

Bringelly Acquisition Pitch

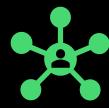
Developer Summary & Investor Opportunity



Over 200 acres of land for future Resi and Commercial Bringelly – Strategic Acquisition Opportunity



STAGE TWO AND THREE •



CLUSTER OF MOTIVATED
SELLERS ACROSS,
BRINGELLY RD & THE
NORTHERN RD

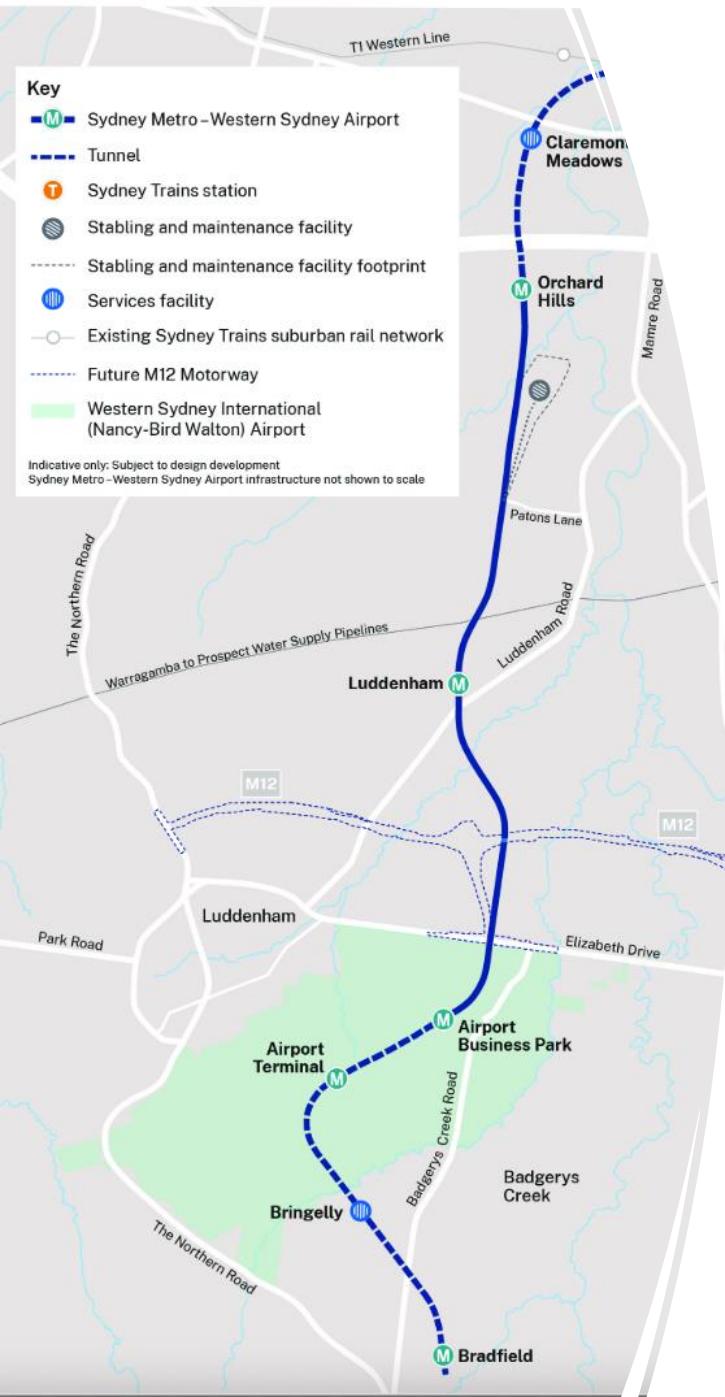


• SETTLEMENT SWEET
SPOT: 3.5–4 YEARS



• MAJOR UPLIFT CATALYSTS:
METRO STATION,
BRADFIELD CITY, AIRPORT,
M12

Map Overview – Bringelly Precinct



- Focus area: 5-acre cluster + Northern Rd

Recommended Settlement Strategy

- AVOID 5–6 YEAR TERMS (ALL OWNERS REJECT)

- TARGET: 3.5–4 YEARS STRUCTURED SETTLEMENT

- SHORT-TERM DEALS

Indicative Price Per Acre

STAGE 3•

\$1.7–\$1.8M

3-4 years

- ONE SITE Northern Rd:

*\$1.6M (12-month)

- 5-acre lots: 3-4 years settlement

Over 200 acres of Resi and Commercial

Why This Acquisition Works

- Rare cluster of aligned sellers enabling staged acquisition

- Strong capital growth corridor due to Bradfield & Aerotropolis

- Northern Rd frontage offers commercial uplift

Contact

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