



Introduction Belmont Reserve, Holmview, Brisbane

Information Memorandum
Queensland, Australia

INVESTMENT PROPERTY CHECKLIST

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

2 **Population Growth**

3 **Infrastructure Projects**

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

5 **New Job Creation**

6 **Capital Growth Prospects**

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

8 **Rental Demand & Yield**

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

10 **Public Transport** (Proximity to Bus, Train, Light Rail)



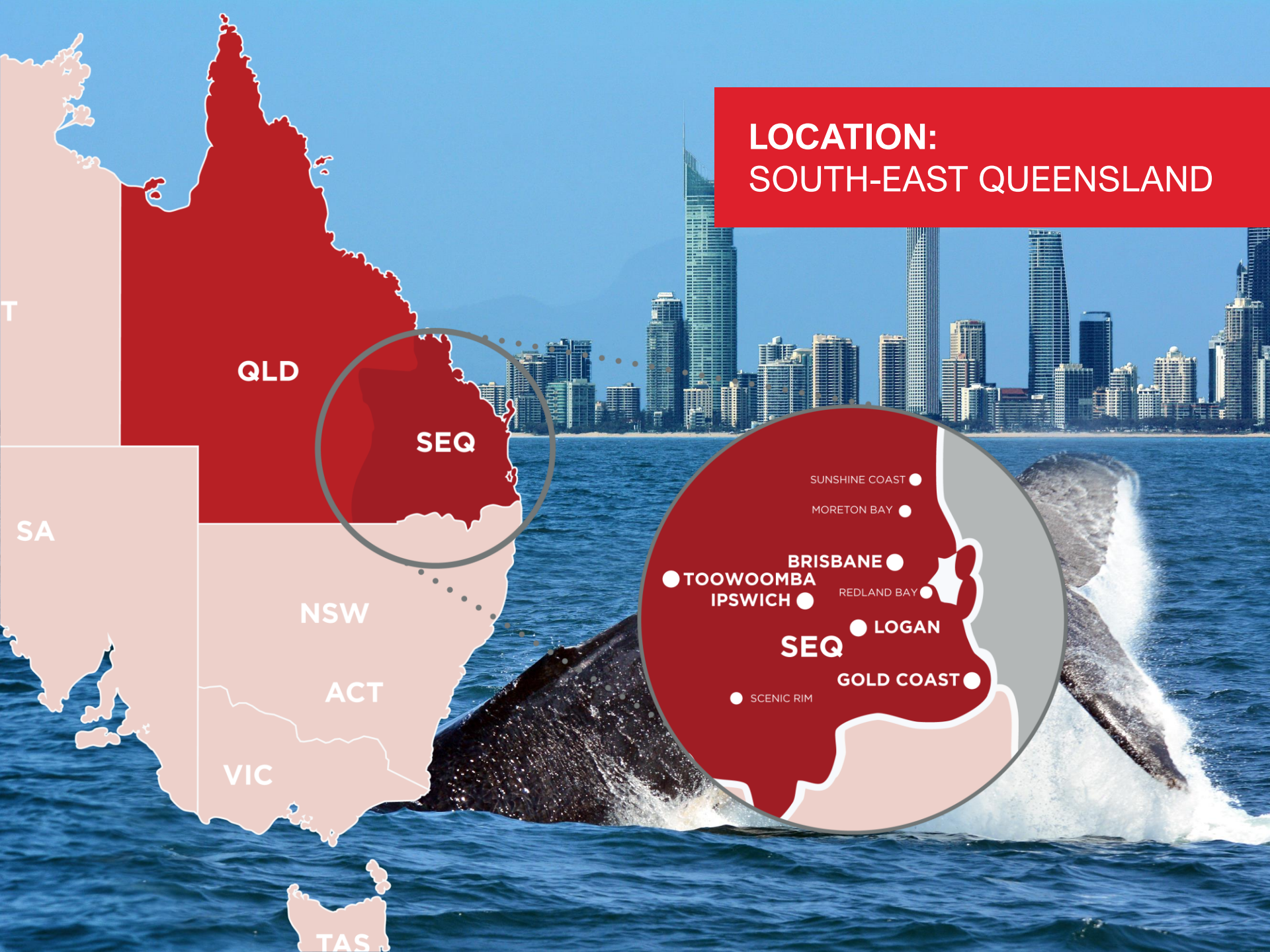
BOOMING

SOUTH EAST QUEENSLAND

- Approximately **1500 new residents** are moving to South-East Queensland every week
- The ABS projects there will be an additional **1.58 Million residents between 2020 and 2041 to reach 5.35 Million**
- That's **79,000 new residents every year** for 20 years
- The QLD Government estimates **634,000 new dwellings will be needed in the next 20 years** to accommodate this population growth
- That's **610 new homes required every week for the next 20 years** to meet the housing demand.
- The QLD government has allocated **\$134 Billion in infrastructure investment** to support this massive population boom.
- The **350 plus major infrastructure projects** are expected to support about **930,000 jobs through to 2031.**



LOCATION: SOUTH-EAST QUEENSLAND



QLD

SEQ

SA

NSW

ACT

VIC

TAS

SUNSHINE COAST ●

MORETON BAY ●

BRISBANE ●

● TOOWOOMBA

IPSWICH ●

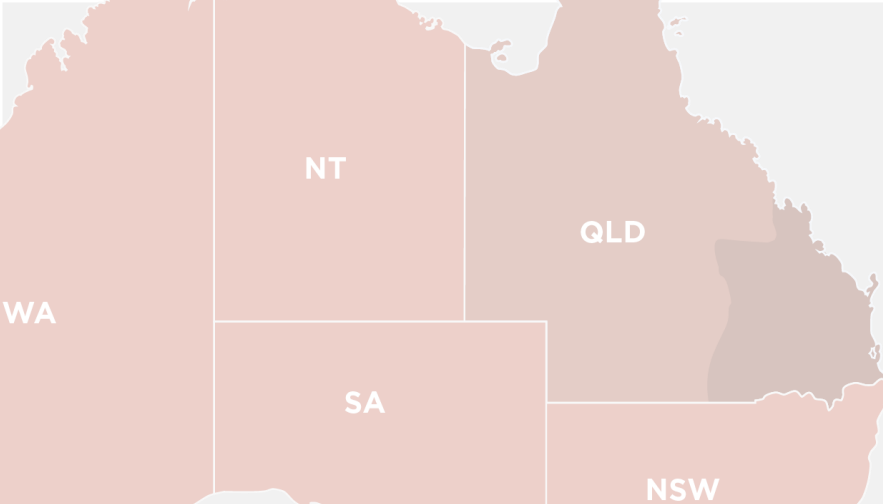
REDLAND BAY ●

● LOGAN

SEQ

GOLD COAST ●

● SCENIC RIM



OUR INVESTMENT PHILOSOPHY

INFRASTRUCTURE = NEW JOBS =
POPULATION GROWTH = CAPITAL GROWTH

news.com.au

Major infrastructure projects fast tracked in Queensland

Josh Bavas | November 20, 2019

A raft of major infrastructure projects across Queensland is set to go ahead, after a surprise deal was reached between the state and federal governments.

"...an agreement that will see about \$1.9 billion worth of funding released in the short term".

This is an extract from the News.com.au on the 20th of November 2019:
<https://www.abc.net.au/news/2019-11-20/infrastructure-agreement-federal-and-queensland-government/11720440>

brisbane times
INDEPENDENT. ALWAYS.

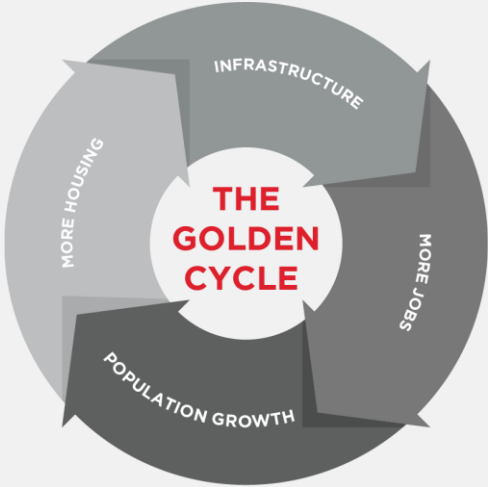
City Deal a multibillion dollar 'Game Changer' for SEQ

Tony Moore | August 21, 2019

The formal south-east Queensland city deal is expected to be signed in mid-2020.

The City Deal aims to unlock the economic potential of South East Queensland, ensuring its successful future for next two decades.

This is an extract from the Brisbane Times on the 21st of August 2019:
<https://www.brisbanetimes.com.au/national/queensland/clock-starts-ticking-on-south-east-queensland-city-deal-20190821-p52gy.html>



“The Golden Triangle” Australia’s investment hotspot

“SOUTHEAST Queensland’s property market offers a “golden triangle of opportunity”, with **the region tipped to have the best capital growth in the country.**

- Realestate.com.au



TIME MACHINE INVESTING

Imagine being able to go back in time 20 years and invest in Sydney and Melbourne property markets?

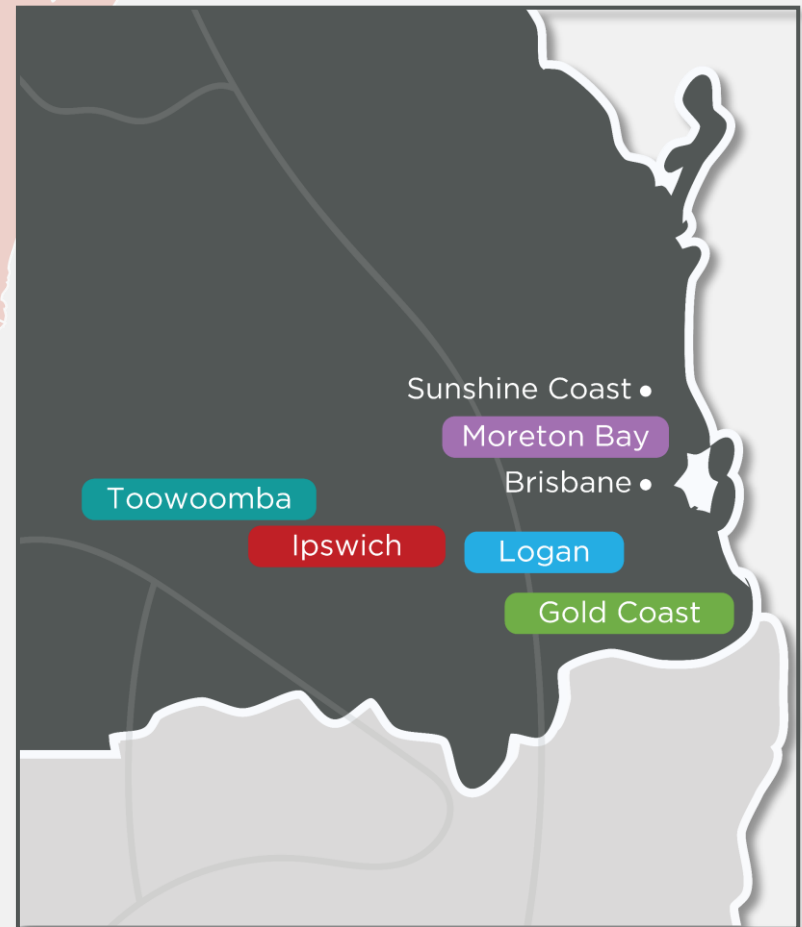


SEQ IS YOUR TIME MACHINE

GREATER MELBOURNE

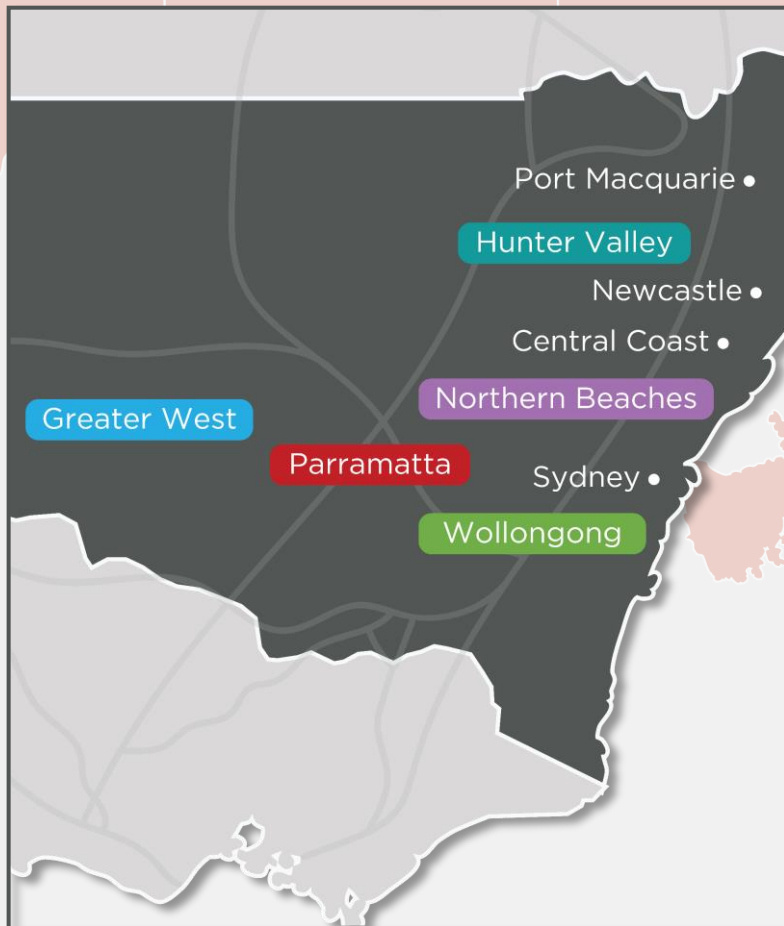


SOUTH EAST QLD

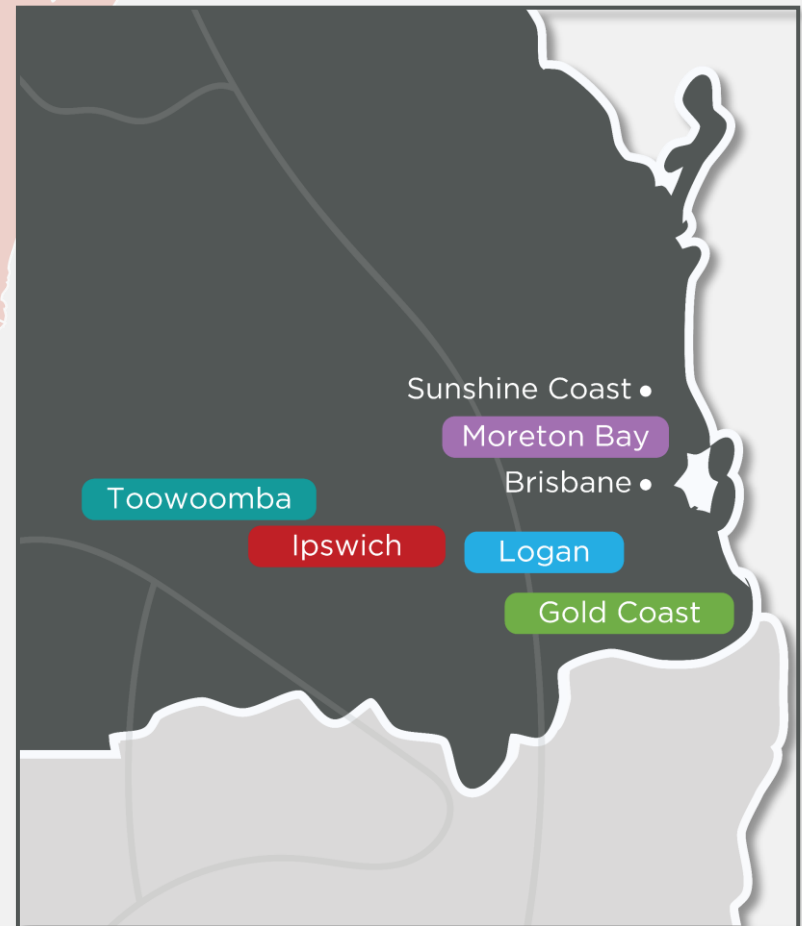


SEQ IS YOUR TIME MACHINE

GREATER SYDNEY



SOUTH EAST QLD



WHERE ARE THEY ALL MOVING TO?

By 2041, SEQ is expected to accommodate **an additional 1.98 million people**, bringing its total population to 5.35 million

SEQ's current and projected population

| Local Government Area | Population | |
|-----------------------|---|---|
| | 2015 (estimated resident population) | 2041 (estimated resident population) |
| Brisbane | 1,162,200 | 1,572,000 (▲409,800) |
| Gold Coast | 555,600 | 928,000 (▲372,400) |
| Ipswich | 193,000 | 520,000 (▲327,000) |
| Lockyer Valley | 38,800 | 61,000 (▲22,200) |
| Logan | 308,700 | 586,000 (▲277,300) |
| Moreton Bay | 425,500 | 655,000 (▲229,500) |
| Noosa | 53,500 | 63,000 (▲9,500) |
| Redland | 150,000 | 188,000 (▲38,000) |
| Scenic Rim | 39,800 | 62,000 (▲22,200) |
| Somerset | 24,000 | 38,000 (▲14,000) |
| Sunshine Coast | 284,500 | 495,000 (▲207,500) |
| Toowoomba | 133,400 | 180,000 (▲46,600) |
| SEQ | 3,378,000 | 5,349,000 (▲1.98 million) |

SOUTH-EAST QUEENSLAND \$134 BILLION INFRASTRUCTURE PLAN

SUNSHINE COAST ●

AURA ◆

NORTH LAKES ◆

BRISBANE ●

MOUNT GRAVATT ◆

REDLAND BAY ◆

SPRINGFIELD ◆

YARRABILBA ◆

FLAGSTONE ◆

● LOGAN

PIMPAMA ◆

SOUTHPORT ◆

GOLD COAST ●

ROBINA ◆

● TOOWOOMBA

IPSWICH ●

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**.

10 new cities are underway to house the extra 1.4m residents coming in the next 15 years.

- ESTABLISHED CITIES
- PRINCIPAL REGIONAL ACTIVITY CENTRES



SOUTH-EAST QUEENSLAND LEADS THE WAY



SEQ Property Market predicted to increase by 20% in 2019-22

Doug Scragg | July 19, 2019

Property prices are set to increase by 20% which is fantastic news for homeowners and investors in South East Queensland. Our region outperforms the growth of all other major capital cities in the country. The forecast growth for 2019-2022 is shown in the graph below (provided by BIS Oxford Economics).

This is an extract from the Wealthmed on the 19th of July 2019:
<https://www.wealthmed.com.au/property/seq-property-market-predicted-to-increase-by-20-in-2019-22/>



The Urban Developer

Sydney and Melbourne property markets some of “the most challenged”

Dinah Lewis Boucher | April 23, 2019

While Sydney, Perth and Darwin property markets are the “most challenged” right now, other cities show more mixed results, according to online property search site realestate.com.au

“..Brisbane market – jobs are being created and this is supporting population growth”

This is an extract from the Urban Developer on the 23rd of April 2019:
<https://theurbandeveloper.com/articles/australias-most-in-demand-suburbs>



Sydney and Melbourne prices could fall by 50 per cent

Alex Brooks | April 16, 2019

Prices in some areas of Sydney and Melbourne are set to tumble even further by 2022, with experts predicting the worst is yet to come.

“Prices will unwind in Sydney and Melbourne for at least another three years”.

This is an extract from Realestate.com.au on the 16th of April 2019:
<https://www.realestate.com.au/news/property-armageddon-house-prices-could-fall-by-50-per-cent/>



QLD economy getting a boost from Sydney and Melbourne buyers

James Hall | March 22, 2019

Queensland’s economy is getting a boost thanks to people fleeing “crazy house prices” in southern states.

“All in all, this means that the state’s population growth will remain stronger than the national average for the next few years...”

This is an extract from the Brisbane Times on the 22nd of March 2019:
<https://www.brisbanetimes.com.au/national/queensland/crazy-house-prices-causing-southerners-to-leave-to-queensland-20190414-p51e11.html>

NT

QLD

Median house price growth forecast, 2019 to 2022

| | Estimated house price June 2019 (\$) | Forecast house price June 2022 (\$) | Growth 2019 to 2022 (%) |
|-----------|--------------------------------------|-------------------------------------|-------------------------|
| Sydney | 980,000 | 1,040,000 | +6 |
| Melbourne | 760,000 | 810,000 | +7 |
| Brisbane | 552,000 | 665,000 | +20 |
| Adelaide | 495,000 | 550,000 | +11 |
| Perth | 505,000 | 540,000 | +7 |
| Hobart | 500,000 | 520,000 | +4 |
| Darwin | 500,000 | 535,000 | +7 |
| Canberra | 680,000 | 750,000 | +10 |

VIC



BIS OXFORD ECONOMICS

SEQ Property Market to increase by 20% outstripping Sydney and Melbourne

“SEQ outperforms the growth of all other major capital cities in the country.”

- BIS Oxford Economics



AUSTRALIA'S MAJOR PROPERTY MARKETS

Darwin

Population: +20,000pa
Median Price: \$460,000
Median Yield: 4.3%

LOW GROWTH, TOO ISOLATED

South East QLD

Population: +80,000pa
Median Price: \$500,000
Median Yield: 4.8%

HIGH GROWTH, HIGH YIELD

Sydney

Population: +90,000pa
Median Price: \$1million
Median Yield: 2.7%

HIGH GROWTH, LOW YIELD

Canberra

Population: +10,000pa
Median Price: \$800,000
Median Yield: 3.9%

LOW GROWTH, 99YR LEASE

Melbourne

Population: +110,000pa
Median Price: \$750,000
Median Yield: 2.7%

HIGH GROWTH, LOW YIELD

Hobart

Population: +3000pa
Median Price: \$500,000
Median Yield: 4.2%

NO POPULATION GROWTH

Adelaide

Population: +10,000pa
Median Price: \$470,000
Median Yield: 4.2%

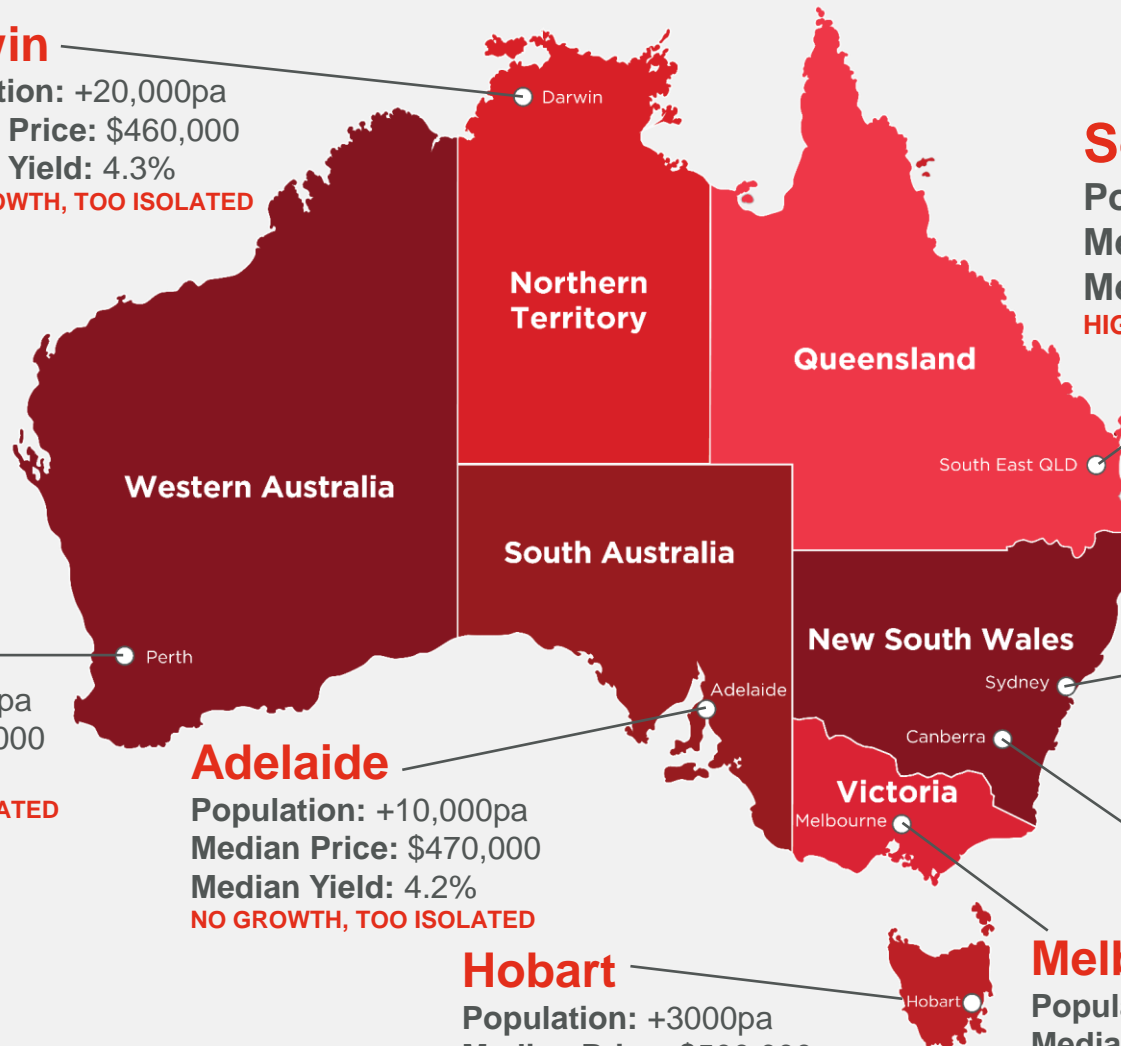
NO GROWTH, TOO ISOLATED

Western Australia

Perth

Population: +20,000pa
Median Price: \$450,000
Median Yield: 3.5%

LOW GROWTH, TOO ISOLATED



INTERSTATE MIGRATION

MASS EXODUS TO SEQ

Interstate Migration Report – Macquarie Bank

5 year forecast 2017 - 2022

| Housing market | Median house price (2017) | Population movement | Wealth transfer |
|------------------------------|---------------------------|---------------------------|---------------------------|
| Sydney | \$1,111,124 | 133,833 (net loss) | \$7.3bn (net loss) |
| Melbourne | \$847,432 | 11,583 (net gain) | \$600m (net gain) |
| Adelaide | \$463,712 | 14,251 (net loss) | \$500m (net loss) |
| Perth | \$491,525 | 4,197 (net loss) | \$100m (net loss) |
| Canberra | \$621,804 | 6,152 (net loss) | \$500m (net loss) |
| Hobart | \$447,604 | 11,242 (net loss) | \$200m (net loss) |
| Darwin | \$549,523 | 9,059 (net loss) | \$100m (net loss) |
| Brisbane & SE Qld | \$517,539 | 167,444 (net gain) | \$8.1bn (net gain) |



Homebuyer grant: \$25k HomeBuilder scheme

Samantha Maiden | June 4, 2020

Scott Morrison will fire the starter's gun on a renovation rescue for the economy with \$25,000 cash grants for new homes and renos from midnight tonight.

Mr Morrison said the \$25,000 grants would "support those Australians whose dream it was to build their home or to do that big renovation".

This is an extract from News.com.au:
<https://www.news.com.au/national/politics/homebuyers-grant-who-is-eligible-for-25k-homebuilder-scheme/news-story/7e2060fb086fd5e18ca830a578a08c7f>



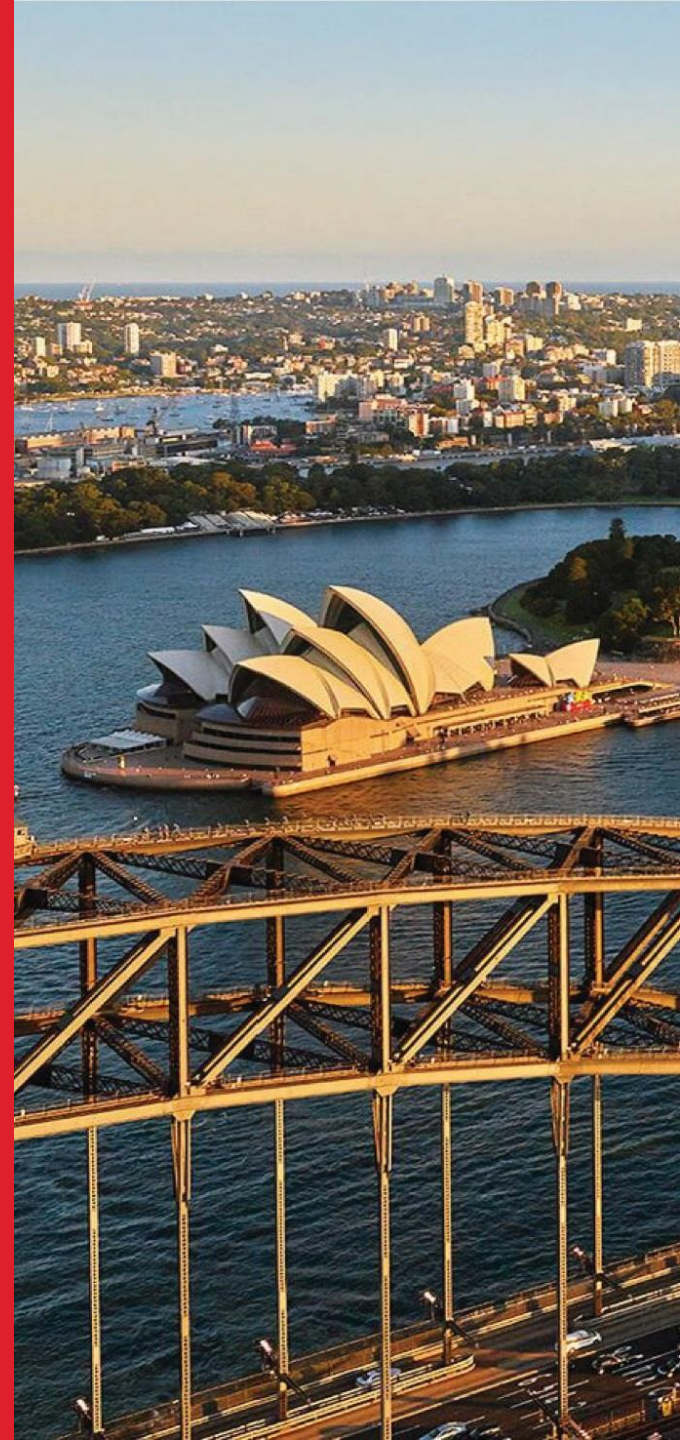
Sydney and Melbourne buyers looking to SEQ

Alex Brooks | April 16, 2019

Prices in some areas of Sydney and Melbourne are set to tumble even further by 2022, with experts predicting the worst is yet to come.

"Prices will unwind in Sydney and Melbourne for at least another three years".

This is an extract from Realestate.com.au on the 16th of April 2019:
<https://www.realestate.com.au/news/property-armsagedon-house-prices-could-fall-by-50-per-cent/>



SOUTH EAST QUEENSLAND LEADS AUSTRALIA



Domain

Property hotspot for 2020: Queensland top performer

Isabelle Chesher | January 4, 2020

Attention now turns to where the property hotspots of the new year will emerge.

“Vacancy rates are very low ... and rents are already rising, which is a sign that there’s pressure on housing supply,” Mr Pressley added.

This is an extract from the Domain on the 4th of January 2020:
<https://www.domain.com.au/news/property-hotspots-for-2020-experts-pinpoint-the-locations-you-should-be-watching-914856>.

 **realestate.com.au**

Queensland leads housing growth in Australia

Sophie Foster | January 16, 2020

Queensland is defying massive falls among southern states to post the highest growth in housing starts in the country, latest data shows.

It said the decline in building approvals was bottoming out, house prices were rising strongly since mid 2019, rates were “very low” and population growth was strong.

This is an extract from the Realestate.com.au on the 16th of January 2020:
<https://www.realestate.com.au/news/queensland-leads-housing-growth-turnaround/>

The Courier Mail

Queensland 2019 building hotspot: HIA

Paul Shearer | April 20, 2019

HIA QLD executive director Michael Roberts said the state was well represented across the country, taking out five places in the national top 20.

“The GC’s Pimpama area has remained the states’s no. 1 hotspot four years running”.

This is an extract from the Courier Mail on the 20th of April 2019:
<https://www.couriermail.com.au/queensland/hia-reveals-states-top-building-hotspots-as-population-growth-continues-to-drive-new-housing/news-story/b340175c03813ecd9584cdeb244c291>



LOCATION: LOGAN

The city of Logan is ideally positioned **30-minutes south of Brisbane, 40-minutes north of the Gold Coast and 40-minutes east of Ipswich.**

21km
BRISBANE •

43km
LOGAN •

43km
GOLD COAST •

IPSWICH •

The image shows a stylized map of Queensland in dark grey with a white outline. Three major cities are marked with white dots and labeled in white text. Brisbane is at the top, Logan is in the center, and Gold Coast is at the bottom. Ipswich is to the left of Logan. Distances are indicated by small grey lines and text: 21km between Brisbane and Logan, 43km between Logan and Gold Coast, and 43km between Ipswich and Logan.

LOGAN SERVICES 3 MAJOR CITIES

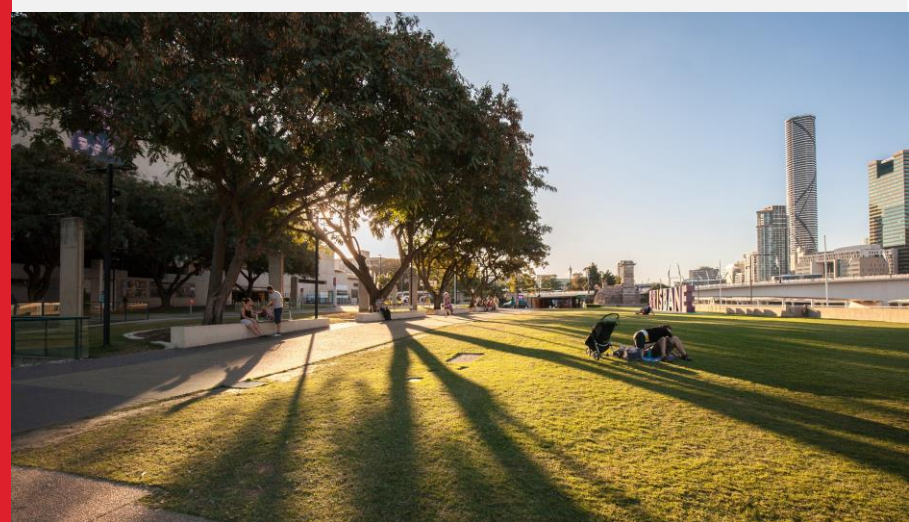
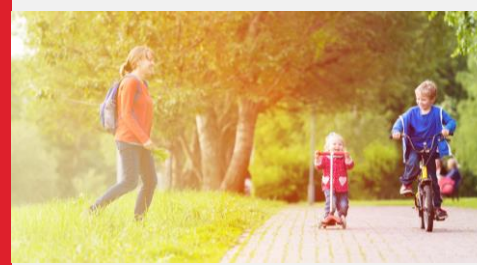
Strategically positioned in the centre of the South East Queensland region, the City of Logan has direct access to three major arterial networks, two international airports, freight rail and the Brisbane to Sydney passenger rail line.

The city's location near SEQ Industrial hub Yatala allows businesses to access domestic and global markets and achieve time and cost efficiencies.



LOGAN KEY FACTS

- A young city with a 31% of the population under the age of 20 years, with a median age of 33 years
- By 2036, the City of Logan is expected to grow by 175,565 people. 40% of this growth will be driven by Greater Flagstone and Yarrabilba
- The City of Logan's estimated Resident Population is currently 326,615 as at January 2018
- Development in Yarrabilba started in 2013 and more than 500 lots have already been sold
- Freight links to Brisbane, the air and sea ports, the main eastern seaboard and western access to the Surat Basin
- 86% of local travel in Logan is by car, 6% by public transport and 1% by active transport such as walking or cycling
- Logan experiences a high dependency on motor vehicles for transport with 36.5% of residents owning two motor vehicles, 21% own three or more
- Accessibility to employment, healthcare, recreation and education via active and public transport for suburbs on the outskirts of the city





LOGAN POPULATION GROWTH

Logan has a population of just over 300,000 or 6.4% of Queensland's population. Looking ahead to the next 20 years, Logan City will continue to be one of the fastest growing cities in Queensland. The population is expected to increase by up to 200,000 within the next 20 years and Logan's objective is to create at least 53,000 jobs to support this population growth.

City of Logan population now and in 2036

Percentage increase in population growth compared to percentage increase in population growth of South-East Queensland and Queensland

| | 2011 | 2036 |
|--------|-----------|-----------|
| QLD | 4,476,778 | 7,095,177 |
| SE QLD | 3,167,786 | 5,137,531 |
| LOGAN | 287,474 | 521,749 |

Projected population percentage increase (%) between 2011 and 2036



TRANSPORT INFRASTRUCTURE PROJECTS

Wembley Rd And Logan Motorway Interchange

Key to unlocking 3,000 new industry jobs and reducing significant congestion impacts on key business and industry interchange

Extend The South-East Busway From Rochedale To Loganholme

Key to providing public transport for existing and new houses and encouraging transit-oriented development

Widen the Pacific Motorway Through the City Of Logan

Key to reducing travel times for freight and commuters

Salisbury to Beaudesert Passenger Rail Service

Key to providing public transport for 50,000 new houses and establishing an early culture of public transport usage

Upgrade of Mt Lindesay Highway

Key to providing public transport for 50,000 new houses and establishing an early culture of public transport usage



Logan Motorway Upgrade



Logan Motorway



MAJOR INFRASTRUCTURE PROJECTS

Logan Hospital Expansion

Key to accommodating future health and education facilities through upgrades to key pieces of physical and social infrastructure centred on health and wellbeing

Logan Central Masterplan

Key to providing public transport for existing and new houses and encouraging transit-oriented development

Southern District Courthouse Upgrade

Key to promoting investment confidence by upgrading prominent and ageing State Government facilities adjacent to the Beenleigh Town Square project

Meadowbrook Economic Link

Key to delivering high quality pedestrian and cycle infrastructure between key activity generators such as the Logan Hospital, Queensland TAFE (Loganlea Campus), Griffith University (Logan Campus) and Loganlea Train Station

Springwood to Logan Central Cycle Link and Cycle Centres

Key to connecting Springwood and Logan Central as regional activity centres



BILLIONS OF DOLLARS FOR LOGAN INFRASTRUCTURE

FINANCIAL REVIEW

\$1.2 billion Logan City Council infrastructure commitment.

Su-Lin Tan | September 22, 2019

ASX-listed developer Peet Limited is set to release 1700 more housing lots in the Flagstone satellite city development in Logan as development accelerates in the area following a new \$1.2 billion Queensland government and Logan City Council infrastructure commitment.

This is an extract from the Financial Review: <https://www.afr.com/property/residential/developers-rev-up-logan-development-after-state-infrastructure-deal-20190918-p52si5>



The Urban Developer

Queensland's biggest infrastructure project, in the heart of Brisbane

Ted Tabet | February 11, 2020

Queensland's biggest infrastructure project, the \$5.4 billion Cross River Rail, is pressing forward with 18 worksites across the city including demolition at Albert Street in the heart of Brisbane's CBD and work at Roma Street under way.

The Pulse consortium led by Cimic Group is currently delivering the \$2.7 billion worth of tunnels, stations and development of the public-private partnership.

This is an extract from The Urban Developer: https://theurbandeveloper.com/articles/major-infrastructure-projects-stimulating-development/?utm_source=TUD-Master+List&utm_campaign=4b7499b7c0-EMAIL_CAMPAIGN_2019_07_03_11_11_COPY_01&utm_medium=email&utm_term_0_9f29c32131-467499b7c0-18833399



\$1.9 Billion in Infrastructure Funding for Logan

November 21, 2019

Great news for Logan!

\$1.9 billion in infrastructure funding has been announced for Queensland, and Logan will benefit from investments in relocating the Loganlea train station, developing a business case for a new passenger rail service to our fast-growing new communities and fast-tracking M1 upgrades.

This is an extract from Centurion: <https://centurionglobaldevelopments.com.au/1-9-billion-in-infrastructure-funding/>



NEW \$12 million Beenleigh training centre

Michael Yardney | December 21, 2019

A new \$12 million Beenleigh training facility will equip up to 700 apprentices with skills needed to secure jobs in plumbing, fire protection and mechanical services industries.

"My Government is delivering on an election commitment to provide a \$4 million grant to towards this world-class training centre as part of our plan to ensure all Queenslanders have access to training, skills and jobs," the Premier said.

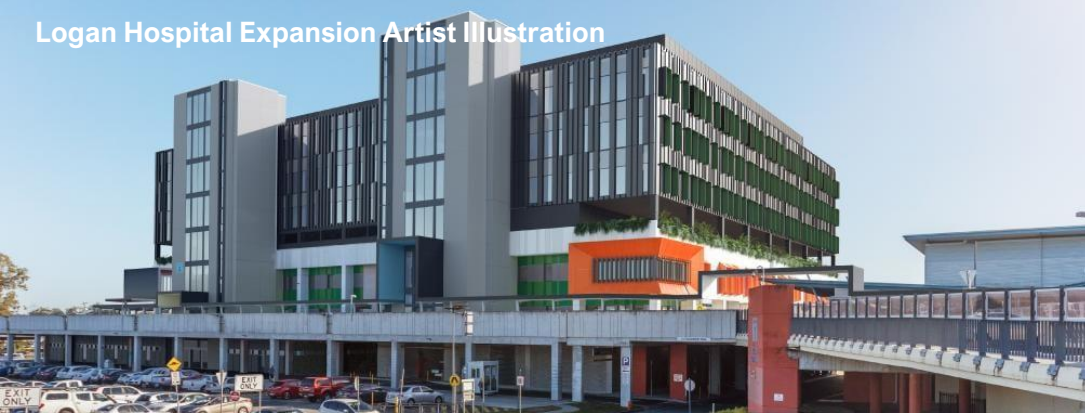
This is an extract from the Centurion: <https://centurionglobaldevelopments.com.au/new-12-million-beenleigh-training-centre/>

LOGAN SHOPPING CENTRES

- Logan Hyperdome Shopping Centre is the largest shopping centre in Logan City and one of the largest single storey shopping centres in Australia.
- The centre has over 200 specialty stores plus dozens of restaurants and cafes, 12 movie theatres, a ten-pin bowling alley and an amazing new foodie paradise, The Market Room.
- Over 1500 people are employed at the Hyperdome's various retailers.



Logan Hospital Expansion Artist Illustration



Logan Hospital Expansion Artist Illustration

MAJOR ECONOMIC DRIVERS

LOGAN HOSPITAL

Logan Hospital is a modern 448-bed hospital

Our activity (annually)

- 53,447 patients admitted to the hospital
- 75,455 patients admitted to the emergency department
- 235,029 outpatient appointments
- 3,570 babies born.

Our staff

- Logan Hospital employs more than 2,000 staff including:
- 979 nurses
- 309 doctors including visiting medical officers
- 176 health professionals
- 258 operational officers
- 274 managerial and clerical officers.

LOGAN HOSPITAL

\$460 MILLION REDEVELOPMENT

The
Courier Mail

Logan Hospital's \$460 million redevelopment

Albert & Logan News | October 16, 2019

A NEW rapid-expansion medical ward was dramatically craned in place at a hospital south of Brisbane today, kickstarting a huge \$460 million major redevelopment at the facility.

Visiting Logan Hospital today to inspect the craning-in of the ward, Minister for Health and Ambulance Services Steven Miles said an additional 28 beds would be open in early 2020.

This is an extract from the Courier Mail on the 12th of October 2019:
<https://www.couriermail.com.au/question/news/logan-hospital-460-million-redevelopment-kicks-off-today/news-story/8acbee779f9dce2a528bc14d0db57db44>

SBS NEWS

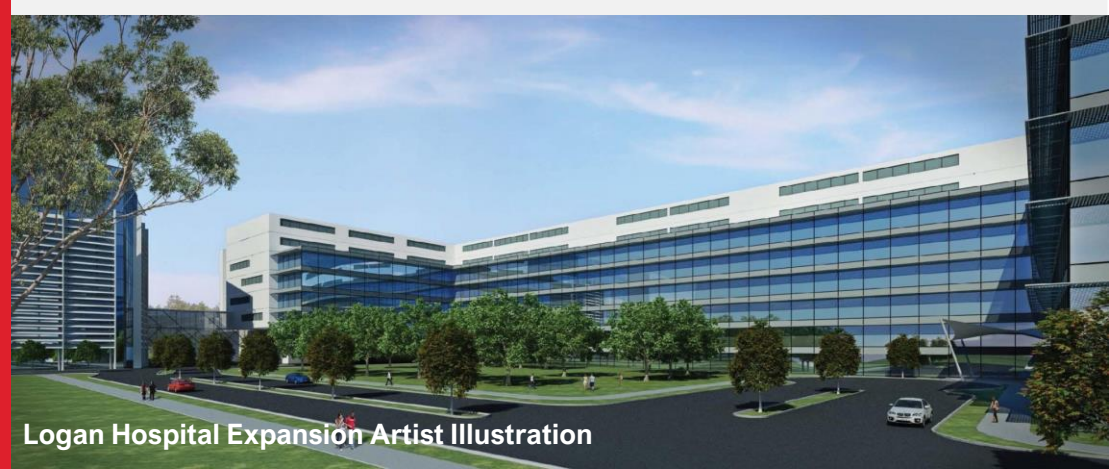
Hundreds of millions of dollars for Brisbane hospitals

4th of June, 2019

The Queensland government will set aside hundreds of millions of dollars in next week's budget to redevelop two hospitals on the outskirts of Brisbane.

Logan will get also get new operating theatres, and new chemotherapy and endoscopy facilities.

This is an extract from SBS News: <https://www.sbs.com.au/news/hospitals-win-as-qld-govt-rolls-out-budget>



Logan Hospital Expansion Artist Illustration

BEENLEIGH TOWN SQUARE PROJECT

Logan City Council recently upgraded the Beenleigh Town Square, and in conjunction, upgraded both the Beenleigh Courthouse and its interface with the new Town Square.

The \$9.75 million transformation of the Beenleigh CBD was boosted by a \$1.5 million upgrade of the exterior of the adjacent Southern Districts Courthouse.

This exercise includes a new courthouse entry, activating the adjacent street frontages, simplifying the interface between the Courthouse and the Town Square and enhancing and activating the Square's civic platform with a new roof canopy.



Artistic Illustration of Beenleigh Town Square



Source: <https://www.bmd.com.au/projects/beenleigh-town-square/>



LOGAN METRO SPORTS PARK A ROARING SUCCESS

PURPOSE OF PROJECT: The creation of a new regional hub for sports and recreation in the City is an exciting project for Logan City. With a focus on multisport participation, the precinct will deliver new rectangle sporting fields for touch football, rugby union and rugby league and the opportunity for a criterion track for cycling. Catering for local, regional and State level competition and play, the precinct will complement the existing Logan Metro Indoor Sports Centre, and generate a premier sporting hub for the city.

Unique partnerships with elite level junior sports development programs such as the Broncos Junior Sports Academy, Logan Metro will provide innovative sporting pathways for future athletes and provide vital facilities to help get our community active and healthy.

STATE AND REGIONAL SIGNIFICANCE: The Logan Metro Sports Park precinct will provide a sporting hub of regional significance - creating a landmark sporting hub for the City of Logan. The project includes innovative features such as - premier standard playing field, plans for spectator seating / grandstands, multiple fields, criterion track and ancillary club facilities.

Located in the major urban centre of Browns Plains, with excellent road and transport connectivity, ample car parking and access to nearby major attractors such as South West 1 the precinct offers the ability to host major sporting and events based activities. A flood free sporting site with the capacity for future stages to add to the range of sports played at this vibrant sporting centre, the Logan Metro project represents a unique new class of sports development for the City.

LOGAN CITY

MAJOR INDUSTRIES

LOGAN TOP 5 INDUSTRIES

1. Manufacturing - \$4.97 Billion
2. Real Estate & Rental \$2.4B
3. Construction - \$2.37 Billion
4. Wholesale Trade - \$1.15B
5. Retail Trade - \$1.15 Billion





RAPID GROWTH INDUSTRIES

TRANSPORT & LOGISTICS

Supply chain industries are established in Logan and the surrounding area, include:

- DHL
- M3 Logistics
- Direct Freight Express
- CEVA Logistics
- Toll NQX
- Air Road
- Linde

AGTECH & BIO SCIENCE

- Health and Food Sciences Precinct at Coopers Plain
- Uni of QLD Animals, Agriculture, Veterinary Science at Gatton;
- The QLD Bioscience Precinct incorporating CSIRO and several major university campuses.

RAPID GROWTH INDUSTRIES

FOOD & BEVERAGE

- Home to 4 major Fast-Moving Consumer Goods (FMCG) Distribution Centres
- Located on the intersection of 3 major motorways
- 1-2 hour radius to regional growing areas of Northern New South Wales, Darling Downs, Scenic Rim and Sunshine Coast

HEALTH & AGED CARE

- Logan Hospital is currently undergoing a major \$145.24 million expansion.
- A major medical centre (GP Super Clinic Health Hub) development has recently opened in Meadowbrook; and
- A private hospital, training and aged care facility for Beenleigh is also proposed.





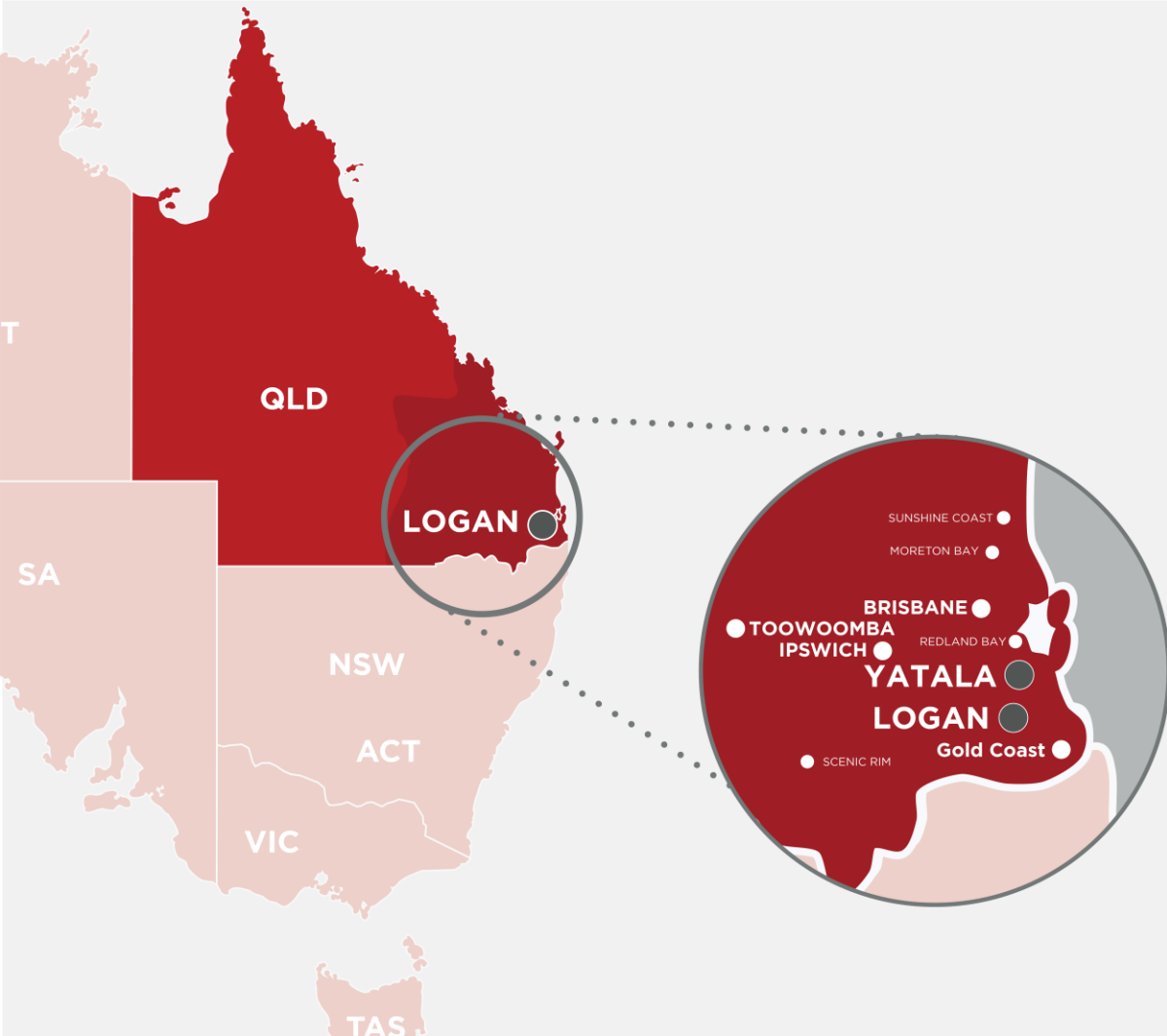
Logan River Prawn Farms



Logan River Prawn Farms



**LOGAN RIVER
AQUACULTURE**



\$1 BILLION ECONOMIC INJECTION FOR YATALA ENTERPRISE

FAST FACTS:

- Largest zoned industrial land area in SEQ (1,500 ha)
- Capacity for 40,000 workers, 4000+ manufacturing jobs
- Direct access to M1 Highway – servicing Brisbane, Ipswich and Gold Coast
- Home to Carlton United Brewery, Caterpillar, VIP Petfoods, VISY, PWR Performance Products, Erebus Motorsports, Zacpac



Artist Impression

LOGAN'S BOOMING PROPERTY MARKET

ABC NEWS

Brisbane property prices set to rise by 2022

Meagan Dillon | July 15, 2019

Throughout the country, Brisbane was tipped to have the highest growth in the report, followed by Adelaide, Canberra (10 per cent) and Darwin, Perth and Melbourne (all 7 per cent).

The report stated that while a "weak Queensland economy and high level of dwelling supply" had dampened price growth in Brisbane, affordability, easing credit conditions and lower interest rates could be a "catalyst" for price growth.

This is an extract from ABC News on the 15th of July 2019:
<https://www.abc.net.au/news/2019-07-15/sa-forecaster-expects-adelaide-house-prices-to-jump-by-2022/11309258>




The Urban Developer

Brisbane Tipped For Property Investment Growth

Renee McKeown | 13th of February, 2020

For Brisbane, affordability relative to incomes was its strongest market indicator with prices at 55 per cent of Sydney and incomes only 12 per cent lower.

"This is one of the reasons why about 1000 new residents are shifting to Queensland every week," Sheppard said.

This is an extract from The Urban Developer on the 13th of February 2019:
https://theurbandeveloper.com.au/brisbane-cities-tipped-for-investment-growth/?utm_source=TUD+Master+List&utm_campaign=189d852b75-EMAIL_CAMPAIGN_2019_07_03_11_11_COPY_01&utm_medium=email&utm_term=0_9f25232131-189d852b75-188383399

 **news**
.com.au

Logan a better property investment than Sydney and Melbourne

Nine Queensland cities are tipped to return more bang for buck than star performers Sydney and Melbourne — and they're about 50 per cent cheaper too.

Latest analysis by market research firm Propertyology found 39 growth locations where median house prices were less than \$400,000 but whose returns were expected to beat the southern capitals.

This is an extract from news.com.au via Choice Homes:
<https://www.choicehomes.com.au/article/pswich-and-logan-are-a-better-property-investment-bel-than-sydney-and-melbourne-according-to-a-new-analysis>





LOGAN IS A GLOBAL INVESTMENT HOTSPOT



The Urban Developer

City of Logan Emerges as Global Investment Hotspot

Partner Content | October 8, 2019

The City of Logan is fast emerging as a global investment hotspot in south-east Queensland, buoyed by a strong economic track record, historic levels of infrastructure investment in the pipeline and business confidence on the rise.

Logan has continued to attract a number of multinational businesses and fast-growing start-ups looking to capitalise on the city's growth potential and enviable location between Queensland's capital, Brisbane and tourist destination the Gold Coast.

This is an extract from the Centurion: <https://centurionglobaldevelopments.com.au/city-of-logan-emerges-as-global-investment-hotspot/>



Logan is the preferred investment location

Bianca Dabu | June 4, 2019

a considerable number of investors are starting to flock into the Queensland capital, hoping to take advantage of the affordable entry points and consequently benefit from the eventual rise of its property market in the near future.

At the moment, Brisbane is ripe with off-market opportunities, which puts investors who engage property professionals at an advantage.

This is an extract from Smart Property Investment: <https://www.smartpropertyinvestment.com.au/research/19659-expert-insight-should-investors-buy-brisbane-properties-today>



Brisbane rises as the "value for money city"

Bianca Dabu | January 16, 2020

While Sydney and Melbourne's property markets suffered from months of decline, Brisbane rose as the "value for money city" for investors and homebuyers alike.

While the bigger markets of Sydney and Melbourne bore the brunt of the decline, Brisbane, as well as several regions of Queensland, was seen by many as the "safe choice" for its stability and consistent, albeit underwhelming, growth through the years.

This is an extract from Smart Property Investment: <https://www.smartpropertyinvestment.com.au/advice/investor-stories/20566-property-market-update-brisbane-december-2019>



Potential property hotspots revealed for 2020: Brisbane

Kirsten Craze | January 4, 2020

It's time for property pundits to dust off their crystal balls and start looking into the future to tip which parts of the country have the potential for house price growth in 2020.

The data experts at realestate.com.au have analysed the numbers and highlighted several "hotspots" where they consider values have the potential to rise over the next 12 months.

This is an extract from Realestate.com.au: <https://www.realestate.com.au/news/potential-2020-property-hotspots-revealed-by-data-experts-at-realestatecomau/>

NT

QLD

Median house price growth forecast, 2019 to 2022

| | Estimated house price June 2019 (\$) | Forecast house price June 2022 (\$) | Growth 2019 to 2022 (%) |
|-----------|--------------------------------------|-------------------------------------|-------------------------|
| Sydney | 980,000 | 1,040,000 | +6 |
| Melbourne | 760,000 | 810,000 | +7 |
| Brisbane | 552,000 | 665,000 | +20 |
| Adelaide | 495,000 | 550,000 | +11 |
| Perth | 505,000 | 540,000 | +7 |
| Hobart | 500,000 | 520,000 | +4 |
| Darwin | 500,000 | 535,000 | +7 |
| Canberra | 680,000 | 750,000 | +10 |

VIC



BIS OXFORD
ECONOMICS

BRISBANE PRICES TO RISE BY 20%

“Property prices in Australia are set to surpass peak levels over 2020 as the robust turnaround across the nation’s biggest markets continues to gather pace”

- The Urban Developer





BRISBANE LEADS THE WAY

FINANCIAL REVIEW

Brisbane prices to surge 20% by 2020

Natasha Gillezeau | July 15, 2019

House prices in Brisbane could surge as much as 20 per cent over the next three years as economic growth underpins buying in the city's relatively affordable residential stock, according to BIS Oxford Economics.

The BIS Oxford Economics property forecast predicts Brisbane will see the greatest national gains in house prices.

This is an extract from the Financial Review:
<https://www.afr.com/property/residential/property-downturn-recovery-slow-but-sure-new-research-says-20190712-p526my>

Domain

Brisbane house prices set to rise faster than Sydney and Melbourne

Elizabeth Redman | July 15, 2019

Brisbane is set for the biggest rise in house prices of any capital city over the next three years, with a 20 per cent jump likely, a new forecast predicts.

Sydney and Melbourne prices are set to bottom out and rise at a more modest pace, holding below their recent peaks over the same period, the BIS Oxford Economics Residential Property Prospects 2019 to 2022 report suggests.

This is an extract from Domain: <https://www.domain.com.au/news/brisbane-house-prices-set-to-rise-faster-than-sydney-melbourne-report-858862/>



The Urban Developer

Record House Price Growth Forecast for 2020: Brisbane

Ted Tabet | February 12, 2020

Property prices in Australia are set to surpass peak levels over 2020 as the robust turnaround across the nation's biggest markets continues to gather pace.

House prices across capital cities are forecast to surge by up to 8 per cent over the next 12 months, with Sydney and Brisbane leading the way, reveals new research from property platform Domain.

This is an extract from the Urban Developer:
https://theurbandedeveloper.com/articles/record-house-price-growth-2020?utm_source=TUD+Master+List&utm_campaign=4b7499b7c0-EMAIL_CAMPAIGN_2019_07_03_11_11_COPY_01&utm_medium=email&utm_term=0_925b32131-4b7499b7c0-188383399



Brisbane property market forecast to surge

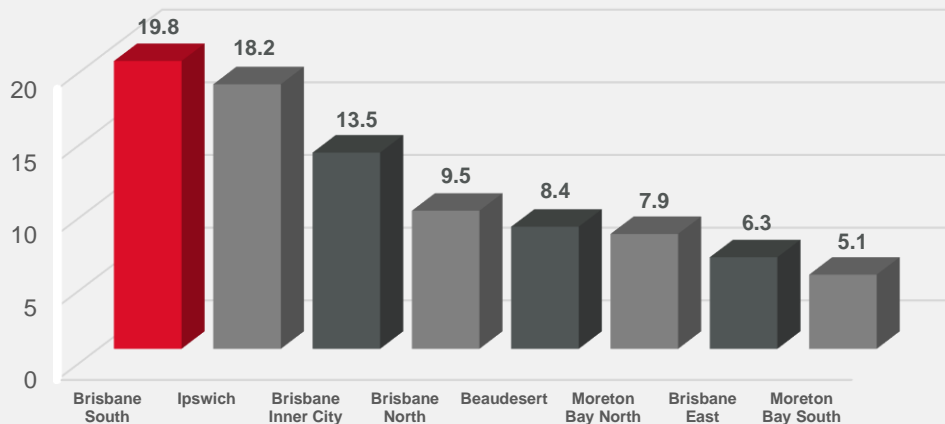
Michael Yardney | December 21, 2019

Looking ahead, economic forecaster BIS Oxford Economics says Brisbane will lead the capitals, with the value of Brisbane properties forecast to surge as much as 20 per cent over the next three years as economic growth underpins buying in the city's relatively affordable housing market.

This is an extract from the Property Update: <https://propertyupdate.com.au/whats-ahead-brisbanes-property-market/>

NEW JOBS GROWTH BY 2023

New Jobs by LGA in 1000s



LOGAN IS THE NEW JOBS CAPITAL

Huge growth and major projects in road projects, infrastructure, Food Processing and Logistics and Distribution, will see Logan gain thousands of jobs.

The Chronicle

5200 jobs in \$6 billion roads bonanza

Domanii Cameron | January 22, 2020

BILLIONS of dollars' worth of road projects will get under way across Queensland this year, in what's been touted as the largest ever upgrade program.

Other projects getting under way include a \$1 billion Pacific Motorway upgrade from Varsity Lakes to Tugun which will support 837 jobs.

This is an extract from The Chronicle on the 22nd of January 2020:
<https://www.thechronicle.com.au/news/5200-jobs-in-6-billion-roads-bonanza/3927019/>

The Chronicle

\$40 million project to deliver 530 new jobs in Logan

Chris Herde | 13th of February, 2020

A NATIONAL logistics operator has started work on a \$40 million warehouse project in Logan's premier industrial precinct at Berrinba.

"Berrinba has been the logistics core of Logan for some years now and has attracted an impressive range of local and international companies," he said.

This is an extract from The Chronicle on the 13th of February 2020:
<https://www.thechronicle.com.au/news/40-million-project-to-deliver-530-new-jobs/3943733/>



Google-linked company to create more jobs in Logan

Jackson Gothe-Snape | August 16, 2019

The Queensland Government said a new drone delivery service "would create jobs for drone pilots"

The Google-linked company paid just \$305,000 in salaries for a full year despite delivering thousands of packages in Canberra

This is an extract from ABC News on the 16th of August 2019:
<https://www.abc.net.au/news/2019-08-16/drone-deliveries-google-wing-job-benefits/11330478>

LOGAN'S STRONG RENTAL MARKET



Rental vacancies tighten across much of Queensland: Logan

Samantha Healy | October 29, 2019

Brisbane's rental market has recorded its lowest vacancy rate in 11 years, and has re-entered the "tight range" for the first time in three quarters.

"Redland and Logan Cities reported the tightest vacancy rates of 1.5 per cent each, with rents holding steady year-on-year for three-bedroom houses.

This is an extract from Realestate.com.au: <https://www.realestate.com.au/news/rental-vacancies-tighten-across-much-of-queensland-reiq/>



Rental markets tighten as tenant demand rises: Logan

Elizabeth Tilley | May 2, 2019

The Greater Brisbane market remained steady at 2.2 per cent during the quarter, while the inner Brisbane market tightened significantly — from 4 per cent to 2.1 per cent.

The outer Brisbane regions of Ipswich, Logan, Moreton Bay, and Redland are tight at a combined 2 per cent.

This is an extract from Realestate.com.au: <https://www.realestate.com.au/news/no-vacancy-qld-rental-markets-tighten-as-tenant-demand-rises/>



Brisbane rental market strengthening

Emma Ryan | October 30, 2019

According to the REIQ Rental Vacancy Report, Brisbane's rental market has strengthened, re-entering the tight range for the first time in three quarters.

The report found that the overall vacancy rate for Brisbane currently sits at 1.6 per cent, marking the lowest level in 11 years. Redland and Logan Cities reported the tightest vacancy rates of 1.5 per cent each.

This is an extract from the Smart Property Investment: <https://www.smartpropertyinvestment.com.au/management/20243-brisbane-rental-market-strengthening>



Brisbane rents lift over 2019

Jim Malo | January 16, 2020

But the Brisbane vacancy rate tightened slightly 3.1 per cent to 2.9 per cent at the end of 2019, the Domain Rental Report for the December quarter 2019 showed.

And agents said there were some "green shoots" of rents rising in Brisbane.

This is an extract from Domain: <https://www.domain.com.au/news/brisbane-rents-lift-over-2019-but-lag-behind-gold-coast-domain-rental-report-921112/>



LOGAN MARKET STATISTICS

REGION MEDIAN STATISTICS

| | House | Townhouses | Units |
|------------------------------------|-----------|------------|-----------|
| Median Listing Price | \$443,500 | \$260,000 | \$235,000 |
| Median Price Change – Last Quarter | 0.45% | -1.89% | 0.00% |
| Median Price Change – 1 Year | 0.00% | -3.71% | -2.09% |
| Median Price Change – 2 Years | 1.02% | -8.78% | -1.68% |

REGION RENTAL STATISTICS

| | House | Townhouses | Units |
|-----------------------------|--------|------------|-------|
| Median Weekly Rent | \$370 | \$320 | \$285 |
| Median Yield % | 4.33% | 6.40% | 6.30% |
| Median Rent Change – 1 Year | -1.34% | 0.00% | 0.00% |

1.25%

Current Vacancy Rate



1,569

Rental Stock Available



303,383

Population



29.98%

Rental Population





BELMONT RESERVE

HOLMVIEW

BELMONT RESERVE LOCATION



85 Gardiner Road, Holmview,
LOGAN, BRISBANE, QLD

BELMONT RESERVE

LOCAL AMENITIES: SCHOOLS



BELMONT RESERVE
HOLMVIEW



Urban Convenience and nature on your doorstep

Enjoy where you live in this urban suburb surrounded by open green spaces and scenic treasures.

Nestled within the greater Brisbane growth corridor, Belmont Reserve is perfectly positioned near arterial roads providing easy access to both the Gold Coast and Brisbane CBD.

What is more, several shopping centres, quality educational facilities and major employment hubs, such as the Yatala Industrial Park, are but a few locations less than a 20min drive away from Belmont Reserve.



Belmont Reserve



City

- 1 Brisbane



Shopping

- 2 Holmview Central Shopping Centre
- 3 Bethania Shopping Village
- 4 Bethania Waters Shopping Centre
- 5 Hyperdome Shopping Centre



Education

- 6 Waterford State School
- 7 Bethania Lutheran Primary School
- 8 Edens Landing State School
- 9 Marsden State School
- 10 Griffith University Logan Campus
- 11 TAFE Queensland Loganlea Campus



Hospital

- 12 Logan Hospital



Places of interest

- 13 Alexander Clark Park Golf Course
- 14 Meadowbrook Golf Club



Public Transport

- 15 Edens Landing Train Station
- 16 Bethania Train Station
- 17 Loganlea Train Station



BELMONT RESERVE

MASTERPLAN OF DEVELOPMENT



First Release



Future Release

HOLMVIEW PROPERTY MARKET

SUBURB MEDIAN STATISTICS

| | House | Townhouses | Units |
|------------------------------------|-----------|------------|-------|
| Median Listing Price | \$441,500 | NA | NA |
| Median Price Change – Last Quarter | -0.79% | NA | NA |
| Median Price Change – 1 Year | 0.79% | NA | NA |
| Median Price Change – 2 Years | 0.56% | NA | NA |

SUBURB RENTAL STATISTICS

| | House | Townhouses | Units |
|-----------------------------|-------|------------|-------|
| Median Weekly Rent | \$395 | \$330 | \$310 |
| Median Yield % | 4.65% | NA | NA |
| Median Rent Change – 1 Year | 1.28% | 4.76% | 1.63% |

1.99%

Current Vacancy Rate



35

Rental Stock Available



2,358

Population



44.60%

Rental Population





3 YEAR RENTAL GUARANTEE

MINIMUM RETURN

Dual Key = 5% Yield PA x 3 Years

Houses = 4% Yield PA x 3 Years

RENTAL ASSURANCE CERTIFICATE



HAVE ALL OF THE BOXES BEEN TICKED?

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

2 **Population Growth**

3 **Infrastructure Projects**

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

5 **New Job Creation**

6 **Capital Growth Prospects**

7 **Market Cycle**

8 **Rental Demand & Yield**

9 **Local Amenities**

10 **Public Transport**





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. Homecorp Property Group will 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.