

The power of good
investment is in
your hands



bluestar
PROPERTY GROUP



bluestar
capital



About Bluestar Property Group

*Trust, honesty, integrity and reliability
are at the core of all that we do.*

The Bluestar Property Group is an innovative developer encompassing the Bluestar family: **Bluestar Living, Bluestar Vision and Bluestar Capital**. We pride ourselves on creating outstanding living environments, with our Award-winning precision-built projects that resonate form, function and flow, transforming our clients' or an investor's vision into reality.

Above all else, at the core of Bluestar Property Group lies passion and commitment to quality and our vision to create exceptional environments where people love to live.

About Bluestar Capital

Bluestar Capital is a property investment arm of Bluestar Property Group.

Forged from many years of observation and market experience, Bluestar Capital was created to provide our select clientele a rare opportunity to be in partnership with us. As a key investor you will enjoy consistent, safe and secure returns exceeding those of all major banks.

Earn cash flow without needing to lift a finger throughout the project. Let us take care of every element from start to finish, guaranteeing a luxurious end-product which has been thoughtfully designed to capture the desires of our ideal home purchaser while you collect the interest on your capital.

By investing with us, you receive exposure to real estate assets using a highly lucrative investment strategy that guarantees consistent, safe and secure returns that are paid monthly.



BLUESTAR PROPERTY CAPITAL BENEFITS

Our investment model allows investors to put their capital into real estate development projects.

Secure High Performance



Our completed projects have all achieved net returns up to 6% p.a. to investors, which is significantly higher than other common investment strategies.

Risk Mitigation



By having effective risk management systems in place, with the capital secured by a First Mortgage, we can offer a superior reward-to-risk ratio.

No exit or entry fees



There are no exit or entry fees associated with the investment.

Diversification



Property development is a niche asset class with low correlation. This makes it excellent for investors seeking to diversify or hedge.

Earn while you sleep



Our process allows you to earn an income, payable on a monthly basis, prior to the project's completion.

Transparency



We have multiple systems in place to ensure investors are kept up to date on how their investments are tracking.

Invest in five simple steps

We make it easy for you to invest and start accessing passive income.

1

Submit a Registration of Interest Form

To let us understand your financial position and ensure that we have all the correct details necessary to proceed, we require all interested parties to complete the Expression of Interest form found in our Information Memorandum.

2

Form Review

Our team reviews your Expression of Interest and confirms whether we can form an investment partnership.

3

Meet our Directors

After the review, we will take the time for one of our Company Directors to reach out to you to discuss the specifics of our offerings and assist you to fulfill your investment goals.

4

Transfer Funds

Once your funds have been received by us, your investment term will begin. For security purposes, we prefer electronic bank transfer to transfer your funds.

5

Investor Agreement

If you decide to proceed with an investment opportunity, our team will prepare an Investor Unit Certificate. This is pre-populated using the information you provided on the Expression of Interest form. At this stage, you will also need to nominate a bank account to receive your return/s.

CLICK HERE TO DOWNLOAD THE EXPRESSION OF INTEREST AND INFORMATION MEMORANDUM

WHO CAN INVEST?

Any entity that is legally able to invest in Australia is eligible to invest in our opportunities, assuming they meet the minimum investment requirements*.

Individuals

An individual can invest in our projects using their personal capacity. However, not all individuals will be eligible for every offer.

Corporations

Corporations can invest in our projects, and the agreement will be made in the name of the company.

Trusts

Trustees can invest in our projects on behalf of the Trust they manage.

SMSF

Some of our offers accept investment from self-managed superannuation funds.

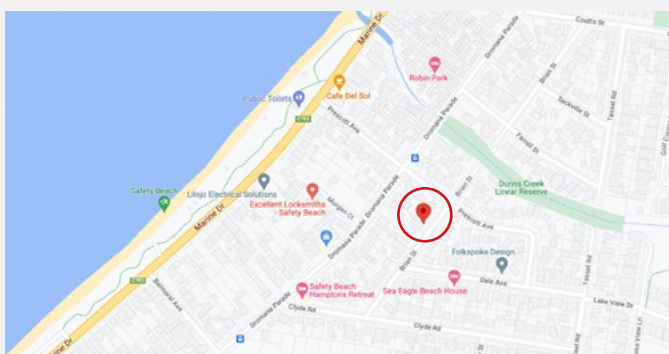
**Minimum Investment is \$100k*



Open investment opportunity

BRIAN STREET, SAFETY BEACH

The Brian Street development will be our 21st project, with the first property purchase dating back to 1999.



NEW OFFER SUMMARY

Location	21 Brian St, Safety Beach
Purpose of Offer	Raise Capital for Land Acquisition & Construction
Project Deliverables	1 Luxury Beach Residence
Rate of Return	6% per annum
Interest payable	Monthly
Investment Term	18 months
Offer Close Date	31 April 2023
Subscription Amount	\$1,850,000
Exit Strategy	Sale of completed property.
Security	Unencumbered title unrelated to development

PROJECT FINANCIALS

Development Sales	\$2,300,000
Total development cost	\$1,850,000
Profit Margin	\$450,000

Safety Beach demographic

The size of Safety Beach is approximately 6 square kilometres. It has eight parks covering nearly 6.8% of total area. The population of Safety Beach in 2011 was 3,517 people. By 2016, the population was 4,824 showing a population growth of 37.2% in the area during that time.

The predominant age group in Safety Beach is 60-69 years. Households in Safety Beach are primarily childless couples and are likely to be repaying \$1800-\$2399 per month on mortgage repayments. In general, people in Safety Beach work in a trades occupation.

In 2011, 69.6% of the homes in Safety Beach were owner-occupied compared with 69.8% in 2016. Currently the median sales price of houses in the area is \$1,257,000.

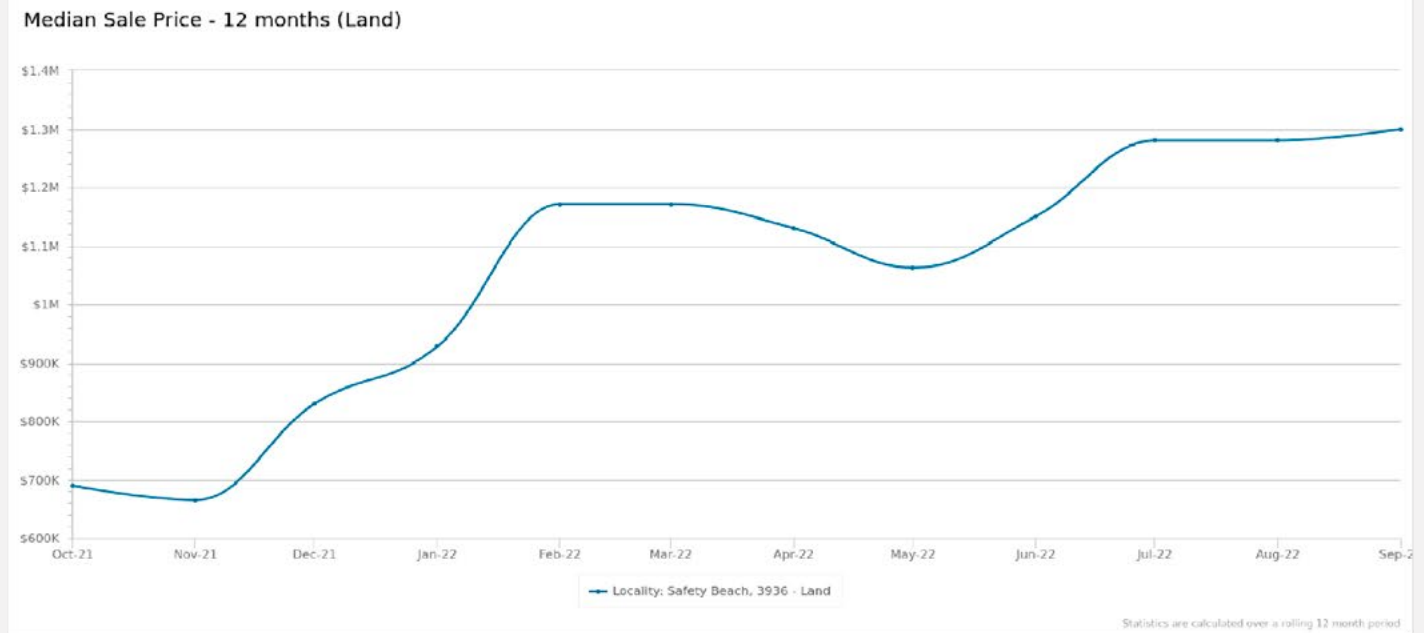


HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	54.4	Owns Outright	40.9	0-15.6K	5.0	0-9	8.3
Couples with Children	33.0	Purchaser	28.9	15.6-33.8K	14.0	10-19	9.8
Single Parents	12.2	Renting	23.8	33.8-52K	17.1	20-29	8.0
Other	0.2	Other	2.6	52-78K	17.9	30-39	8.1
		Not Stated	3.9	78-130K	20.3	40-49	12.3
				130-182K	8.9	50-59	12.6
				182K+	6.7	60-69	17.6
						70-79	15.5
						80-89	6.1
						90-99	1.8

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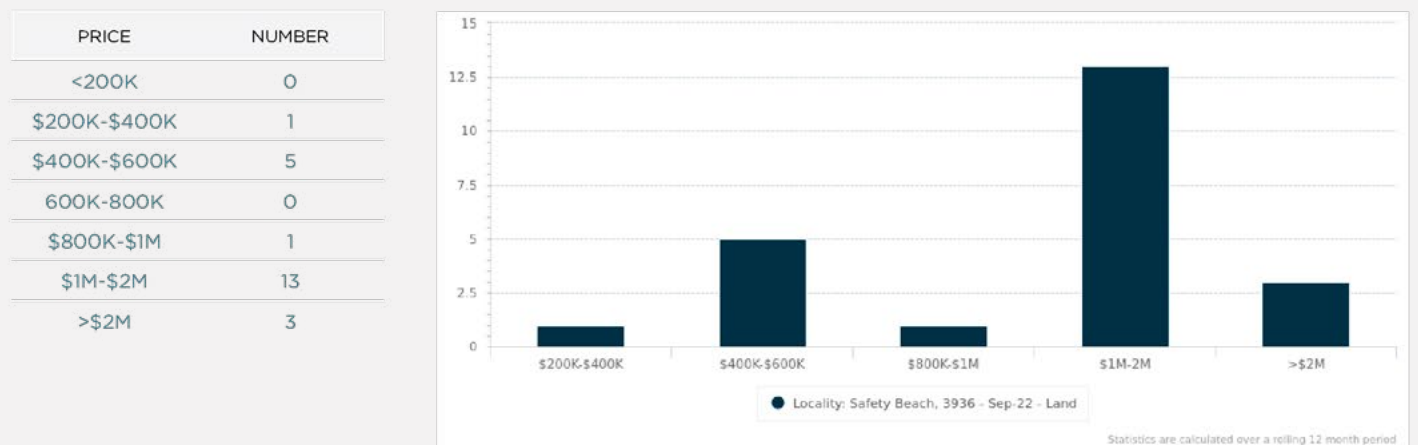


Recent market trends

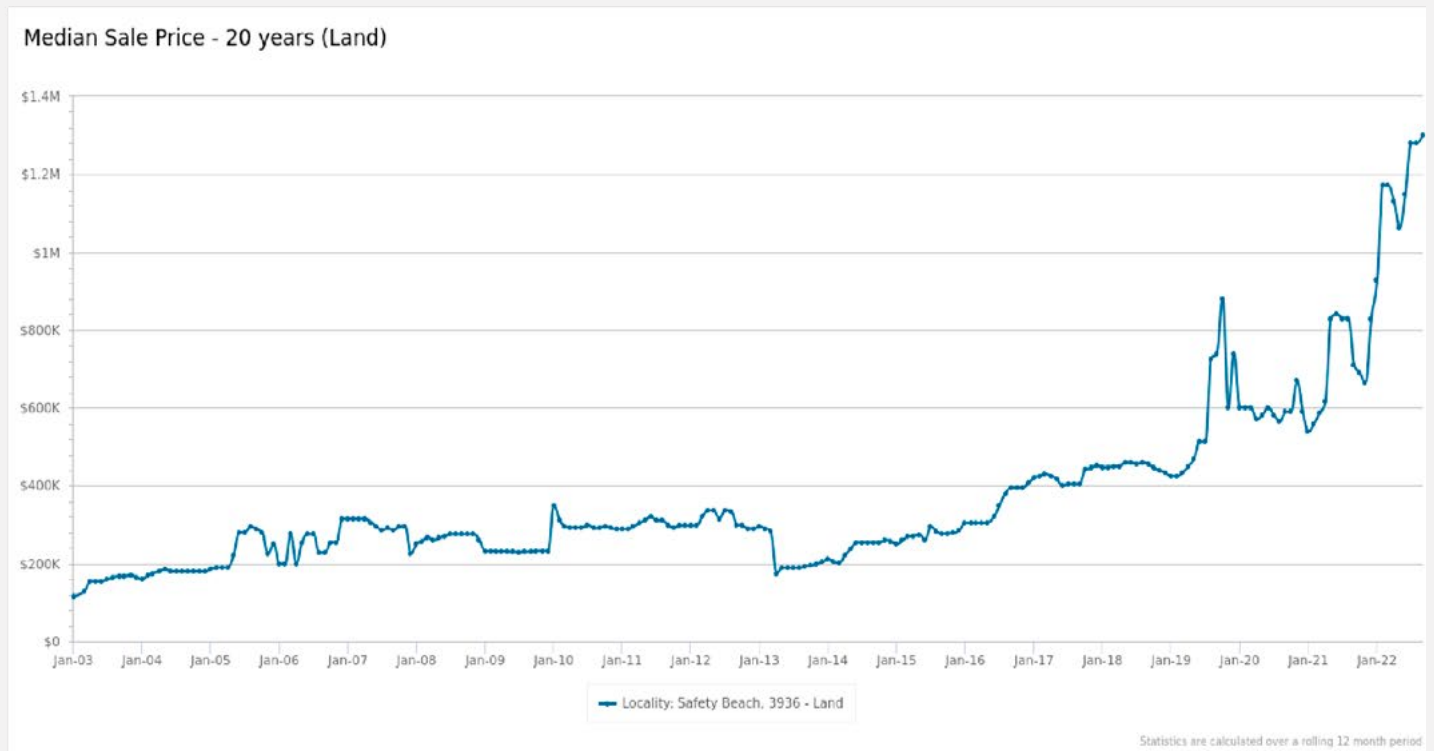


PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Sep 2022	1	\$1,300,000	1.6% ▲	-	-	-
Aug 2022	-	\$1,280,000	0.0%	-	-	-
Jul 2022	2	\$1,280,000	11.2% ▲	-	-	-
Jun 2022	3	\$1,150,750	8.3% ▲	-	-	-
May 2022	1	\$1,062,500	-6.0% ▼	-	-	-
Apr 2022	1	\$1,130,000	-3.5% ▼	-	-	-
Mar 2022	1	\$1,171,500	0.0%	-	-	-
Feb 2022	3	\$1,171,500	26.2% ▲	-	-	-
Jan 2022	-	\$928,000	11.8% ▲	-	-	-
Dec 2021	3	\$830,000	24.8% ▲	-	-	-
Nov 2021	6	\$665,000	-3.6% ▼	-	-	-
Oct 2021	2	\$690,000	-2.8% ▼	-	-	-

Sales by Price - 12 months (Land)



Long-term market trends



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	23	\$1,300,000	83.1% ▲	-	-	-
2021	35	\$710,000	20.3% ▲	-	-	-
2020	18	\$590,000	-20.3% ▼	-	-	-
2019	16	\$740,000	62.6% ▲	-	-	-
2018	26	\$455,000	12.3% ▲	-	-	-
2017	35	\$405,000	2.4% ▲	-	-	-
2016	39	\$395,500	43.2% ▲	-	-	-
2015	88	\$276,250	8.3% ▲	-	-	-
2014	101	\$255,000	32.5% ▲	-	-	-
2013	91	\$192,500	-35.8% ▼	-	-	-
2012	29	\$300,000	0.0%	-	-	-
2011	43	\$300,000	3.2% ▲	-	-	-
2010	36	\$290,807	26.4% ▲	-	-	-
2009	19	\$230,000	-16.4% ▼	-	-	-
2008	22	\$275,000	-3.9% ▼	-	-	-
2007	59	\$286,200	25.8% ▲	-	-	-
2006	20	\$227,500	-20.9% ▼	-	-	-
2005	22	\$287,500	59.7% ▲	-	-	-
2004	16	\$180,000	7.5% ▲	-	-	-
2003	16	\$167,500	51.6% ▲	-	-	-

Fully subscribed and completed



COMPLETE OFFER SUMMARY	
Location	Dromana
Purpose of Offer	Raise Capital for Construction
Project Deliverables	2 Luxury Beach Residences
Rate of Return	5% per annum
Interest payable	Monthly
Investment Term	18 months
Offer Close Date	31 July 2022
Subscription Amount	\$1,500,000
Exit Strategy	Sale of completed property
Security	Unencumbered title unrelated to development

PROJECT RESULT	
Development Sales	\$2,970,000
Total development cost	\$2,500,000
Profit Margin	\$470,000



[CLICK HERE TO VIEW THE PROJECT VIDEO](#)



COMPLETE OFFER SUMMARY

Location	Balwyn North
Purpose of Offer	Raise Capital for Construction
Project Deliverables	3 double story luxury residences with common basement
Rate of Return	4.5% per annum
Investment Term	18 months
Offer Close Date	31 July 2022
Subscription Amount	\$1,000,000
Exit Strategy	Sale of completed property
Security	Unencumbered title unrelated to development

PROJECT RESULT

Development Sales	GRV \$7,600,000
Total development cost	\$6,400,000
Profit Margin	\$1,200,000



[CLICK HERE TO VIEW THE PROJECT VIDEO](#)

NEED MORE INFORMATION?

You can view our award-winning projects on the Bluestar Property Group YouTube channel.



Scan QR code to visit the Bluestar Property Group YouTube channel to tour these and other projects.



COMPLETE OFFER SUMMARY

Location	Surrey Hills
Purpose of Offer	Raise Capital for Construction
Project Deliverables	1 double story luxury residence
Rate of Return	6% per annum
Investment Term	18 months
Offer Close Date	
Subscription Amount	\$1,500,000
Exit Strategy	Sale of completed property
Security	Unencumbered title unrelated to development

UNDER CONSTRUCTION

Development Sales	\$4,200,000
Total development cost	\$3,500,000
Profit Margin	\$700,000



Let's talk investing

For more information or to discuss your investment options, contact Bluestar Capital today.

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