

RUNAWAY BAY | GOLD COAST QUEENSLAND | AUSTRALIA



FOR SALE

BY TENDER CLOSES FRIDAY 5PM
4th OCTOBER 2013

Information Memorandum

1/445 Oxley Drive
Runaway Bay, QLD 4216
AUSTRALIA



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The Offer

The Opportunity

The Location

Zoning

Why Australia?

Income

Recent Comparable Sales

Certificates of Title

Appendices



To be read before reading the contents of this Memorandum

The sole purpose of this Memorandum is to assist the recipient in deciding whether they wish to proceed with a further investigation of the property and it is not intended to form the basis of any investment decision or any decision to purchase the property.

This Memorandum does not constitute an offer or invitation of the sale or purchase of the property.

The information in this Memorandum has been provided by the Vendor and has not been verified by Prime Commercial Pty Ltd. No representation or warranty, express or implied, is or will be made in or in relation to, and no responsibility or liability is or will be accepted by the Vendor or by Prime Commercial Pty Ltd, or by any of their respective officers, servants or agents as to or in relation to the accuracy or completeness of this Memorandum or any interested party or their advisors and any liability for those matters is hereby expressly disclaimed. Only those particular representations and warranties which may be made in a sale and purchase agreement (which will not contain any representations or warranties as to this Memorandum) when and if it is finally executed, and subject to such limitations and restrictions as may be agreed, shall have any legal effect.

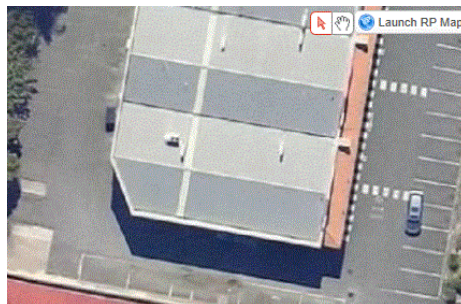
The offer provides investors a very rare opportunity to purchase this freehold property located on the main Arterial Rd to Brisbane Motorway and Prestige North Gold Coast Suburbs.

The property comprise a total floor area of 323 square meters and enjoys a high profile strategic position on Oxley Drive providing excellent accessibility to the New, Gold Coast hospital and major amenities.

Total of 323 square meters of office space or showroom.



Runaway Showcase



Secure income

Tenant



Front entrance via Oxley Drive.

10min walk to Harbor Town Discount Center, walking distance to local Restaurants and School.



Central Shop location.

Above average return on investment.

**Favored with instruction from the vendor,
Prime Commercial is pleased to offer
1/445 Oxley Drive for sale by tender**

Address:

1/445 Oxley Drive
Runaway Bay QLD 4216
Australia

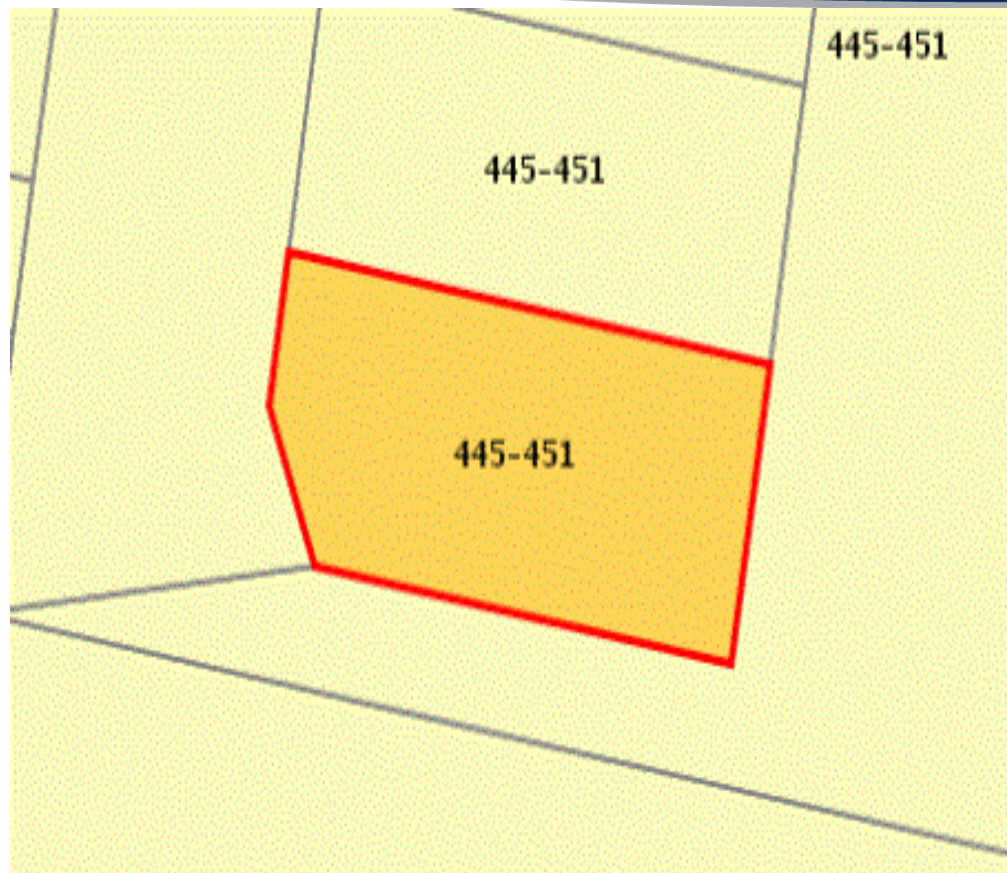
Land Tenure:

This property is freehold
Net let able area 332 square meters

Zoned: Commercial retail showroom

Property Legal Description:

1/445 Oxley Drive, RUNAWAY BAY Lot on 1 BUP106049



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The Location



Shopping Centre



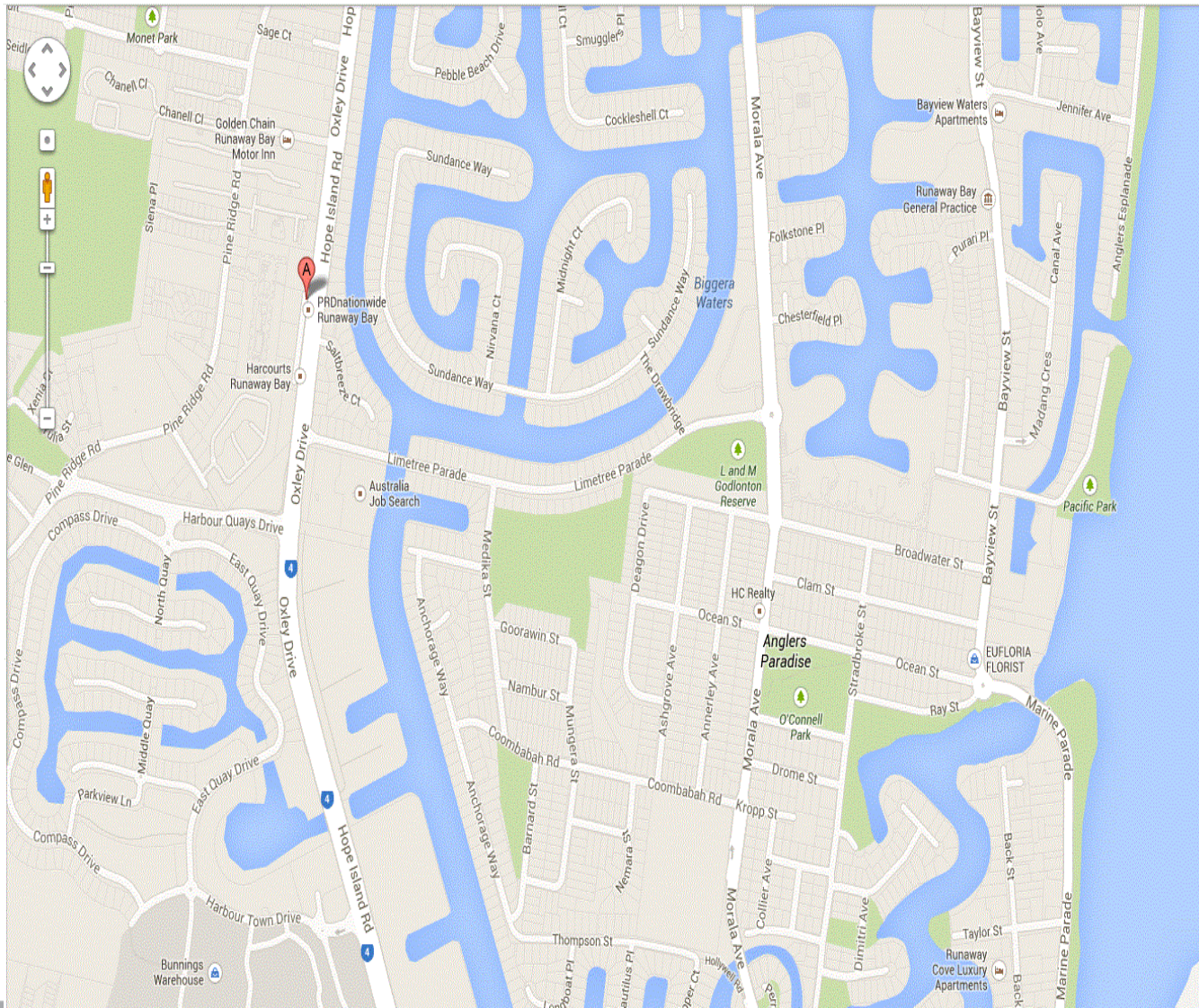
Surfers Paradise



Bayview Harbor



Marina Mirage



New Gold Coast Hospital



Outlet Shopping



The Broadwater



Sea World

Runaway Bay has become the retail & commercial centre of the northern end of the Gold Coast.

Runway Bay has established itself as an important business location, and has a history of growth servicing the northern corridor stretching from Labrador to Hope Island providing the main thoroughfare for traffic flow from south to north.

The Northern Gold Coast region has been known as the boaties paradise, being well serviced by boat ramps and marinas offering access to many popular fishing spots. It is one of Gold Coast city's main recreational and family destinations which includes world class theme parks, golf courses, shopping outlets like Harbour Town, the ever expanded Broadwater Parklands and trendy Paradise Point esplanade where you can catch up with friends for coffee or dinner.

This Northern region is fast growing and has become a highly sought after area for interstate and international residents alike.

Some popular suburbs include Runaway Bay, Paradise Point, Biggera Waters, Hope Island, Hollywell, Coomera, Coombabah, Sanctuary Cove, Oyster Cove, Monterey Keys, Helensvale, Pacific Pines, Santa Barbara, Sovereign Islands and Oxenford. The Gold Coast attracts over 18,000 new residents every year easily making the Northern Gold Coast suburbs as the main growth corridor of the city. Being within minutes of pristine beaches and Broadwater playgrounds, a weekend would be filled with fun activities to do.

Why Australia ?

Australia's reputation as a highly competitive economy continues to strengthen. In 2009, the Australian economy was ranked in the top three countries in the Asia-Pacific region for its overall competitiveness. Among countries with a population of 20 million or more, Australia ranks second in the world, behind only the United States. *(Source: IMD, World Competitiveness Yearbook, 2009).*

For many years Australia has outperformed OECD economies in both growth and resilience of the economy. For six of the last eight years, the Australian economy has been found the most resilient in the world and its average growth rate from 1998-2009 was 3.4 per cent. *(Source: Ibid)*

This, together with a strong and independent financial sector and an effective and proven regulatory financial system, means the Australian economy provides a sound platform for foreign direct investment and business growth. Australia is a serious trade and investment player, generating more than 20 per cent of GDP from exports and more than 36 per cent from FDI stock and its economy is now predominantly services-based, with services accounting for just over 60 per cent of economic activity.

(Source: Australian Bureau of Statistics, June 2008.)

While Australia, as elsewhere, has been affected by the global economic downturn, the Australian Government responded quickly to counter recessionary pressures by spending proportionally more and earlier in terms of fiscal stimulus. (The IMF's aggregate target for fiscal stimulus is two per cent of GDP and in Australia fiscal measures account for 2.1 per cent of GDP).

This percentage is greater than that of the G20 PPP-GDP weighted average and higher than the UK, US, Canada, Germany, France and Japan - as of March 2009). Australia's recession looks like it will be smaller than in much of the rest of the developed world. (The IMF World Economic Outlook [April 09] indicates Australia will recover more quickly in 2010 and with higher growth than the UK, US and Eurozone).

Looking ahead, the Australian market is open for trade and foreign investment and has the capacity to deploy both our own and other people's capital carefully and profitably. The Government has not had to give direct financial support to the banking system and Australia will be free of the difficult governance and exit strategy issues that such support is raising in a number of other countries.

Runaway Bay Freehold Office Showroom (ongoing concern)

Property	Tenants	NLA	Approx Annual Income
1/445 Oxley Drive	Ray White Runaway Bay	332m2	\$73,000 plus GST
Lease Terms	Lease Term	Option	Outgoing
Commencement 2005	5 years	5 & 5	\$73,100 per annum
Total gross Income			\$73,000 p.a approx

*Income Projection Based on 100% Occupancy



Recent Comparable Sales

Past Sales Evidence

Date

Selling Price

21 Ereton Drive, ARUNDEL

01 November 2013

\$1,180,000

5 Demand Ave, ARUNDEL

23 May 2013

\$1,500,000

16 Wrights Place, ARUNDEL

24 May 2013

\$675,000

84 Brisbane Rd, CABRADER

13 February 2013

\$800,000

21 Demand Ave, ARUNDEL

2 November 2013

\$900,000

