

An aerial photograph of the Brisbane city skyline, featuring a prominent skyscraper with a unique, curved top. The city is situated along a river, with a boat visible in the water. The foreground shows a lush green park area with trees and some buildings.

Introduction Infinity Estate Logan, Brisbane

Information Memorandum
Queensland, Australia

INVESTMENT PROPERTY CHECKLIST

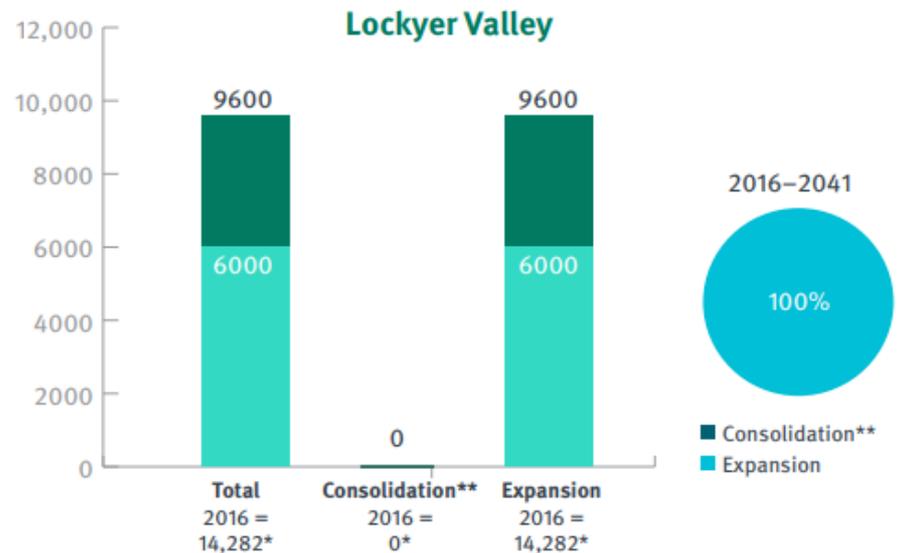
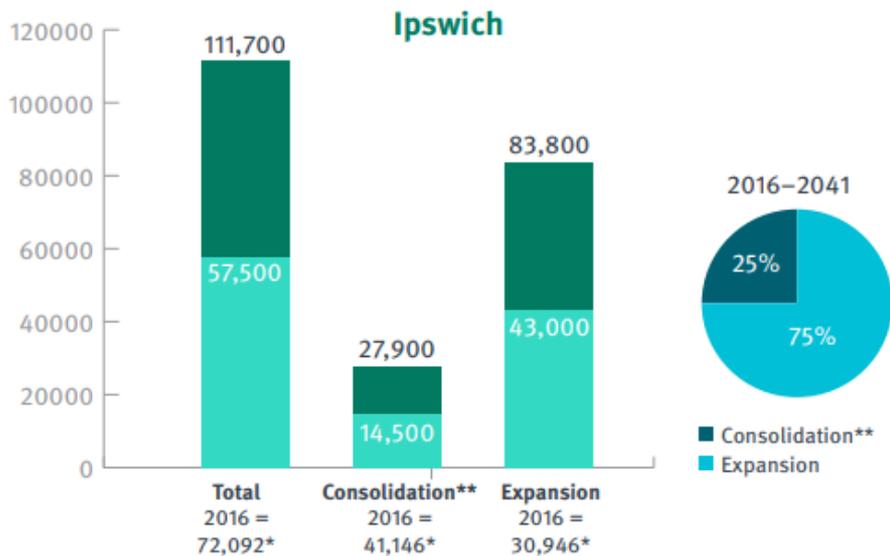
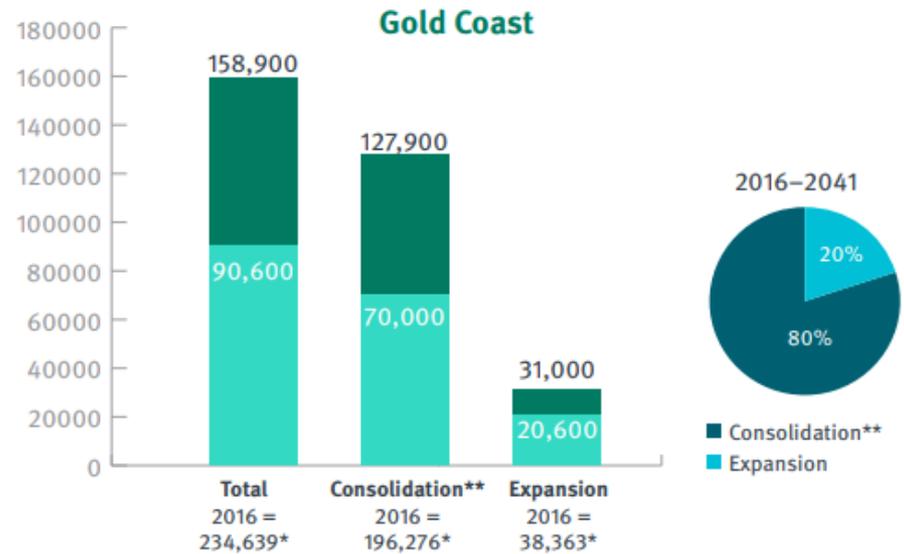
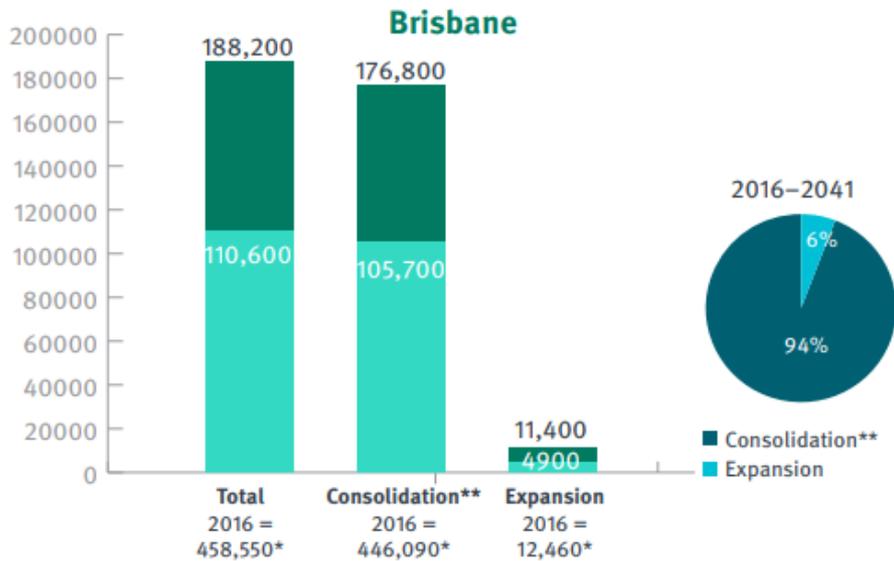
1. Location (Commuting Distance to Employment Hubs)
2. Population Growth
3. Infrastructure Projects
4. Economic Drivers (Ideally several different Industries)
5. New Job Creation
6. Capital Growth prospects
7. Market Cycle (Is this a rising market?)
8. Rental Demand
9. Local Amenities (Proximity to Schools, Shopping, Hospitals)
10. Public Transport – (Proximity to Bus, Train, Light Rail)



BOOMING SOUTH EAST QUEENSLAND

- Around 1500 a week are moving to South East Queensland every week.
- The ABS projects there will be an additional 1.4 Million residents between 2016 and 2031.
- The SEQ population is projected to explode to 5.5 Million by 2041.
- Around 700,000 new dwellings will be needed in the next 15 years to accommodate this population growth.
- That's 897 new homes required every week for the next 15 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.

WHERE ARE THEY ALL GOING TO LIVE?



SEQ'S REGIONAL GROWTH PLAN

\$134 Billion Plan

THE SEQ REGIONAL PLAN 2009-2031 HAS IDENTIFIED THE KEY GROWTH AREAS IN SEQ AND WILL SUPPORT THESE WITH INFRASTRUCTURE AND FUNDING. THESE PRINCIPAL REGIONAL ACTIVITY CENTRES ARE THE GROWTH NODES OF SE QLD.

- PRINCIPAL REGIONAL ACTIVITY CENTRES
- URBAN FOOTPRINT



SEQ - THE GOLDEN TRIANGLE

PROPERTYobserver

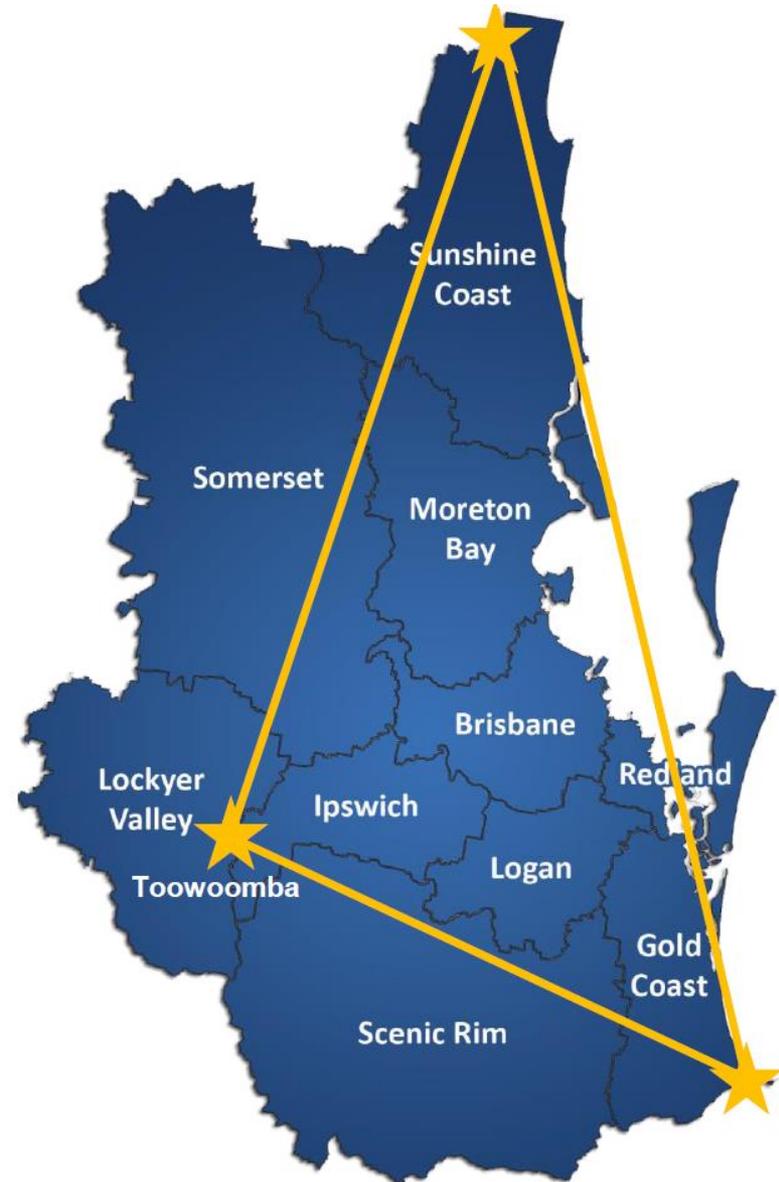
SEQ out performs the property market: Terry Ryder

Terry Ryder, April 15, 2019

There's no doubt that **Brisbane real estate has an underlying strength** and it continues to show gradual improvement in its market.

It remains poised to deliver on the potential shown by advances in the economy, population trends **(lots of Sydney refugees are escaping to affordable South-East Queensland)** and infrastructure spending.

This is an extract from an article published by the Property Observer on the 15th April 2019:
<https://www.propertyobserver.com.au/terry-ryder/97646-brisbane-s-out-performing-real-estate-markets-hotspotting-s-terry-ryder.html>



QUEENSLAND PROPERTY LEADS AUSTRALIA

PROPERTYobserver

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The Courier Mail

Queensland 2019 building hotspot: HIA

Paula Shearer, April 20, 2019

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

"The Gold Coast's Pimpama area has remained the state's number one hotspot for the fourth year running."

This is an extract from an article published by the Courier Mail on the 20th April 2019:
<https://www.couriermail.com.au/questnews/relands/hia-reveals-states-top-building-hotspots-as-population-growth-continues-to-drive-new-housing/news-story/b340175c03813ecd9f9584cdeb2d4c291>

PROPERTYobserver

Queensland leads price growth surge: Terry Ryder

Terry Ryder, April 29, 2019

The number of **growth markets in Regional Queensland is rising**, helped by recovery in resources-related regional centres.

The number of growth markets had decreased sharply in the late 2017 survey but showed **steady improvement in 2018 and this has continued into 2019**.

This is an extract from an article published by the Property Observer on the 29th April 2019:
<https://www.propertyobserver.com.au/terry-ryder/97936-mackay-leads-regional-queensland-price-growth-surge-hotspotting-s-terry-ryder.html>

THE Real Estate Conversation

SEQ - Australia's new investment hotspot

James Nihill, March 7, 2019

Right now **all roads lead to South East Queensland**. As Lara Bingle famously said in the TV advertisement "so where the bloody hell are you?"

Queensland's forecast growth is underpinned by affordable pricing, strong interstate migration, solid population growth and infrastructure.

This is an extract from an article published by the The Real Estate Conversation on the 7th March 2019:
<https://www.therealestateconversation.com.au/blog/james-nihill/south-east-queensland-australias-new-investment-hotspot/real-estate-news-qld/real>

LOGAN - PERFECT LOCATION



LOGAN SERVICES 3 MAJOR CITIES



LOGAN LOCATION

- 20 minutes South of Brisbane, 30 minutes North of the Gold Coast and 40 minutes East of Ipswich.
- 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.

GORGEOUS GOLD COAST

- The Gold Coast and the population is set to double to 1.2 million by 2050 according to leading Demographer Bernard Salt.
- The “Surf City” will require 156,000 new homes in the next 20 years alone says the Housing Industry Association of Australia.
- Gold Coast property market is booming on the back of record low rental vacancy rates at 30% capital growth in 2016, with growth in 2017 and beyond predicted to be even greater.
- The Gold Coast infrastructure projects are at an all-time high as it prepares to host the 2018 Commonwealth Games.



BEAUTIFUL BRISBANE

- A population of 2.1 million call Brisbane home, with a median age of 35.
- Population numbers are expected to reach 3.9 million by 2056.
- Brisbane is Australia's new world city, with a \$135 billion economy
- The city's economy is predicted to grow to more than \$217 billion by 2031.
- Brisbane enjoys a sub-tropical climate, with year-round sunshine
- After English, Mandarin is the second-most-common language spoken at home.
- The largest demographic in Brisbane is aged between 24 and 40.



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



KEY FACTS – LOGAN CITY

Development in Yarrabilba started in 2013 and more than 500 lots have already been sold

A young city with 31% of the population under the age of 20 years, with a median age or 33 years



86% of local travel in Logan is by car, 6% by public transport and 1% by active transport such as walking or cycling



Freight links to Brisbane, the air and sea ports, the main eastern seaboard and western access to the Surat Basin

By 2031, the City of Logan is expected to grow by 175,564 people. 40% of this growth will be driven by Greater Flagstone and Yarrabilba



Logan experiences a high dependency on motor vehicles for transport with 36.5% of residents owning two motor vehicles, 21% own three or more

The City of Logan's Estimated Resident Population is currently 300,667.

As at 30 June 2013



Less accessibility to employment, healthcare, recreation and education via active and public transport for suburbs on the outskirts of the city

TRANSPORT INFRASTRUCTURE PROJECTS



Connected economies:
Priority needs requiring funding

Wembley Road 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 Lindsay Highway

Key to unlocking 30,000 new jobs and 50,000 new houses

COMMUNITY INFRASTRUCTURE PROJECTS

Logan Metro Sport Park

Key to providing a destination sports precinct capable of attracting major events

Hub(s) for Cultural Services and Activities (Logan: City of Choice Initiative)

Key to ensuring social cohesion and safer neighbourhoods

Digitisation of the Logan Safety Camera Program

Key to improving community safety and deterring anti-social activity across the City of Logan

Jimboomba Park and Glenlogan Park Masterplan Implementation

Key to providing sporting opportunities for 50,000 new houses and the wider region

Beenleigh Aquatic Centre

Key to providing an active lifestyle precinct in Beenleigh

Inclusive communities:
Priority needs requiring funding

MAJOR INFRASTRUCTURE PROJECTS

Productive centres:
Priority needs requiring funding



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 – catalysing development opportunity

Land swap which is key to unlocking the economic potential of Logan Central

Southern Districts Courthouse upgrade (Beenleigh)

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

Meadowbrook economic link (pedestrian and cycle infrastructure)

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 centre

Key to connecting Springwood and Logan Central as regional activity centres

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.

LOGAN METRO SPORTS PARK

Logan Metro Sport Park

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.



PROPOSED BEENLEIGH PRIVATE HOSPITAL



- 120 aged care beds
- 150 post-acute care beds
- 152 hospital beds

NEW SATELLITE CITY - YARRABILBA

What's planned for Yarrabilba?

- 45,000 people
- Town centre and commercial district
- High level of self-contained employment
- 11 schools
- Vibrant shopping
- Large regional parks, open space and sporting facilities



The
Courier Mail

Logan is a booming population hotspot

Daryl Passmore, October 9, 2018

Suburbs will soar skywards and cities spring out of paddocks as millions of extra people squeeze into the southeast corner.

In **Logan**, the Greater Flagstone priority development area will be home to 120,000, and **Yarrabilba** to another 50,000.

This is an extract from an article published by The Courier Mail on the 9th of October 2018: <https://www.couriermail.com.au/news/queensland/future-seq/southeast-queenslands-booming-population-hotspots/news-story/79c33efde879bffb1fd3963554a5bfe8>



YATALA ENTERPRISE AREA - 5 MINUTES

- BUSINESS & INVEST -

BILLION DOLLAR ECONOMIC INJECTION FOR YATALA ENTERPRISE AREA

YATALA ENTERPRISE AREA 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 Motorsport, Zaccpac

MAJOR ECONOMIC DRIVERS

- 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.



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 CITY - MAJOR INDUSTRIES

LOGAN TOP 5 INDUSTRIES

- Manufacturing - \$4.97 Billion
- Real Estate & Rental \$2.4B
- Construction - \$2.37 Billion
- Wholesale Trade - \$1.15B
- Retail Trade - \$1.15 Billion



LOGAN - 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 Plains
- Uni of QLD Animals, Agriculture, Veterinary Science at Gatton;
- The QLD Bioscience Precinct incorporating CSIRO and several major university campuses.

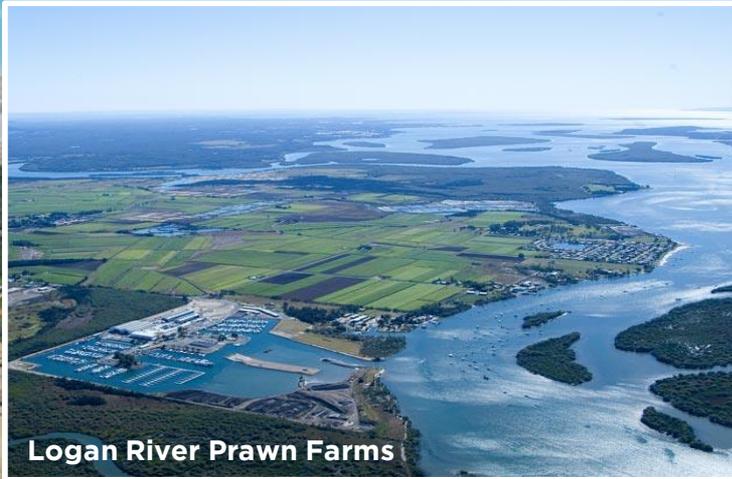
Food & Beverage

- 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 AQUACULTURE



Logan River Prawn Farms



Logan River Prawn Farms



Logan River Fish Farms

NEW JOB CREATION

your investment
property

Logan-based company to create 120 jobs

Thomas Morgan, March 1, 2019

A Logan-based company has committed to creating 120 high-skill jobs and becoming an advanced manufacturer after receiving a state government grant.

Prefabricated metal manufacturer Oxworks was on Friday awarded \$1.5 million through the second round of the Made in Queensland program.

This is an extract from an article published by The Courier Mail on the 1st of March 2019. <https://www.couriermail.com.au/business/prefabricated-manufacturer-oxworks-to-add-120-jobs-automate-production/news-story/76d4286d280c8b6a8fe0205fb3671fe4>

The
Courier Mail

Jobs boom coming to Brisbane

Melanie Burgess, March 4, 2019

Nationally, almost a million more jobs were forecast to exist by 2022, driven by the healthcare and social assistance industry, which would account for more than a quarter of growth (up 250,590 jobs in five years).

This is an extract from an article published by The Courier Mail on the 4th of March 2019. <https://www.couriermail.com.au/questnews/north/what-to-study-now-to-cash-in-on-the-coming-jobs-boom/news-story/5c49238db5a5ac88b578a3f282168dc>

MAJOR EMPLOYMENT INDUSTRIES

- Healthcare & social assistance: 16.5%
- Retail: 13.2%
- Construction: 11.3%
- Accommodation & food services: 9.1%
- Education & training: 8.7%
- Manufacturing: 5.7%

LOGAN'S BOOMING PROPERTY MARKET

The
Courier Mail

Logan house prices have hit a new high

Danielle Buckley, June 11, 2018

House prices in Logan have hit a new high, with the city delivering one of the **strongest performances** in Queensland.

Ms Mercorella said **population growth and housing affordability** were two factors driving the real estate market in **Logan** as well as **Ipswich**, that grew by 3 per cent in the last 12 months.

This is an extract from an article published by The Courier Mail on the 11th of June 2018: <https://www.couriermail.com.au/queensland/news/logan-real-estate-delivers-one-of-strongest-performances-in-qlld/news-story/0b460d8753d2bed04b610d0d338c09f2>

 SBS
NEWS

Brisbane to lead property price rises in next three years

SBS News, June 25, 2018

Brisbane's turn to boom

Of Australia's capital cities, BIS is predicting that Brisbane will see **the biggest increase in median prices over the next three years** up 13 per cent as population growth catches up when a slowdown in housing construction eventuates in two years.

This is an extract from an article published by SBS News on the 25th of June 2018: <https://www.sbs.com.au/news/brisbane-to-lead-property-price-rises-in-next-three-years-analyst>

 news
.com.au

Logan one of Brisbane's hottest growth suburbs

Elizabeth Tilley, February 20, 2019

The hottest growth suburbs in Brisbane have been revealed amid signs of **"uplift" for the city's housing market**, according to a leading national property analyst.

Mr Ryder said the suburbs' drawcards included **affordable prices, new rail links**, a soon to be completed **new university campus** and a bayside lifestyle.

This is an extract from an article published by News.com.au on the 20th of February 2018: <https://www.news.com.au/finance/real-estate/brisbane-qlld/revealed-these-are-the-hottest-suburbs-in-brisbane-for-2019/news-story/76b3e78a258bf15aa732ff7a43b761>

CAPITAL GROWTH POTENTIAL



Brisbane housing market “back on the map”

Elizabeth Tilley, November 13, 2018

Brisbane’s housing market is on the cusp of turning a corner after years of treading water, with **2019 set to put the Queensland capital “back on the map”**.

While home values in the other mainland capital cities headed south, **houses and units in Brisbane edged higher — defying the downturn gripping the country’s housing market.**

This is an extract from an article published by Realestate.com.au on the 13th of November 2018: <https://www.realestate.com.au/news/brisbane-housing-market-to-be-back-on-the-map-in-2019-analyst-says/?rsf=syn.news:nca:cm:spa>



Logan provides investors with high yielding return

Paige Carfrae, November 21, 2018

Logan City has provided investors with **bargain prices** for rental properties.

“The vacancy rates seem to be reasonable and the demand is always high,” she said.

This is an extract from an article published by News.com.au on the 20th of February 2018: <https://www.news.com.au/finance/real-estate/brisbane-ld/revealed-these-are-the-hottest-suburbs-in-brisbane-for-2019/news-story/7f6b3e78a258bf15aa732ff7a43b3761>



Brisbane home prices could grow 5pc next year: SQM Research

Elizabeth Tilley, November 15, 2018

Brisbane home prices could grow as much as 5 per cent next year and **buck the national trend** if interest rates are cut in response to rapidly falling prices in Sydney and Melbourne.

SQM Research predicts **Brisbane rents will rise 3 to 4 per cent next year**, driven by an **increase in interstate migration.**

This is an extract from an article published by Realestate.com.au on the 15th of November 2018: <https://www.realestate.com.au/news/brisbane-home-prices-could-grow-5pc-next-year-sqm-research/>

LOGAN - PROPERTY MARKET CYCLE

National Property Clock: Houses

Entries coloured orange indicate positional change from last month.



Month in Review
February 2019



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PROPERTY MARKET CYCLE



STRONG RENTAL DEMAND



Brisbane sees rents hit record levels

Sasha Karen, April 11, 2019

Both **Brisbane** and Adelaide managed to see rents hit record levels – Brisbane maintained its rents from the previous quarter, while Adelaide rents rose, the first time in over five years.

Rents are slowly rising in the greater **Brisbane** area, pushing the power back into the hands of landlords.

This is an extract from an article published by Smart Property Investment on the 11th of April 2019: <https://www.smartpropertyinvestment.com.au/research/19447-balance-of-rental-power-highlighted-in-australia-s-capital-cities>

Domain

Logan offers a whopping 7.8% rental yield

Ellen Lutton, July, 23 2018

South-east Queensland's **highest yielding investment properties** are no longer in Brisbane, but in the outer suburbs of **Logan and Ipswich**, new data shows.

"They look at the prices, look at the yields and say, 'It's near a train station and I can drive to Brisbane in half an hour', **it's got a lot of potential for growth.**"

This is an extract from an article published by Domain on the 23rd of July 2018: <https://www.domain.com.au/news/investor-alert-the-southeast-queensland-suburbs-with-the-highest-rental-returns-20180723-h12xy4-753727/>



Brisbane rents are on the rise!

Elizabeth Tilley, March, 23 2019

Rent are on the rise after years of flat growth in Brisbane, with new figures showing some suburbs have seen **increases of more than \$100 a week.**

"It's such a **popular suburb** with families because of the **access to good schools and it's so green and leafy,**" she said.

This is an extract from an article published News.com.au on the 23rd of March 2019: <https://www.news.com.au/finance/real-estate/brisbane-qld/landlords-rejoice-rents-rise-100wk-in-parts-of-brisbane/news-story/f3196c7656fb9fcc186ba5c2e6074d87>

CITY OF LOGAN - EDUCATION



CITY OF LOGAN - BY THE NUMBERS

Population at
308,000



Employment
of
72,745



59
schools



\$10.66B Gross
Regional
Product

215 cultures &
nationalities



Expected Population
in 2036
523,000



92.7%
of the Labour Force
is employed either
full-time or part-time



19,490
Businesses



Economic Output
\$21M



957 sq
km



973 parks with
a total of
7,000 hectares



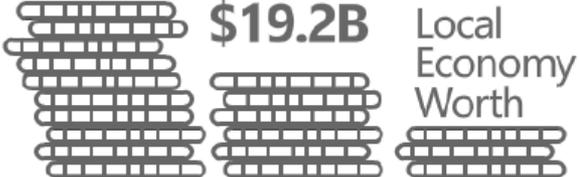
5th
largest local
government
area in Australia
by population



9 LIBRARIES



\$19.2B Local
Economy
Worth



33 median
age



245km
of Bikeways



18
Community
Centres



\$235M 
for infrastructure improvements which
are estimated to support 500 jobs

116 sporting facilities



\$2.2B for Metro South
Hospital & Health Services



308km
of Roads



Facts as
at 2016
HAVEN HILL

ACCESS TO WORLD FAMOUS THEME PARKS



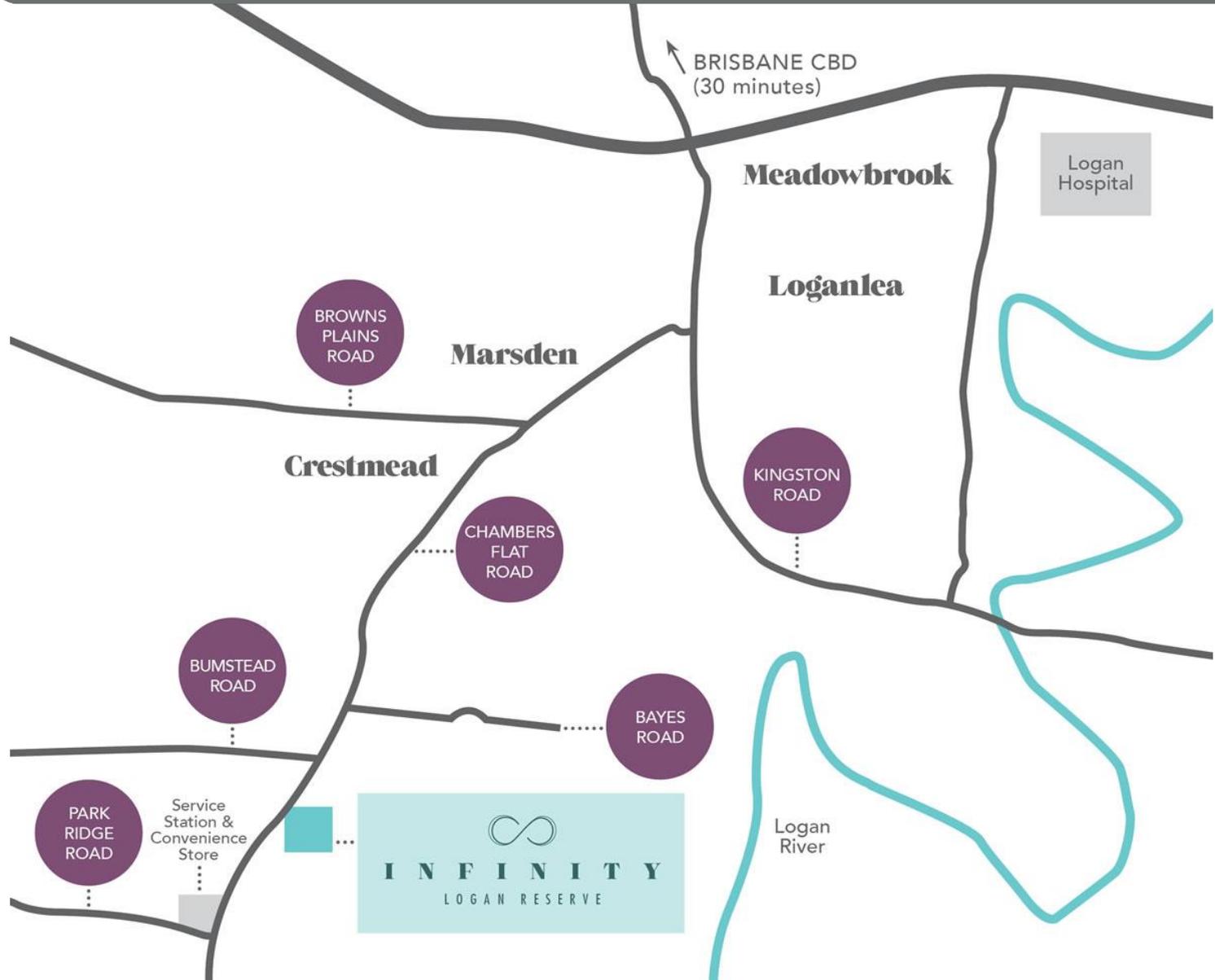
INFINITY, LOGAN RESERVE



I N F I N I T Y

LOGAN RESERVE

INFINITY LOGAN RESERVE - LOCATION



INFINITY MASTERPLAN- STAGES 1&2

**Selling
NOW!**

The possibilities are infinite



I N F I N I T Y

Infinity Masterplan- Stages 3&4

**Selling
NOW!**

The possibilities are infinite



I N F I N I T Y

LOGAN RESERVE

INFINITY LOGAN RESERVE - LOCATION



562 | 563 | 564 | 568



562 | 563 | 564 | 568



562 | 563 | 564 | 568



850m

WOOLWORTHS HOLMVIEW



1.8km

BUNNINGS WAREHOUSE



3.2km

EDENS LANDING MEDICAL SURGERY



4.6km

HOLMVIEW TRAIN STATION



8.5km

LOGAN CITY GOLF CLUB



12.6km

HYPERDOME LOGAN



24km

GRIFFITH UNIVERSITY



850m

MCDONALDS HOLMVIEW



1.9km

ALDI BETHANIA



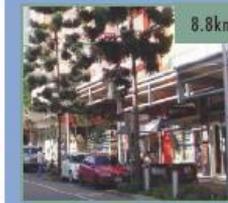
3.5km

EDENS LANDING TRAIN STATION



4.7km

COLES WATERFORD



8.8km

UPCOMING LOGANLEA PRECINCT



14km

SPRINGWOOD SHOPPING MALL



33km

BRISBANE CBD



3.6km

BETHANIA LUTHERAN PRIMARY SCHOOL



5.5km

UPCOMING BEENLEIGH TOWN CENTRE



11.2km

IKEA LOGAN



21km

WESTFIELD GARDEN CITY



49km

GOLD COAST CBD

LOGAN RESERVE MARKET STATISTICS

Suburb
Logan Reserve

Region
Logan

State
Queensland

3.04%

Current vacancy rate



35

Rental stock available



3,521

Population



32.70%

Rental population



Statistical data for Logan Reserve, Logan

Median Statistics

Rental Statistics

Sales Statistics

	House	Townhouses	Units
Median listing price	\$429,000	\$521,500	NA
Median price change - last quarter	0.70%	0.67%	NA
Median price change - 1 year	1.17%	0.48%	NA
Median price change -2 years	2.29%	NA	NA
Median weekly rent	\$390	\$310	\$320
Median yield %	4.74%	3.09%	NA
Median rent change - 1 year	-1.27%	0.00%	0.00%

Source: Realestateinvestar.com.au – 13 May, 2019

INVESTMENT PROPERTY CHECKLIST

- 
- 1. Infrastructure Projects
 - 2. Population Growth
 - 3. Location
 - 4. Economic Drivers
 - 5. New Job Creation
 - 6. Capital Growth prospects
 - 7. Market Cycle
 - 8. Rental Demand
 - 9. Local Amenities
 - 10. Public Transport

YOUR 3 YEAR RENTAL GUARANTEE

Ray White.

SURFERS PARADISE GROUP

**RENTAL ASSURANCE
CERTIFICATE**



**3 YEAR RENTAL
GUARANTEE**

MINIMUM RETURN OF 4% PA





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.