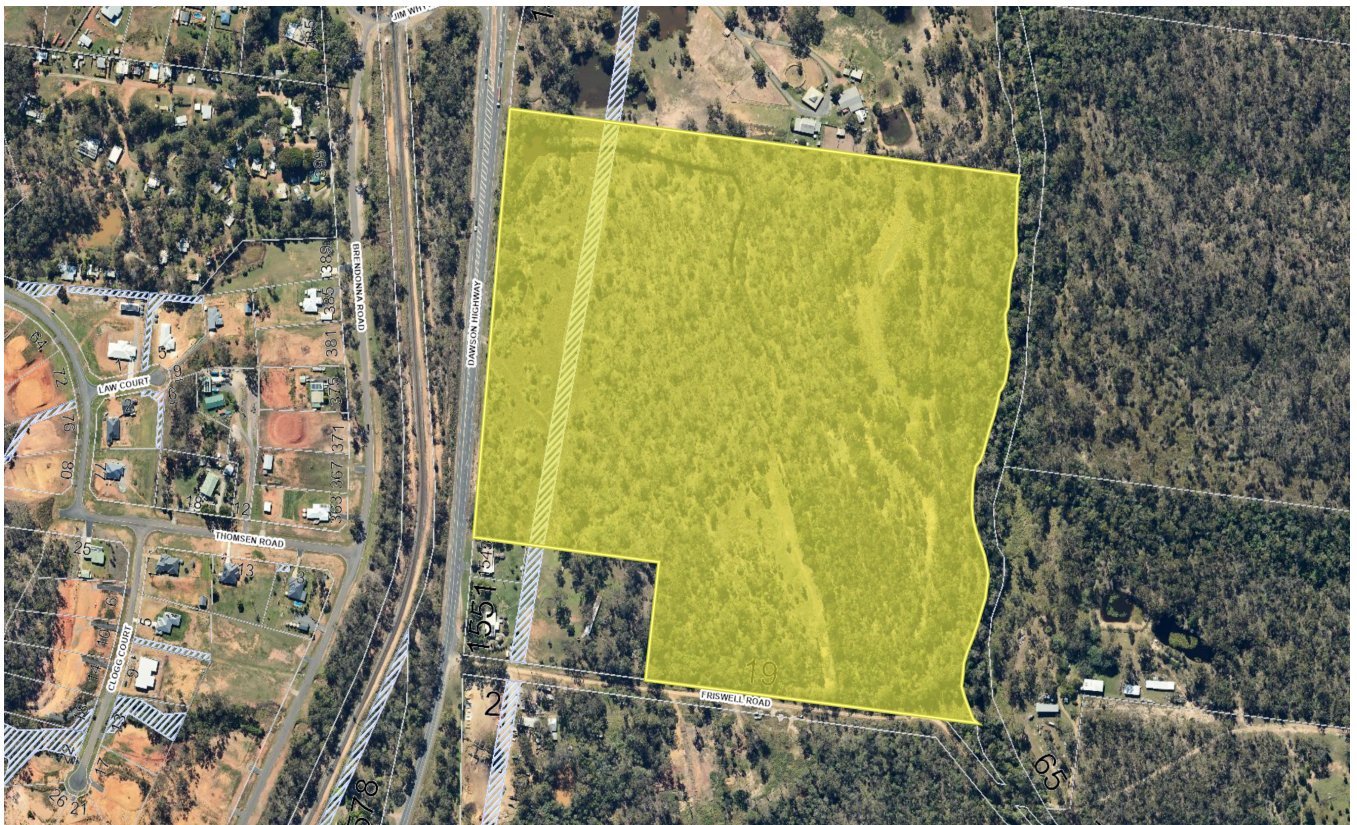


# Information Summary

## 19 Friswell Road

BURUA, QLD, 4680



29.04 HA

Development Approval and Engineered for 19 lots

19 Rural Residential – Reasonable level lots

Bulk Works now Complete

Nothing comparable still available within the local area



# Location

High growth area of Gladstone, QLD. Approved for 19 rural residential lots on the Calliope town site of Gladstone, local services close as below,

Major Port City with future major infrastructure of hydrogen and LNG export planned and approved for construction, 4<sup>th</sup> Largest major bulk import / export port facility for Australia, planned future inland rail major trading hub, major construction area and support facilities.

## Local community support infrastructure

**Calliope IGA** Shopping complex with in 4 km, Inc, Doctors surgery chemist and physio

**Bunnings Gladstone complex** within 6km inc. Harvey Normans, Betta electrical, BCF, Chemist warehouse

**Woolworths Kirkwood Road within 7km** inc. Doctor Surgery, Dominos, Indian, Bottle Shop

**Garden Complex Gladstone Inc**, 24/7 gym, with in 6km Bottle shop, multiple takeaway shops

**Service Stations** – 2km Puma Calliope 24/7 inc. McDonalds, BP Gladstone Airport 6km, Kirkwood Caltex 7km

**Taverns/ Pubs** – Harvey Road and Dan Murphy's 6km, Calliope 2 pubs ~ 5 km

**Gladstone Airport** - 6.5km

**Tannum Sands Beach** - ~20km

**Gladstone Ports, Marina** 11km

**Schools/ Daycares**– Calliope Primary and High, Clinton Primary, Burua Private, St Johns Catholic School, Green leaves, Goodstart, Community kids

## Local Industries/ Work and Business Opportunities

Rio Tinto – Aluminum Smelter

Rio Tinto – Yarwun Alumina Refinery

QLD Alumina – Alumina Refinery

Gladstone Ports Corporation (GPCL) Barney Point Terminal

GPCL – RG Tanna Coal Facility

GPCL – Port Alma

GPCL – Fisherman's Landing

GPCL – Auckland Point Terminal

WICET – Wiggins Island Coal Terminal

NRG – Power station

Auckland point fuel terminal / grain terminal

Orica – Yarwun Terminal Major Production Facility

Alpha HPA – Precursor Production Facility

Fortescue Future Industries – Hydrogen Electrode Facility

Cement Australia – Cement Works

Northern Oils – Oil Recyclers

QER – Shale Oils Project

QCLNG – LNG Facility (SHELL)

APLNG – LNG Facility (Conoco Phillips)

GLNG – LNG Facility (SANTOS)

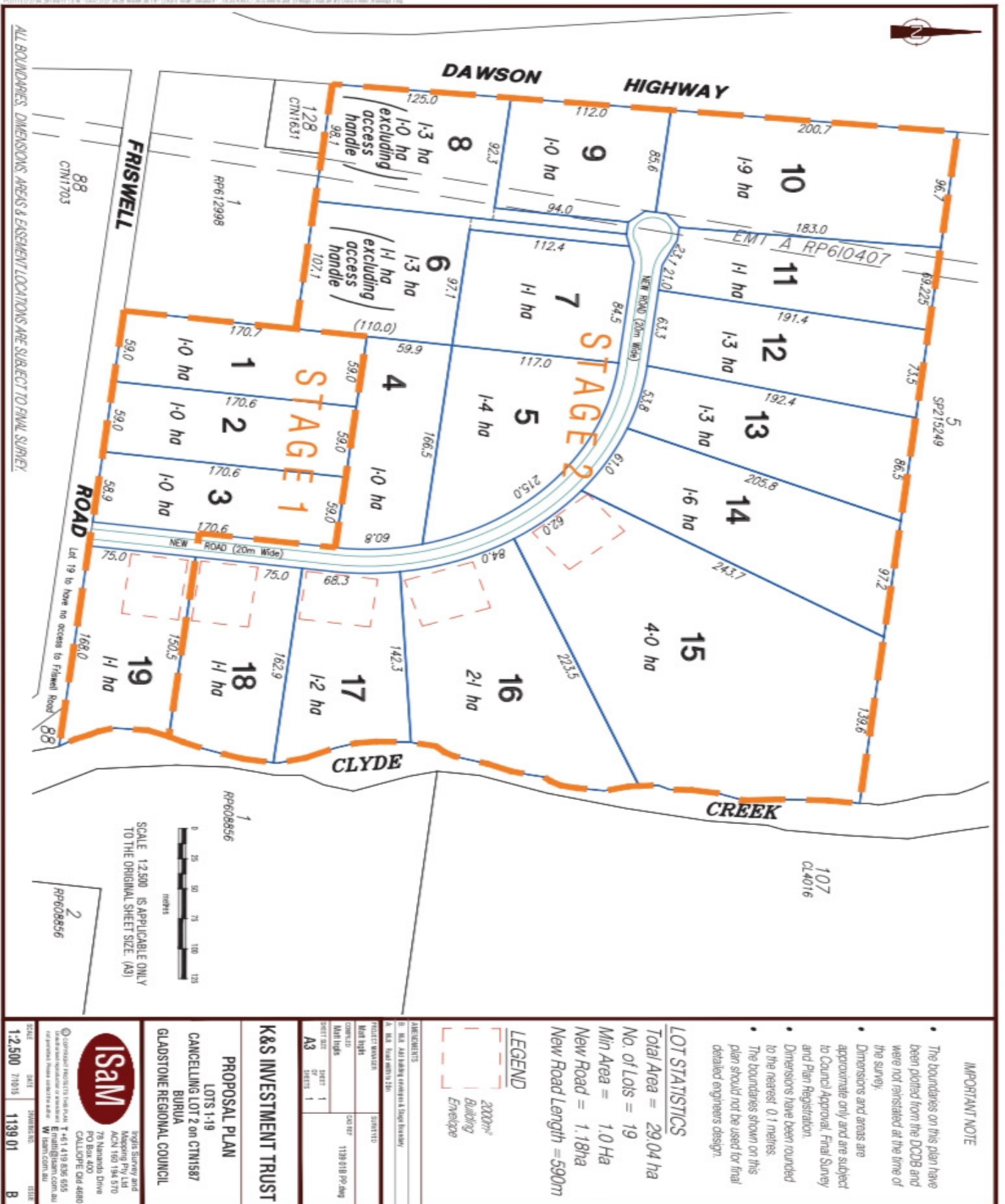
Future Projects

Rio Tinto - Stage 3 Yarwun Refinery

multiple - Hydrogen Manufacturing Facilities Inc H2U, Sumitomo

# Project Plan and Current Status

# Development Approval Survey Mapping



ALL BOUNDARIES, DIMENSIONS, AREAS & EASEMENT LOCATIONS ARE SUBJECT TO FINAL SURVEY.

600m Road Constructed

Building Pads Constructed

All Bulk Earthworks Complete





# Project Figures Estimates:

|                             |                       |
|-----------------------------|-----------------------|
| <b>Expected Revenue</b>     | <b>\$9,905,030.00</b> |
| Sale Price                  | \$6,800,000.00        |
| Costs to Complete           | \$1,321,286.62        |
| <b>Total Costs</b>          | <b>\$8,583,743.38</b> |
| <b>Profit</b>               | <b>\$1,783,743.38</b> |
| <b>Return on Investment</b> | <b>= 26%</b>          |
| <b>Duration to complete</b> | <b>3 Months</b>       |

| Lot          | Size  | M2 Price | Total Price           |
|--------------|-------|----------|-----------------------|
| 1            | 10000 | \$43.00  | \$430,000.00          |
| 2            | 10000 | \$43.00  | \$430,000.00          |
| 3            | 10000 | \$43.00  | \$430,000.00          |
| 4            | 10000 | \$43.00  | \$430,000.00          |
| 5            | 14000 | \$39.29  | \$550,000.00          |
| 6            | 13000 | \$40.00  | \$520,000.00          |
| 7            | 11000 | \$41.82  | \$460,000.00          |
| 8            | 13000 | \$40.00  | \$520,000.00          |
| 9            | 10000 | \$43.00  | \$430,000.00          |
| 10           | 19000 | \$29.42  | \$559,030.00          |
| 11           | 11000 | \$41.82  | \$460,000.00          |
| 12           | 13000 | \$40.00  | \$520,000.00          |
| 13           | 13000 | \$40.00  | \$520,000.00          |
| 14           | 16000 | \$37.50  | \$600,000.00          |
| 15           | 40000 | \$22.90  | \$916,000.00          |
| 16           | 21000 | \$34.29  | \$720,000.00          |
| 17           | 12000 | \$40.83  | \$490,000.00          |
| 18           | 11000 | \$41.82  | \$460,000.00          |
| 19           | 11000 | \$41.82  | \$460,000.00          |
| <b>Total</b> |       |          | <b>\$9,905,030.00</b> |