

15%_{p.a}
Investor Return

Preferred Equity Investment Opportunity

Luxury Apartment Development

148-152 Riversdale Road,
Hawthorn VIC 3122



Investor Return

15% per annum return, paid upon project completion



Residential

Development Approval Held



24 month

Investment Term



\$50,000

Min Investment



Investment Available

Up to \$8,000,000



Sponsor alignment

With \$3.8m of Sponsor equity invested in project

The project will deliver 19 luxury townhouses above a two-level basement car park.

Additionally, the proposed development will include a private wellness centre offering residents an indoor pool, cold plunge, spa, steam and sauna, gym and treatment rooms as well as a lounge and a golf simulator.

Deal Summary

The purpose of the funds is to refinance out existing investors and provide the project with working capital to move into construction phase.

Situated in the esteemed inner-east suburb of Hawthorn, just 6km from Melbourne's CBD, the project site is surrounded by some of the area's most prestigious homes, including those in the renowned Scotch Hill Precinct, near the intersection with Kooyongkoot Road.

The spacious apartments being developed offer larger floor plans than typical in the Hawthorn area, with a high-end design expected to appeal to local down-sizers seeking to remain in the neighborhood.



Builder/Architect Details

The Project is designed by Cera Stribley a Melbourne-based architecture and interior design studio specialising in residential, commercial, and mixed-use developments, known for its modern, functional, and sustainable designs. The firm has won awards from the Australian Institute of Architects (AIA), Architecture MasterPrize (AMP), and Urban Development Institute of Australia (UDIA). Their projects are celebrated for innovation, environmental consciousness, and enhancing community living.

Espire Projects, the builder responsible for the upcoming development, is a reputable construction company with a strong presence in the local area. Known for their high-quality craftsmanship and attention to detail, they have an extensive build pipeline in key suburbs such as Kooyong and Templestowe.



Sponsors

The Sponsor/Developer (Gacesa Development Pty Ltd) has an active portfolio of high-end projects, including current developments in Armadale and Templestowe, as well as an upcoming development in Brighton.

There is adequate Sponsor Equity in the Project (~\$3.8m), with investor capital and returns paid before the Sponsor receives funds. Additionally, the funding is supported by personal guarantees, backed by a net asset position exceeding \$6 million.

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