

COMO

VARSITY LAKES

LAKE STREET DEVELOPMENT TRUST

PROUDLY BROUGHT TO YOU BY

Red & Co.

THE DEVELOPMENT.

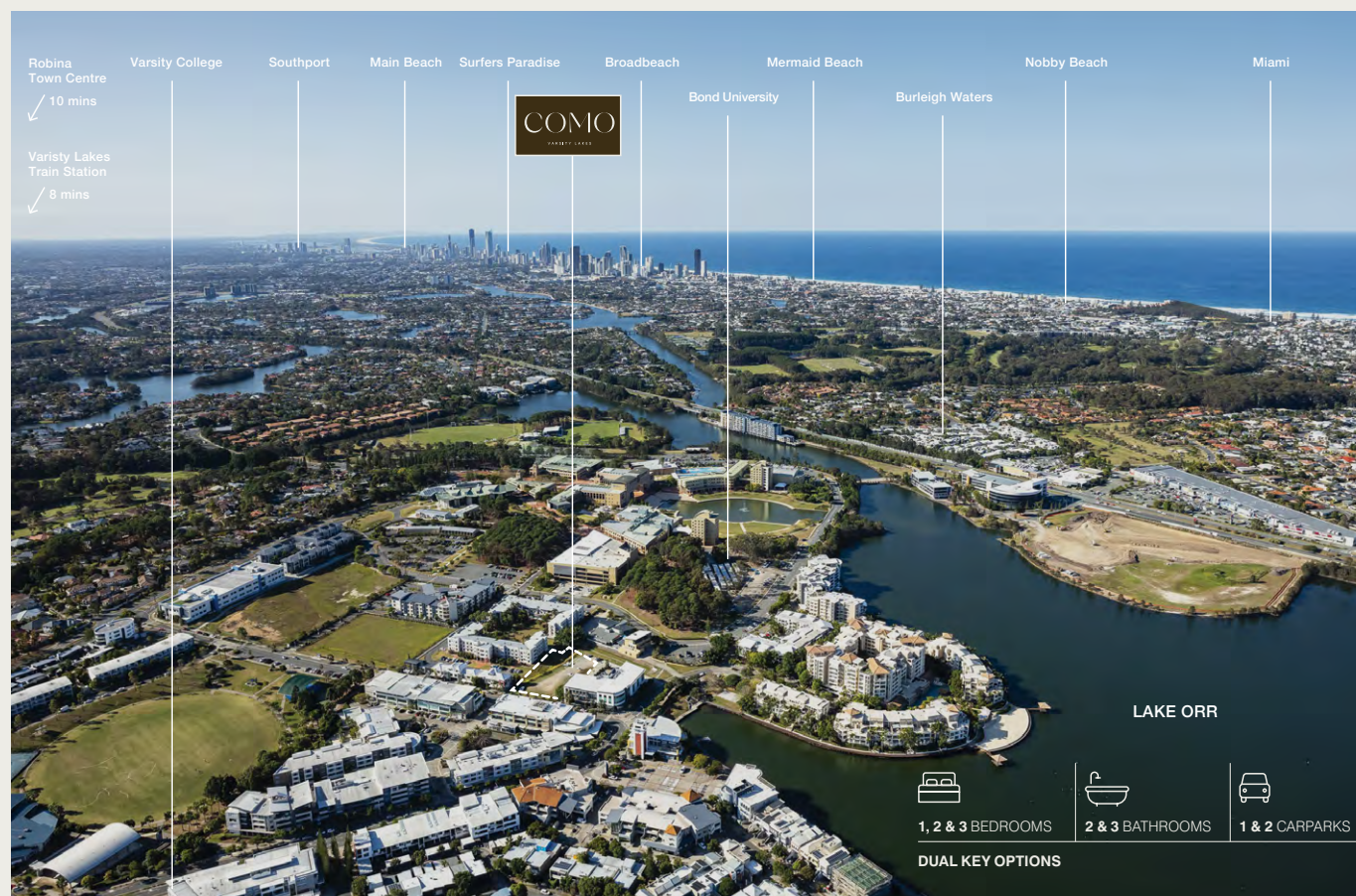
Limited to just 156 one, two, and three-bedroom, two-bathroom residences, **COMO Varsity Lakes** offers spacious, modern apartments in a beautifully landscaped boutique development.

Perfectly positioned at **22 Lake Street**, this thoughtfully designed complex combines tranquil, lakeside living with vibrant urban convenience.

Bordering Bond University and located just moments from leafy parklands and a thriving café and dining precinct, COMO is surrounded by top-tier schools, shopping hubs and key Gold Coast transport links.

With high-quality finishes throughout, every apartment is crafted with care by 5 Point Projects and experienced developer Red & Co.

With construction to commence in quarter 1 2026, COMO presents **a rare opportunity** to secure a stylish, lifestyle-focused home in one of the Gold Coast's most sought-after neighbourhoods.





THE OPPORTUNITY.

Preferred Equity structured as a loan product ranking ahead of Red & Co equity.

- ➔ 15% annual interest rate – (7.5% coupon & 7.5% compounding)
- ➔ Year term tied to completion of the project - 3 years.
- ➔ LVR 70% of Gross Realisation Value.
- ➔ Senior Debt personal guarantees provided by the Directors of the project.

WHY WE LIKE IT.

- ✓ Proven well capitalised developer
- ✓ Leading Builder
- ✓ Development Approval conditions agreed
- ✓ Land owned
- ✓ Beneficiary of Olympic tailwinds
- ✓ Strong demand due to limited supply
- ✓ Significant and growing local amenities
- ✓ Proximity to Transport
- ✓ Adjacent to Bond University
- ✓ Coupon payable to investors
- ✓ Compelling project feasibility and profitability

FOR MORE INFORMATION

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