



THE PRINCIPAL

NORTH MELBOURNE

ARTIST IMPRESSION

PROJECT NAME*The Principal – Flemington Rd***LOCATION****NORTH MELBOURNE,
VICTORIA****PROJECT**

The Principal is a landmark building with 147 apartments over 13 levels located on Flemington Rd, North Melbourne just walking distance from the Melbourne CBD.

North Melbourne is located in the academic heartland of Melbourne and is forecast to experience strong population growth over the next decade. It's one of Melbourne's most liveable suburbs, due to its easy access to schools, trams, shopping and parklands. It's close to excellent transport and infrastructure and the proposed new Parkville station which will be part of the Metro Tunnel.

**INVESTMENT
OPPORTUNITY**

Information Memorandum
seeking to raise \$10 million

STATUS

Closed to investment

**INDICATIVE
RATE OF RETURN ***

15% per annum

**ACTUAL SHAREHOLDER
RETURN ON INVESTMENT***

TBA

* Forecast is subject to certain assumptions and risks,
which is set out in the offer document.