

PIMPAMA, QUEENSLAND · A DEVELOPMENT STORY

Something is happening in *Pimpama.*

22-Lot House & Land Development
Gold Coast, Queensland

DEVELOPMENT LEGACY GROUP

APRIL 2026



ARTIST'S IMPRESSION

22 compact-lot homes in the heart of the Gold Coast Northern Corridor.

THE OPPORTUNITY

A fully scoped 22-lot residential subdivision in one of Australia's fastest-growing corridors.

Development Legacy Group is offering a limited equity allocation in a 22-lot residential land subdivision at 44, 46 & 48 Pimpama Jacobs Well Road, Pimpama — in the Gold Coast Northern Corridor.

Council pre-lodgement confirms support for the 22-lot yield. Simmonds Homes is contracted under a fixed-price build agreement to construct and sell every house. Five partner positions are available at \$500,000 each.

SUBDIVISION LAYOUT

Proposed Master Plan

22 residential lots at 125m² minimum across a 3,311m² total development area, with internal lane access and turnaround court.

3,311m²
Total area

125m²
Min lot size

PROPOSED SUBDIVISION MASTER PLAN - 24+ RESIDENTIAL LOTS (MIN 125 m²)



PROJECT NUMBERS SNAPSHOT

\$15.4M

Gross Realisation Value
22 lots × \$699,000

\$11.8M

Total Project Cost
All-in land, civil, soft costs & interest

\$3.5M

Net Project Profit
Before partner profit distributions

30%

Margin on Cost
Profit as % of total cost

23.1%

Margin on GRV — Profit as percentage of realisation value

\$2.8M

Sponsor Profit Buffer — Margin available below partner returns

Margins reflect titled-lot subdivision only. House construction delivered outside the project entity under separate contracts.

USE OF FUNDS

Cost Item	Amount
Land acquisition (incl. stamp duty & legals)	\$7,024,500
Civil works & services (22 lots × \$145,000)	\$3,190,000
Headworks (22 lots × \$30,000)	\$660,000
DA, design & professional consultants	\$150,000
Contingency (5% of development cost)	\$192,500
Holding & interest costs	\$612,675
Total Project Cost	\$11,829,675

Interest basis: 60% of land purchase price funded at 10% p.a. across the full 14-month project term; development drawdown of \$3.85M modelled as even monthly drawdowns from month six through completion.

WHY PIMPAMA

A primary growth corridor in South-East Queensland.

15.5%

Annual capital growth in median house values

162%

Population growth from 2016 to 2021

16

Average days on market for houses

35–50%

Projected 5-year growth for the corridor

STRUCTURAL EDGE

Why this deal wins.

INTEGRATED BUILDER & SALES

Simmonds Homes builds under a fixed-price contract and handles the sales programme, compressing market risk and eliminating third-party agent cost.

COUNCIL SUPPORT

Pre-lodgement confirms support for 22-lot yield at 125m² minimum, materially de-risking the planning pathway before settlement.

MATCHED PRODUCT

Compact-lot product matched to active Pimpama buyers — first home buyers, investors, and downsizers — with titled lots at \$699K and H&L packages at \$1.2M.

PRIORITY RETURNS

Partner capital and returns paid in priority to sponsor profit, with a ~\$2.8M sponsor buffer sitting below partner returns to absorb variance.

HEADLINE TERMS

Project entity	44-48 Pimpama Jacob Well Road Pty Ltd
Site	44, 46 & 48 Pimpama Jacobs Well Road, Pimpama QLD
Lot yield	22 lots at 125m ² minimum
Titled-lot sale price	\$699,000 per lot
Completed H&L value	\$1,200,000 (registered valuation)
Builder	Simmonds Homes — fixed-price contract
Land settlement	End of May 2026
Titling (expected)	Late January / early February 2027
House build duration	16 weeks per dwelling

INVESTMENT STRUCTURE & CAPITAL PRIORITY

Five partner positions at \$500,000 each.

SENIOR DEBT

Secured against the project, capped at 70% loan-to-GRV. Repaid in full from lot sale proceeds before any equity distribution.

PARTNER EQUITY

$5 \times \$500,000 = \$2,500,000$. Capital and returns rank in priority to sponsor equity under the waterfall.

SPONSOR EQUITY

Meaningful equity position retained. Sponsor participates only after development partner capital and returns are satisfied.

PARTNER EXIT OPTIONS

OPTION A

Cash Return at Lot-Sale

Exit at titling, no further obligation

Capital in	\$500,000
Capital out	\$650,000
Profit distribution	\$150,000
Return	30%

Distributions funded directly from titled lot sale proceeds following discharge of senior debt.

OPTION B

Continued Participation

Through to completed house sale

Capital in (close)	\$500,000
Capital in (build)	\$400,000
Total capital	\$900,000
Distribution	Full lot profit

Partner receives full development profit from allocated lot upon settlement of completed house (\$1.2M ref. value).

EXIT WATERFALL

Partner returns are paid before any sponsor profit.

- 1 **Senior debt** repaid in full from lot sale proceeds

- 2 **Residual project costs** cleared — final civil, professional and holding costs

- 3 **Partner capital returned** — $\$500,000 \times 5 \text{ positions} = \$2,500,000$

- 4 **Partner profit distributed** — Option A: \$150K per position; Option B: full lot profit

- 5 **Sponsor equity & residual profit** distributed

DOWNSIDE SENSITIVITY

The project absorbs meaningful variance before partner capital is at risk.

Scenario	Impact
Lot sale prices down 10%	GRV falls to \$13.8M; net profit compresses to \$2.0M. Partner capital and Option A distributions remain covered.
Civil cost overrun of 10%	Additional \$319K cost; 5% contingency absorbs \$192.5K. Absorbed within sponsor margin; no impact on partner capital.
Timeline extension of 6 months	Additional ~\$200.7K interest on land tranche. Absorbed within sponsor margin; no impact on partner capital.

KEY RISKS & MITIGANTS**Planning delay**

Council pre-lodgement confirms support for 22-lot yield. DA typically assessed within 3–5 months for projects of this nature.

Build cost escalation

Simmonds Homes contracted on a fixed-price basis. Build cost variance does not flow to the project entity or partners.

Civil cost escalation

5% development contingency held (\$192.5K). Any overrun beyond contingency sits with the sponsor, not partner capital.

Market softening

Pricing at \$699K sits inside the most liquid Pimpama price band. Short time between titling and sale reduces market exposure.

EXPECTED DELIVERY TIMELINE

14-month project term.

Through May 2026

Partner commitments and capital call

End of May 2026

Land settlement

**3–5 months post
settlement**

DA lodgement and approval

Late Jan / Early Feb 2027

Civil works and titling

From titling

Option A distributions paid from lot sale proceeds

16 weeks post titling

House construction (Option B) and completed-house settlement

NEXT STEPS

So what's being *built there?*

A full information pack is available on request — including the project entity constitution, subscription and shareholders' documents, senior debt term sheet, Simmonds Homes build contract summary, and the registered valuer's report.

IMPORTANT NOTICE

This document has been prepared by Development Legacy Group for the purpose of providing summary information about the Pimpama Residential development to sophisticated and wholesale investors. It does not constitute an offer of securities or financial product advice. All figures are based on current contracted inputs and supplier pricing at the date of this document and are subject to change. Prospective development partners should make their own enquiries, obtain independent professional advice, and review the full information pack before making any investment decision. No representation or warranty is made as to the accuracy or completeness of the information contained herein.

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