



MARQUETTE PROPERTIES

# ASSET MANAGEMENT CASE STUDY

StudentOne  
38 WHARF STREET  
BRISBANE



## ASSET SNAPSHOT

Address	38 Wharf Street, Brisbane
Client	StudentOne / Valparaiso Capital
Purchase Value	\$14m
Target Exit Value	\$120m
CAPEX Budget	\$76m

## MARQUETTE SCOPE

- ▶ Deal Origination
- ▶ Strategic Asset Planning
- ▶ Leasing Management
- ▶ Design & Town Planning Management
- ▶ Construction & Project Management
- ▶ Reporting



## PROJECT DESCRIPTION

Marquette worked with Valparaiso Capital to acquire the second asset for StudentOne – Australia's newest major student housing operator. An existing single level retail asset sat on the site that is to be vacated and demolished. A new 37-storey tower is to be designed, approved and constructed on the high profile CBD site. The new student accommodation building will contain 753 rooms and 3 retail tenancies and is understood to be the world's tallest student housing asset at the time of completion.

The asset plan seeks to:

- ▶ Gain approval for a new 37 storey tower and create a new, fresh environment for students to live and a building that contributes positively to the city's urban fabric
- ▶ Create a mix of student room types to appeal to various budgets and cultural requirements
- ▶ Optimise the retail frontages to attract retailers that suit the student's need and desires as well as the city's working and living population.
- ▶ Meet very tight timeframes for Development Applications and Construction programmes.
- ▶ Achieve a high quality built outcome within a moderate budget.

In January 2018 the first students will move into the first Student One asset.

## FOR MORE INFORMATION

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