

# 12-16 STATION AVENUE, DARRA, QLD

Invest in Brisbane Industrial - Ahead of Olympics



**INVESTMENT OVERVIEW**  
CHATEAU DEVELOPMENTS REAL  
PROPERTY DEVELOPMENT TRUST NO.1

- Target Rate of Return (ROR) of **30% per annum\*** (paid on project completion)
- **Industrial Workstores** ranging from 100m<sup>2</sup> to 400m<sup>2</sup>.
- Every unit will have high quality finishes installed with a bathroom, kitchenette and air conditioning.
- One of the last remaining plots of land in **Westlink's, established** and tightly held **industrial precinct**.
- Strategically located **20 minutes from Brisbane CBD** and only a 220m walk from the Darra train station.
- Brisbane's property market is expected to benefit from the upcoming 2032 **Olympic Games**, which will likely spur further infrastructure development and increase the city's global profile

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## Investor Returns

### Targeted 30% Per Annum\* Rate of Return on Capital Invested.

(\*) Targeted distributions and returns are subject to a number of assumptions that are detailed in the Information Memorandum. You should read a copy of the Information Memorandum before deciding to invest. Returns are quoted post management fees.

## Investment Structure & Strategy

- **Investment Structure:** 18-24 Month Closed-Ended fund
- **Investment Amount:** Minimum \$100,000 investment
- **Equity Required:** We are seeking to raise \$7 Million in equity
- **Targeted ROR:** 30% p.a.\*
- **Eligibility:** Investment is open to Wholesale and Sophisticated Investors only

## Key Dates

Settlement of the land on proposed project to be 20th December 2024 if it proceeds.

Project Completion is anticipated for Q1 2026

Whilst we endeavour to facilitate all investor commitments, they will be honoured on a first come first serve basis, given the smaller capital raise requirements.

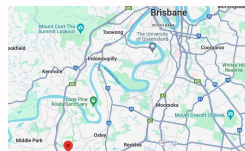
## Why Invest?

- Upon project completion we are seeking to return the **Initial investment**, along with an additional targeted **Rate of Return** of up to **30% p.a.\***.
- Conveniently located just **20 minutes from Brisbane CBD** and only a 220 meter walk from the Darra train station, the site is very accessible from both Brisbane and Ipswich.
- This land is one of the **last remaining significant development opportunities** within the tightly held **Westlink Business Park**.
- Our team members have experience in delivering over **3 Billion dollars in construction projects**.

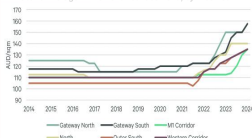


## Market Overview

- **Growing Demand:** There is a consistent and growing demand for industrial properties in Darra, driven by its strategic location near major transportation routes and infrastructure.
- **Low Vacancy Rates:** Vacancy rates in industrial properties in Darra are notably low, indicating high occupancy levels and strong tenant demand.
- **Investment Appeal:** The area's attractiveness for investors is strong, with steady rental yields and potential for property appreciation due to ongoing infrastructure developments.
- **Diverse Tenant Base:** The industrial market in Darra benefits from a diverse tenant base, including logistics, manufacturing, and service industries, which provides resilience and stability to the market.
- **Infrastructure Development:** Ongoing and planned infrastructure projects in and around Darra, such as road upgrades and transport links, enhance accessibility and logistical advantages for industrial businesses.
- **Supportive Local Government:** Government policies in Darra foster industrial development and business growth, creating a favourable environment.



Brisbane Average Prime Rent Net Face Rent , by Precinct



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[\*] This is a target, not a forecast. No returns are guaranteed.

[\*\*] All images contained in this document are for illustrative purposes only and do not indicate any final designs or depict how the finished project will look.