



**Over 80%
of lots sold**

PROJECT NAME

PUMICESTONE *Pocket*

PROJECT DETAILS

This 3.1 hectare site is located within Brisbane’s northern growth corridor and is ideally positioned to service the significant demand for affordable residential land in the region. Comprising 60 individual lots with development approval already in place, Pumicestone Pocket provides convenient access to the Bruce Highway, Sunshine Coast and Brisbane.

Key fundamentals:

- Approximately 7km to Morayfield Shopping Centre (9 major retailers, 160 specialties & 3,000+ carparks)
- Close proximity to major childcare facilities, local primary and secondary schools
- Approximately 8km to Morayfield train station servicing Brisbane CBD every 10 mins in peak periods
- Easy and direct access to major arterial roads
- Within Moreton Bay Regional Council (MBRC) planning scheme where population growth outperforms both SEQ and Queensland as a whole
- Recently opened University of Sunshine Coast located within Moreton Bay region
- Local public & private hospitals provide over 250 beds for the region & employ ~300 healthcare professionals and service 20,000+ patients per annum

LOCATION

Caboolture, Brisbane QLD

INVESTMENT STRUCTURE

The trust is a registered managed investment scheme. This project relates to the offer of Pumicestone Pocket Units which will have a beneficial interest in the securities issued by Caboolture Pumicestone Developments Pty Ltd ('Pumicestone Pocket SPV') to the Trust.

TARGETED RETURN

9.15% p.a (net of all fees)

INVESTMENT TERM

20 Months

TARGETED OVERALL INVESTMENT RETURN

15.25% (net of all fees)

STATUS

Open

To find out more and obtain your copy of the Product Disclosure Statement, head to cfmgcapital.com.au or call us on **1800 862 058**

Units in the CFMG Land & Opportunity Fund - Pumicestone Pocket are issued by CFMG Equity and Income Funds Limited ARSN 602 610 006 ("CFMG") and offered pursuant to the Product Disclosure Statement ("PDS") and the Supplementary Product Disclosure Statement ("SPDS"). An investment in Units under the PDS and SPDS is considered a speculative investment because the receipt of the anticipated return (or return of your capital invested) is dependent on the successful completion of the project as outlined in the SPDS. The directors of CFMG do not guarantee investors will receive any or a particular rate of a return or capital. Prospective investors should carefully consider the PDS and SPDS including the risks outlined in those documents before making any investment decision in connection with this investment. See our Target Market Determination at <https://bit.ly/3ac1Slk>.