



MARQUETTE PROPERTIES

# ASSET MANAGEMENT CASE STUDY

Student One  
ELIZABETH STREET,  
BRISBANE, QLD



## ASSET SNAPSHOT

Address	97 Elizabeth Street, Brisbane
Client	Student One / Valparaiso Capital
Purchase Value	\$28m
Target Exit Value	\$200m
CAPEX Budget	\$90m
Areas	980 Student Beds 1500sqm Retail & Commercial

## MARQUETTE SCOPE

- ▶ Deal Origination
- ▶ Leasing & Vacant Possession Management
- ▶ Design & Town Planning Management



## PROJECT DESCRIPTION

Marquette worked with Valparaiso Capital to acquire the third asset for Student One – Australia’s newest major student housing operator.

Located within the heart of the Brisbane CBD, the project is comprised of an existing series of three interconnected low-rise buildings formally known as Elizabeth Arcade, which are to be demolished.

A new, state-of-the-art, 980 bed student accommodation facility will be constructed to be owned and operated by the Valparaiso Capital via Student One. It is also intended to create a new retail laneway connecting Charlotte and Elizabeth Streets.

It is anticipated that the building will consist of a tower approximately 28 storeys high, a dual-level podium plus basement services.

Marquette worked alongside the newly formed management team and the capital behind the venture to establish the new operating company with the distinct goal of delivering quality buildings which will be unlike any student accommodation in Australia.

## FOR MORE INFORMATION

Toby Lewis — Managing Director  
Marquette Properties  
P 0400 886 074  
E [toby@marquette.com.au](mailto:toby@marquette.com.au)

[www.marquette.com.au](http://www.marquette.com.au)



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