



61 Clark Road, Trenayr

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Park your money here...

We are pleased to present to market for sale this tenanted investment opportunity; situated on 8,800sqm (2 acres) of cleared land, 61 Clark Road, Trenayr. The property is zoned IN1 Industrial and located within a 24hour operating zone.

The open-air structure is intentionally built in this manner. Originally operated as a timber mill, this type of construction reduced the liability associated with operation of a timber mill in an enclosed structure. Following the Owner's business pivot and abandoning traditional milling in favour of lovingly curing and preparing specialty timber products; a bespoke kiln was added to the site for this operation.

The Owner has installed upgraded power capacity to the property, currently serviced by an on-premises 375KVA transformer. Water is also connected to the property, though waste is serviced by a septic system.

The property is well positioned for future development opportunity. The generous power supply ensures capacity is available for a potential multi-tenanted expansion or total redevelopment. Town water is connected to the Property, with waste currently treated using a bio-cycle waste collector.

Where is Trenayr?

Located approximately 10km north, north-west of Grafton, Trenayr is a rural suburb within the Clarence Valley Local Government Area.

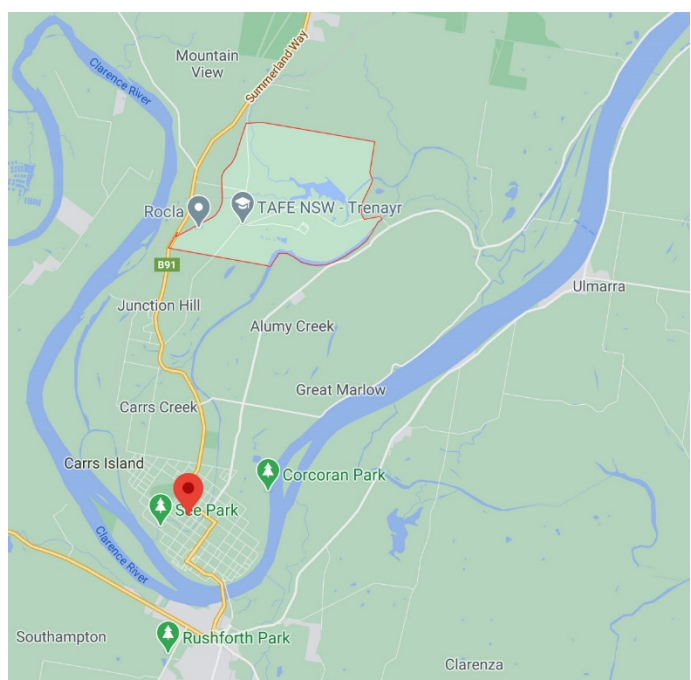
Approximately 10.8km in diameter, Trenayr is home to around 100 residents as well as a burgeoning heavy industrial estate. Serviced by the Summerland Way the suburb currently houses a number of timber mills and processing businesses such as Big River Timbers and Koppers.

With a squeeze on Industrial land in South Grafton and no industrial land available in Grafton, Trenayr will establish itself as an Industrial precinct in the next five years.

The Clarence Valley is home to 52,000 residents who enjoy the natural beauty attributed to the unique mix of rural, hinterland and coastal lifestyles life in the Clarence Valley has to offer. The population is growing quite rapidly as the Valley is conveniently positioned six hours from Sydney and three hours to Brisbane.

The Clarence Valley is serviced by three major highways being the newly upgraded Pacific Highway servicing the east coast of Australia, the Gwydir Highway providing access over the Great Dividing Range to the west and the Summerland Way which is an alternate route to Brisbane via the west.

The Clarence Valley is perhaps best known for the Clarence River. 380kms in length, the Clarence weaves it way through the Valley before meeting the sea at Yamba and Iluka.



Northern Rivers Timber Processing

Northern Rivers Timber Processing Pty Ltd is a father and son operation who has occupied the Property for more than twenty years.

Originally opened and operated as a timber mill, Owner and patriarch, Max identified an opening in the market for the production of specialised timber products. He set to work having a kiln specially made in order to dry and prepare specialty hardwoods. A section of the premises was later established as a testing facility to ensure the timber produced exceeded industry standards.

Max has since employed a "timber hand" to assist with the production and dispatchment of their products. And with new supply contracts being negotiated regularly, the business is likely to remain within the family as Max's son is preparing to re-enter the family business.

Operations on site are done so in a conscientious manner. The business currently produces no waste with all by-products sent off site to be used in other timber processes. The saw dust generated on site is donated to nearby poultry farms.

The construction industry within the Clarence Valley LGA is going from strength to strength. There are currently over 2000 house blocks in various stages of development and Clarence Valley Council are actively seeking local developers' expedite new housing estates in order to meet demand. This pressure has meant some home builders are a two year wait for construction of new homes. This demand also leaves Northern Timber Processing in good stead for the future.



Checks & Balances

Northern Timber Processing Pty Ltd and its prior subsidiary company, has occupied the Property for twenty years. At completion of the sale, a new 10-year lease will commence on the following terms:

- Commencing Rent \$65,000.00 + GST
- CPI Annual Increases
- Option: 1 x 5 years

*The tenant has agreed to pay the first years rent upfront in lieu of provision of a bank guarantee.

Outgoings, limited to Council Rates and Water Rates are recoverable under the terms of the new lease. The tenant will pay 100% of these expenses at the same time and in the same manner as the rent.

In accordance with the terms of the proposed lease, the tenant will be responsible for repairs of a non-capital nature including grounds and garden maintenance.

The indicative Income and Expenditure table, below, demonstrates the anticipated income associated with this investment opportunity.

	A	B	C	D	E	F	G
1	Income & Expenditure						
2	61 Clark Road, Trenayr						
3							
4	Rent		\$65,000.00				
5	Council Rates		\$2,600.00				
6	Gross Income		\$67,600.00				
7							
8	Council Rates	\$2,600.00					
9	Landlord Insurance	\$6,500.00					
10	Management Fees	\$2,600.00					
11	1 Total Expenses	\$11,700.00					
12							
13	2 Net Income		\$55,900.00				
14							
15	1. NIL Allowance for Capital Repairs						
16	2. All amounts are subject to GST						
17	3. Expenditure is indicative only and subject to the Purchaser's individual circumstances						
18							
19							

Contact

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