



Project Star

A major 5-star hotel opportunity in Fortitude Valley is seeking suitable debt funding.

Industry: Property

Deal size: \$10m - \$75m

Overview

- A landmark development only 2km from the Brisbane CBD
- In Decision Phase of the development approval from the Brisbane City Council for:
 - 13 storeys, 140 rooms 5-star IHG Hotel, 30 apartments (12x1 bedroom, 18x2 bedrooms)
 - 1200sqm retail, 800sqm office
 - The rooftop consists of swimming pool, cabana and sun lounges, planter gardens, private bar and dining, restaurants and bars
 - 93 car parking space
- Developer is seeking ~\$48m debt funding

Process

- Interested parties should direct their enquiries to the people listed in contacts below in the first instance
- Please include any information requirements in your enquiry
- You would be expected to execute a Confidentiality Agreement before further information can be released

Key attributes

Land Size	1,826 sqm
Street Frontage	49 mt
Current Sse	Vacant land
Location	<ul style="list-style-type: none"> • 260 mt to All Hallows School • 480 mt to James Street Precinct, Brunswick Street Mall & China Town • 500 mt to the Brunswick Street Train Station, 50 meters to bus stop
Urban Planning	Brisbane City Council – Mixed Use
Development Approval	In Decision Phase, expected Q3 2017, effective 4 years
Construction Cost	\$60m
Loan-value Ratio	80%
Apartment Sales	\$20m

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