



LAND DEVELOPMENT SYNDICATE

LOGAN RESERVE

BRISBANE, QUEENSLAND

Invest in Queensland's strengthening economy, solid land market and a high-quality development with a target return of **17.4% per annum***.

Our Logan Reserve Syndicate is the latest investment opportunity from Oliver Hume Property Funds, and forecasts a total return of 17.4% per annum* to investors over an estimated three to four year term.

The Offer seeks to raise up to \$6 million for the development of a residential land project at 298-366 Logan Reserve Road, Logan Reserve, Queensland. "The Verge" project is located in the heart of Brisbane's high-growth southern corridor.

A planning permit has been received from the Logan City Council in relation to the development of 226 residential lots with total budgeted sales value of \$48.4 million. Construction of Stage 1 of the project is scheduled to commence in mid-2019.

INVESTMENT HIGHLIGHTS

OFFER	6,000,000 shares
PRODUCT	An Information Memorandum for the offer of 6 million investor class shares at \$1 per share in the company Oliver Hume Property Funds (Logan Reserve Rd) Logan Reserve Pty Ltd.
MINIMUM INVESTMENT	\$50,000, payable in two installments with the first installment of 75% payable on application and the balance in early 2020.
FUND STATUS	Closed to investment
PROJECT	This company was established to carry out the land subdivision of the "The Verge", a project at 298-366 Logan Reserve Road, Logan Reserve, Queensland.
TARGET RETURN	Target return of 17.4% per annum (simple interest, pre-tax), comprising a base target return of 15% per annum, plus a 20% share of surplus profits.

* Calculated on a simple interest basis, pre-tax.

** The company reserves the right to close earlier.

“THE VERGE” PROJECT

The Verge is a lifestyle-focussed project in the heart of Logan Reserve, 30km south of the Brisbane CBD and 64km north of the Gold Coast. The project offers a diverse mix of sites from low maintenance lots starting at 310sqm to premium family lots ranging from 500sqm to 1,000sqm.

The boutique community is in close proximity to a range of infrastructure and amenities including quality public and private schools with the Logan Reserve State School directly adjacent to the project.

A local medical centre and the Logan Hospital are within a 10 minute drive. Residents will have access to a range of public transport, with three major arterial roads (Pacific Motorway, Logan Motorway and Mt Lindsay Highway) all within 15 minutes.

PROVEN TRACK RECORD

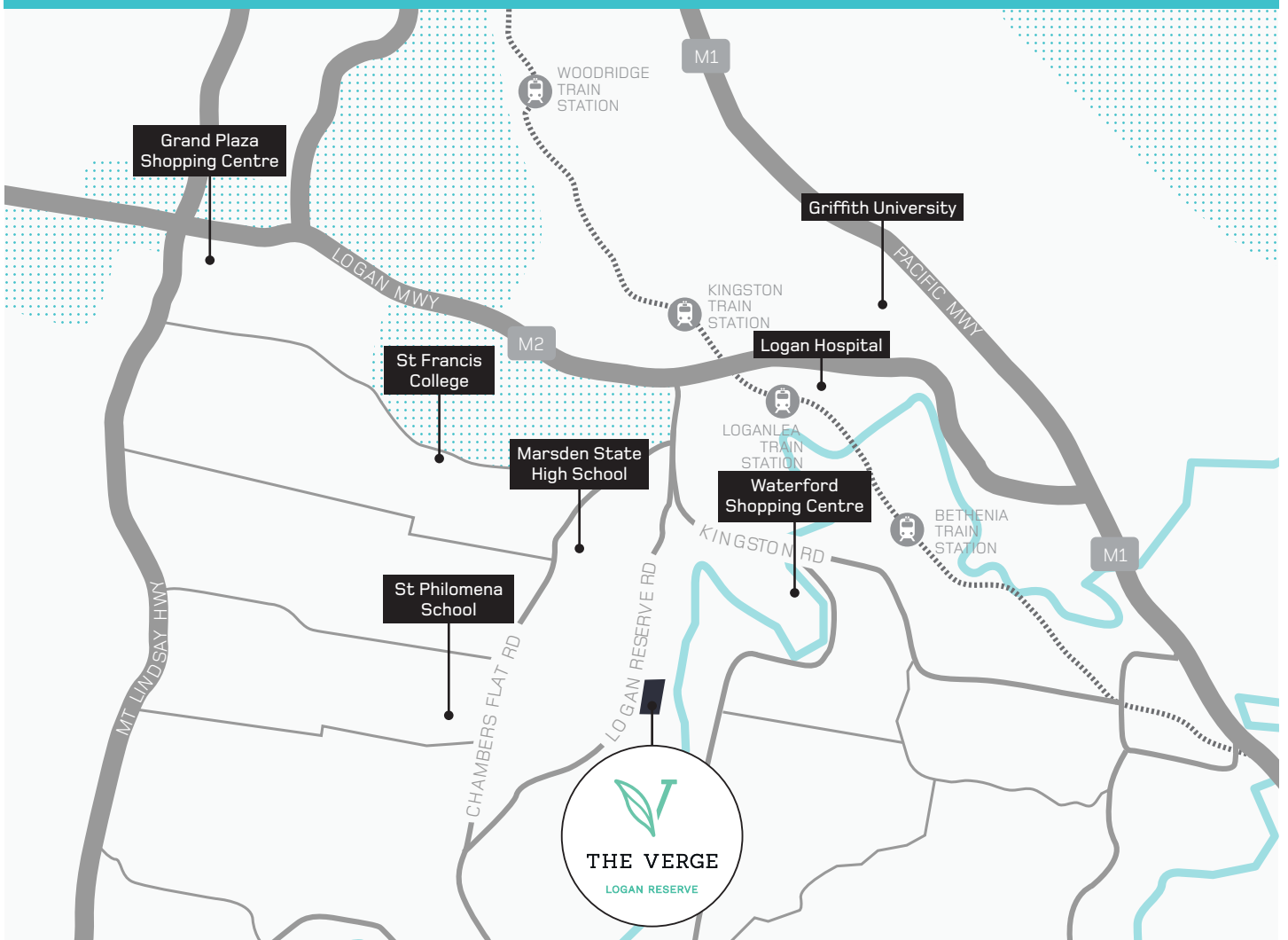
Oliver Hume is one of Australia's most reputable residential property funds and real estate services groups.

For over 65 years, we have helped owner-occupiers and investors reach their property and investment goals by investing in property funds and purchasing apartments, houses and land.

Oliver Hume Property Funds manage high quality property developments founded upon quality research and backed by an extensive and rigorous due diligence process.

We have an outstanding track record of delivering residential projects in desirable locations with many achieving excellent returns.

Logan Reserve Amenities and Infrastructure



CONTACT US

To find out more information on this property syndicate please contact **David Clark** on **+61 432 105 879** or email d.clark@oliverhume.com.au

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*IMPORTANT INFORMATION: Forecast is subject to certain assumptions and risks, which are set out in the offer document. This offer is now closed to recipients who qualify as "sophisticated investors" and "professional investors" under the Corporations Act. This information has been prepared as general information only and does not take into account the investment objectives, financial situation or needs of a particular person. Applications to invest must be made on an application form attached to the offer document. An investment in Oliver Hume Property Funds (Logan Reserve Road) Logan Reserve Pty Ltd is subject to risks associated with property development. Investors should consider the offer document before making an investment decision.