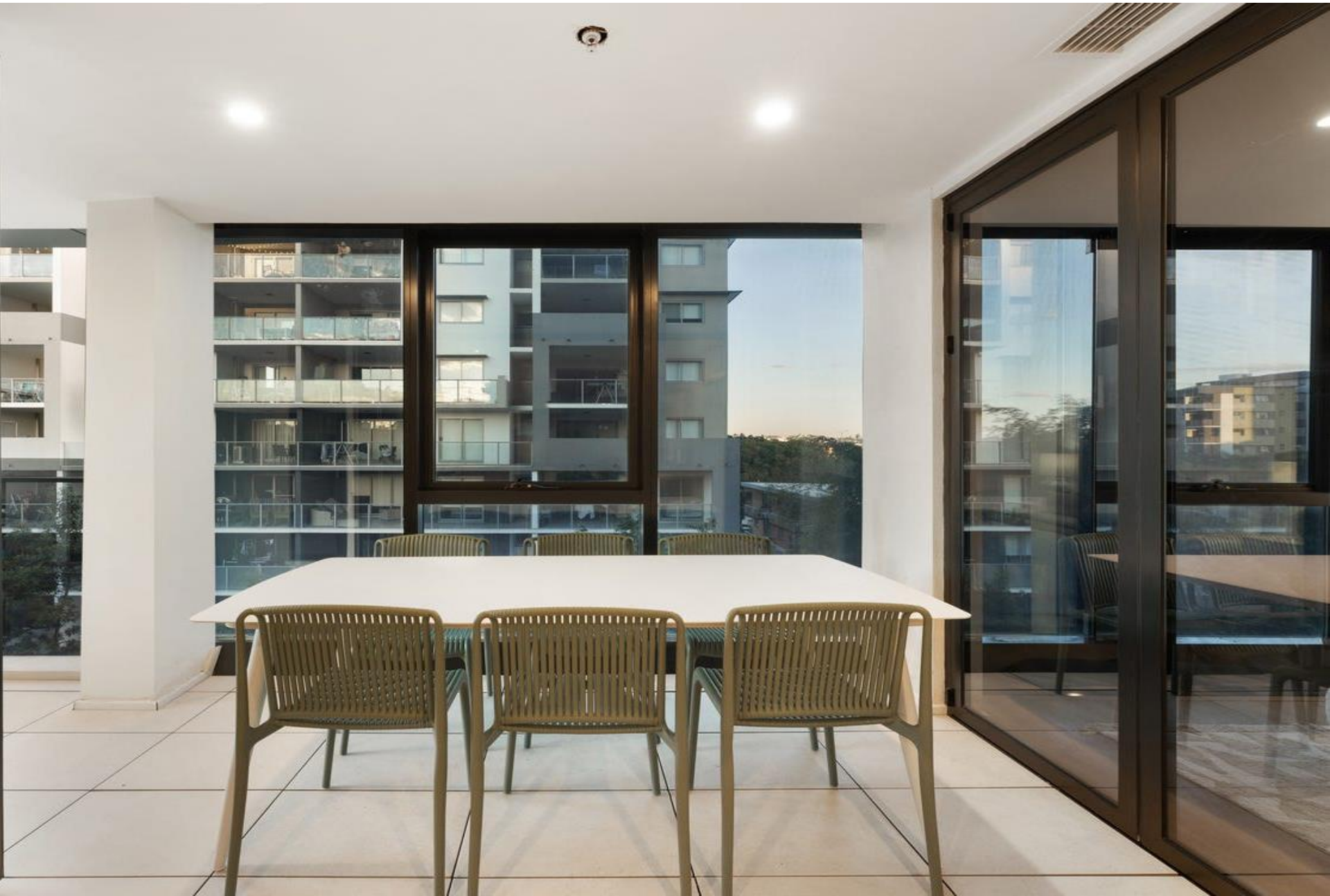
2 BRM 2 BTH 1 CAR - TYPE B



2 BRM 2 BTH 1 CAR - TYPE B



2 BRM 2 BTH 1 CAR - TYPE B



3 BRM 3 BTH 2 CAR FLOORPLANS

TYPE D

Units

503, 504 603, 604

Total Area 108sqm

R/WWARDROBE

WRD/WALK IN ROBE

CT/COOKTOP **SK**/SINK **F**/FRIDGE

TC/TALL CABINET

1/ENTRY 2/LAUNDRY 3/KITCHEN
4/DINING 5/LIVING 6/SHOWER 7/TV
8/BEDROOM 9/STUDY 10/BALCONY



TYPE F

Units

101, 104, 201, 204, 301, 304, 701, 801,
804, 901, 904

Total Area 128sqm

R/WWARDROBE

WRB/WALK IN ROBE

CT/COOKTOP **SK**/SINK **F**/FRIDGE

TC/TALL CABINET

1/ENTRY 2/LAUNDRY 3/KITCHEN
4/DINING 5/LIVING 6/SHOWER 7/TV
8/BEDROOM 9/STUDY 10/BALCONY



EVERY ROOM HAS ITS' OWN BATHROOM

3 BRM 3 BTH 2 CAR - TYPE F



3 BRM 3 BTH 2 CAR - TYPE F



3 BRM 3 BTH 2 CAR - TYPE F



3 BRM 3 BTH 2 CAR - TYPE F



3 BRM 3 BTH 2 CAR - TYPE F



3 BRM 3 BTH 2 CAR - TYPE F





4 BRM 4 BTH 2 CAR FLOORPLAN

TYPE G

Units

102, 103, 202, 203, 302, 303, 702, 802,
803, 902, 903

Total Area 149sqm

R/WARDROBE

WRD/WALK IN ROBE

CT/COOKTOP SK/SINK F/FRIDGE

TC/TALL CABINET



1/ENTRY 2/LAUNDRY 3/KITCHEN
4/DINING 5/LIVING 6/SHOWER 7/TV
8/BEDROOM 9/STUDY 10/BALCONY

EVERY ROOM HAS ITS' OWN BATHROOM

4 BRM 4 BTH 2 CAR - TYPE G



4 BRM 4 BTH 2 CAR - TYPE G



4 BRM 4 BTH 2 CAR - TYPE G



4 BRM 4 BTH 2 CAR - TYPE G



4 BRM 4 BTH 2 CAR - TYPE G



4 BRM 4 BTH 2 CAR - TYPE G



4 BRM 4 BTH 2 CAR - TYPE G



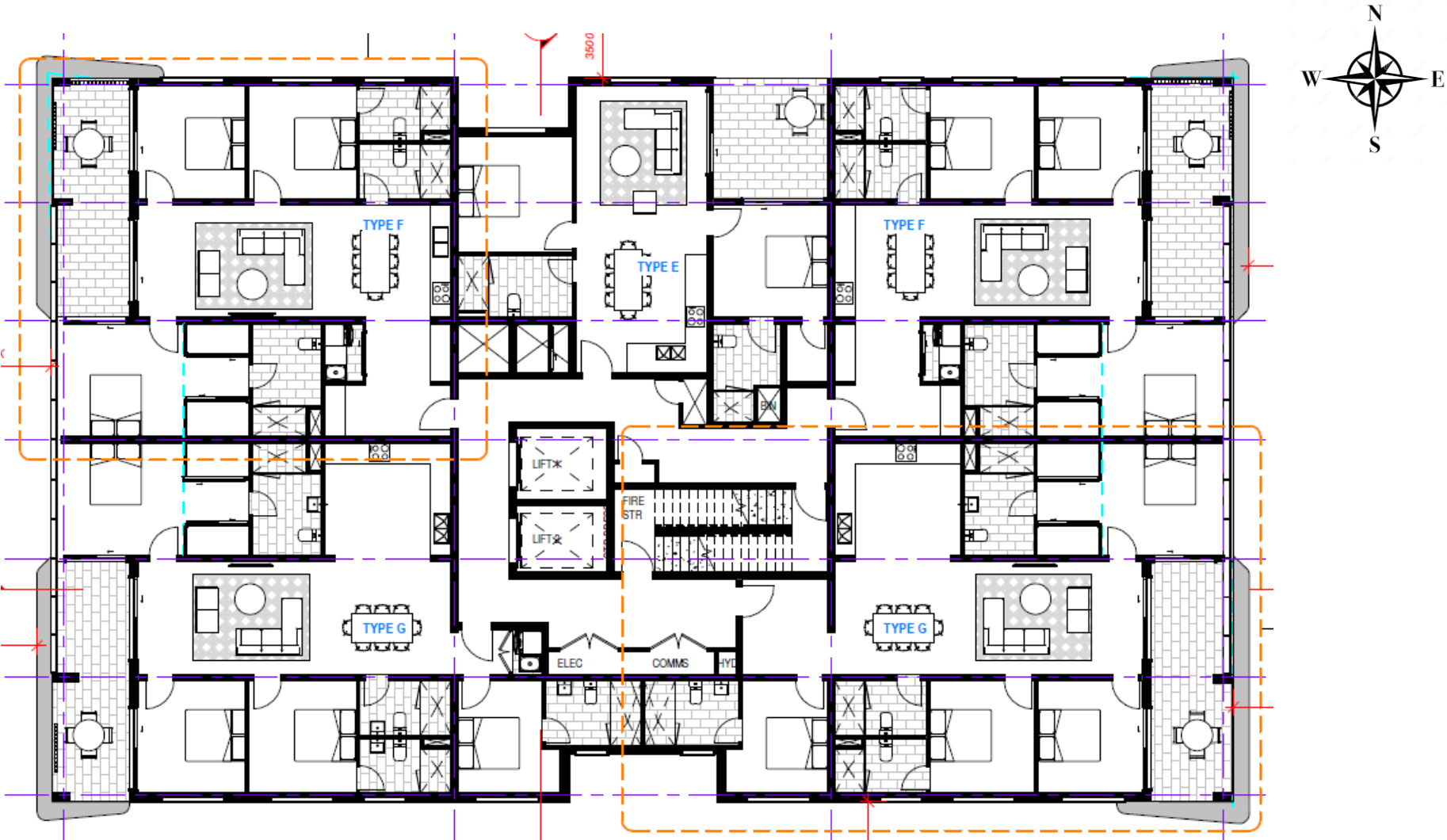
4 BRM 4 BTH 2 CAR - TYPE G



4 BRM 4 BTH 2 CAR - TYPE G

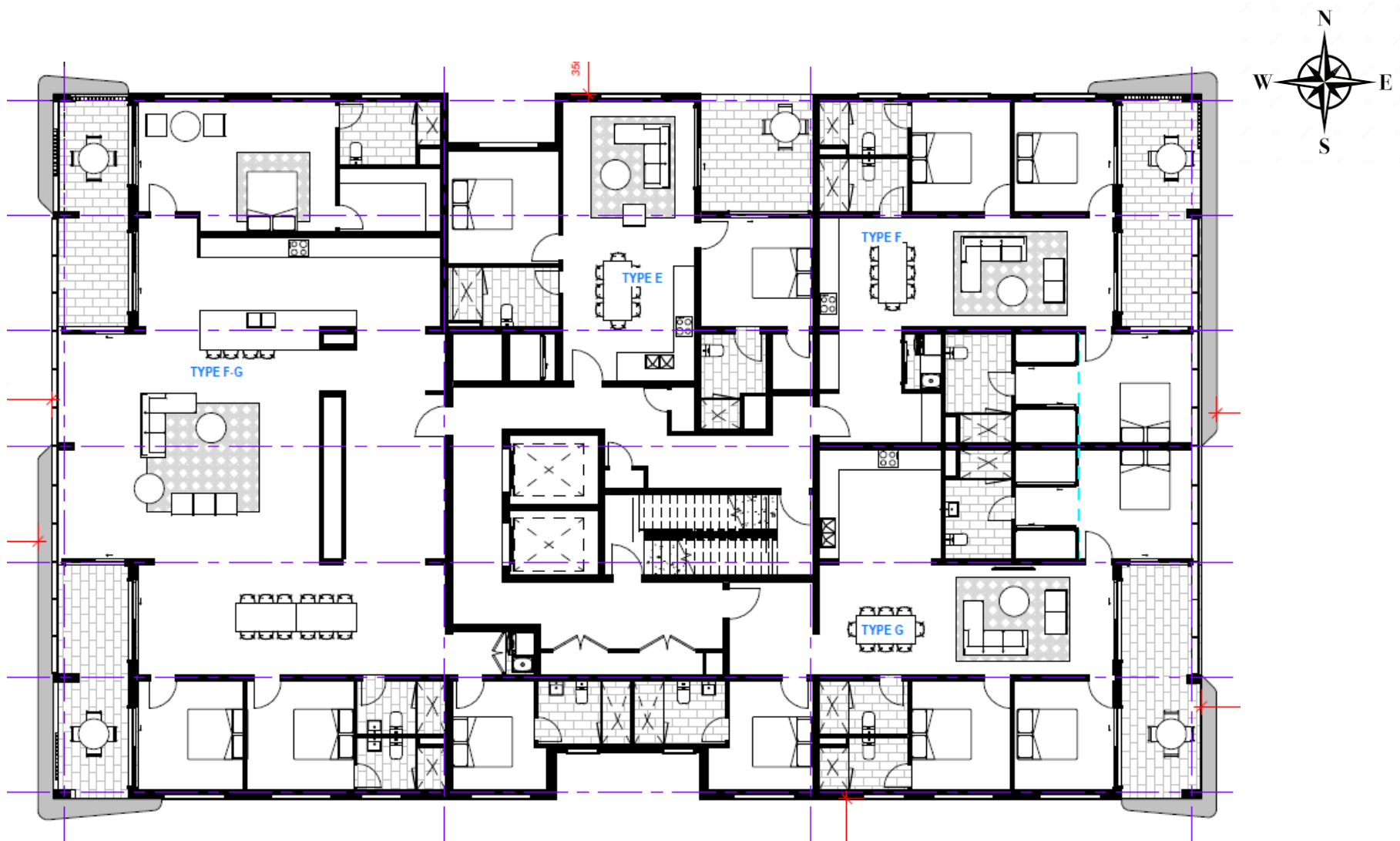


50 CARL STREET APARTMENT ASPECT



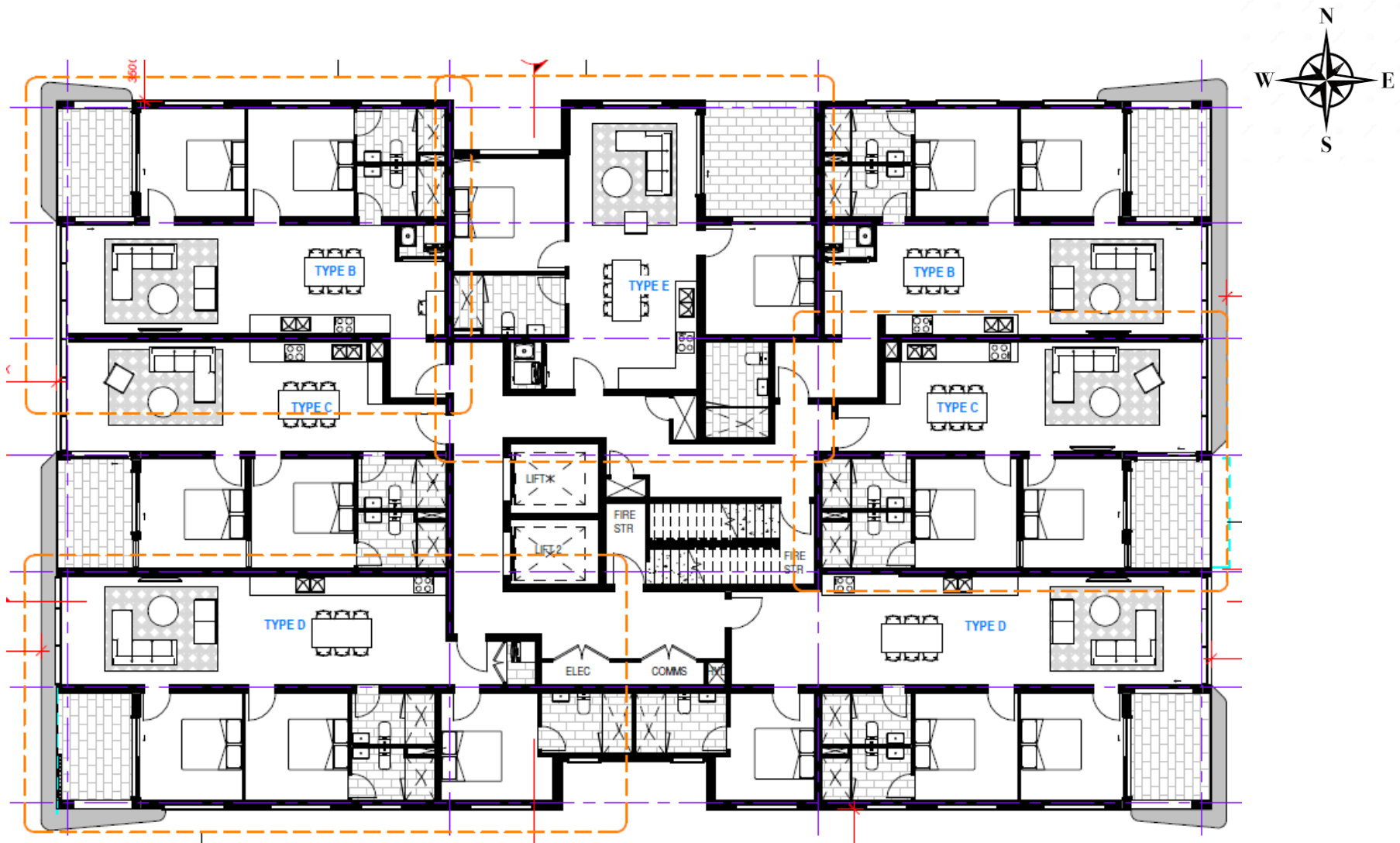
LEVELS 1-3 FLOORPLAN

50 CARL STREET APARTMENT ASPECT



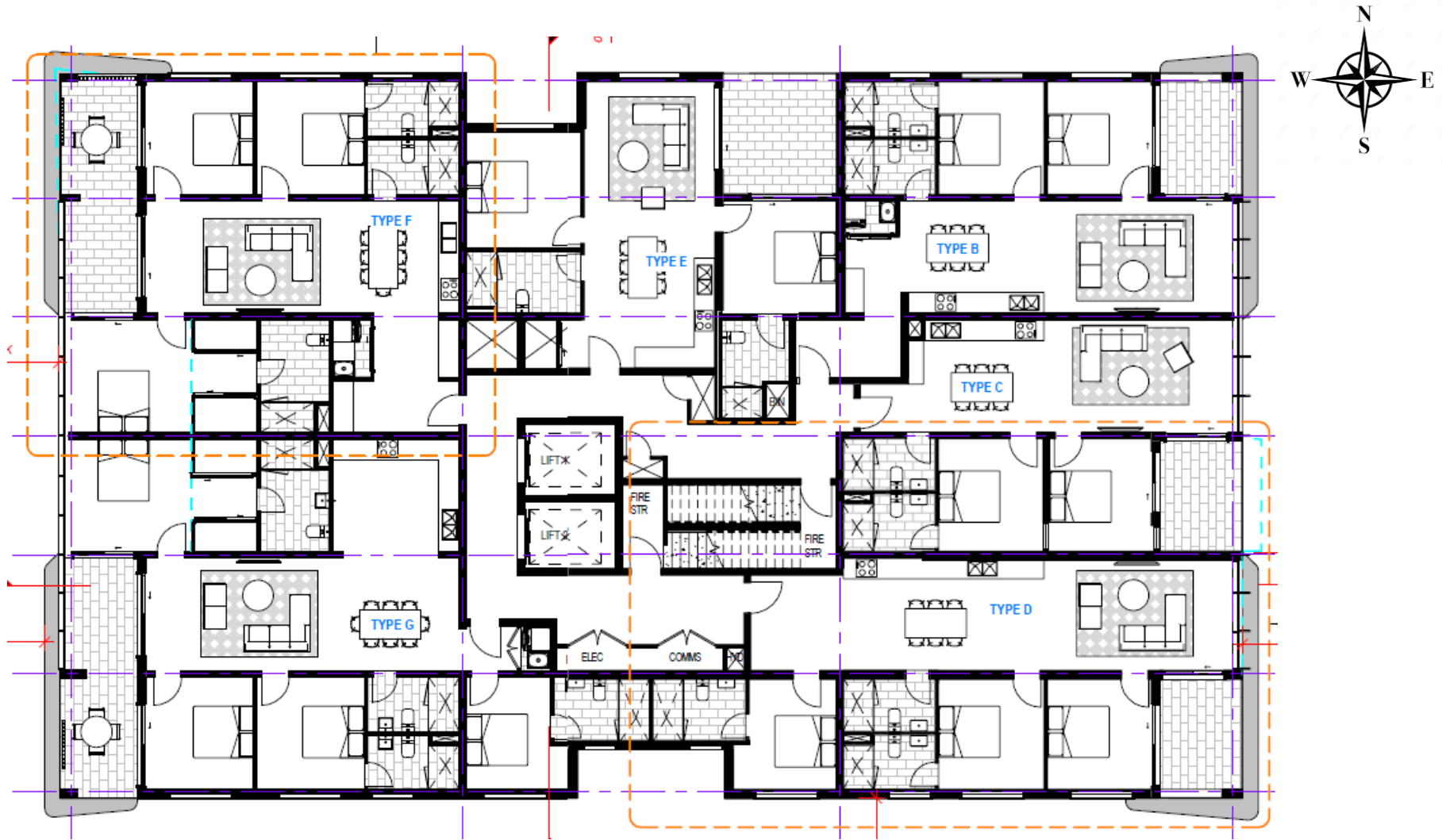
LEVEL 4 FLOORPLAN

50 CARL STREET APARTMENT ASPECT



LEVELS 5-6 FLOORPLAN

50 CARL STREET APARTMENT ASPECT



LEVEL 7 FLOORPLAN

WERE ALL THE BOXES TICKED?

1. **Location** (Commuting Distance to Employment Hubs)



6. **Capital Growth Prospects**



2. **Population Growth**



7. **Market Cycle**
(Is this a rising market?)



3. **Infrastructure Projects**



8. **Rental Demand & Yield**



4. **Economic Drivers** (Ideally several different industries)



9. **Local Amenities**
(Proximity to Schools, Shopping, Hospitals)



5. **New Job Creation**

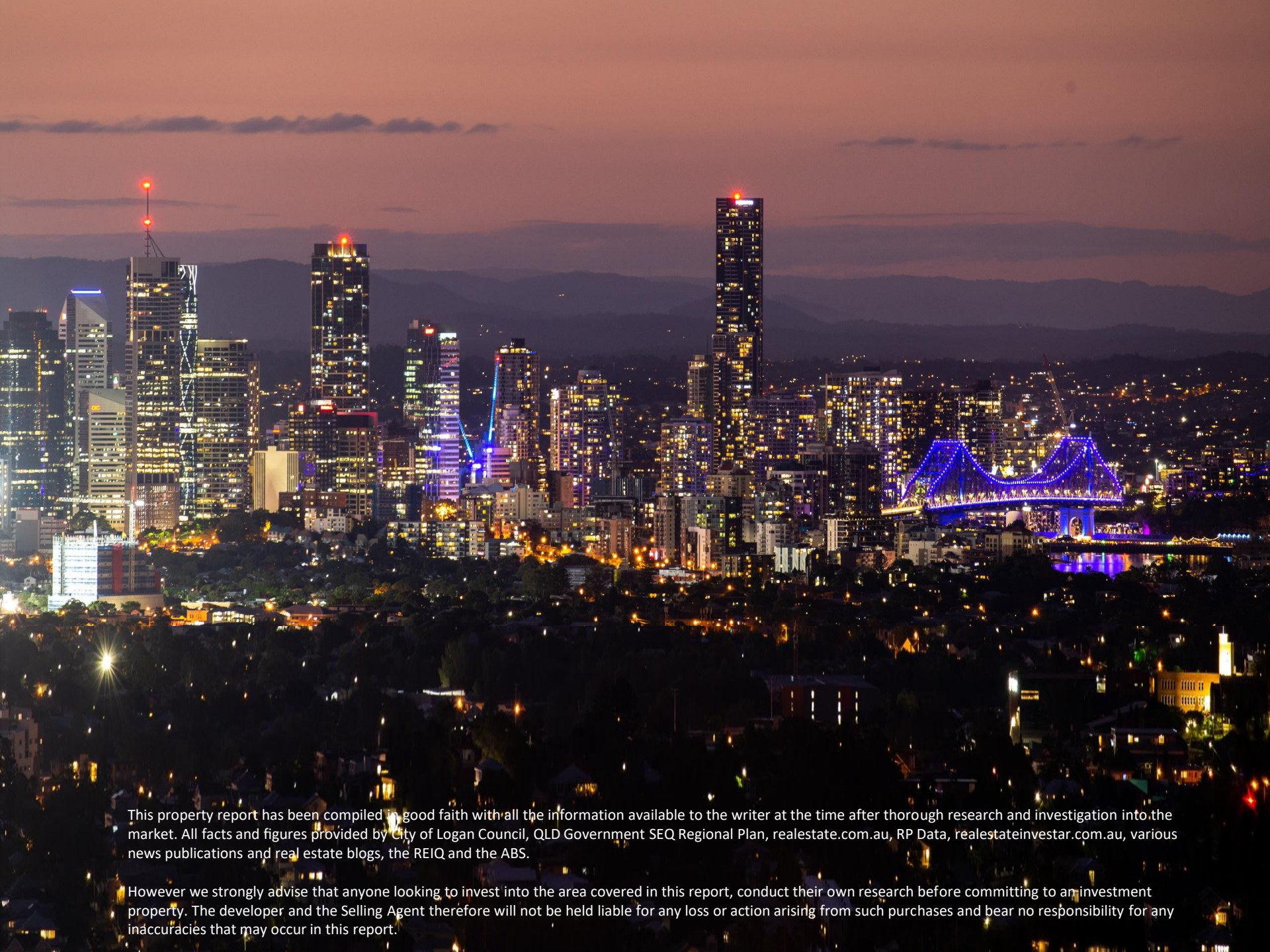


10. **Public Transport**
(Proximity to Bus, Train)



...If so, then this property stacks up!





This property report has been compiled in good faith with all the information available to the writer at the time after thorough research and investigation into the market. All facts and figures provided by City of Logan Council, QLD Government SEQ Regional Plan, realestate.com.au, RP Data, realestateinvestar.com.au, various news publications and real estate blogs, the REIQ and the ABS.

However we strongly advise that anyone looking to invest into the area covered in this report, conduct their own research before committing to an investment property. The developer and the Selling Agent therefore will not be held liable for any loss or action arising from such purchases and bear no responsibility for any inaccuracies that may occur in this report.