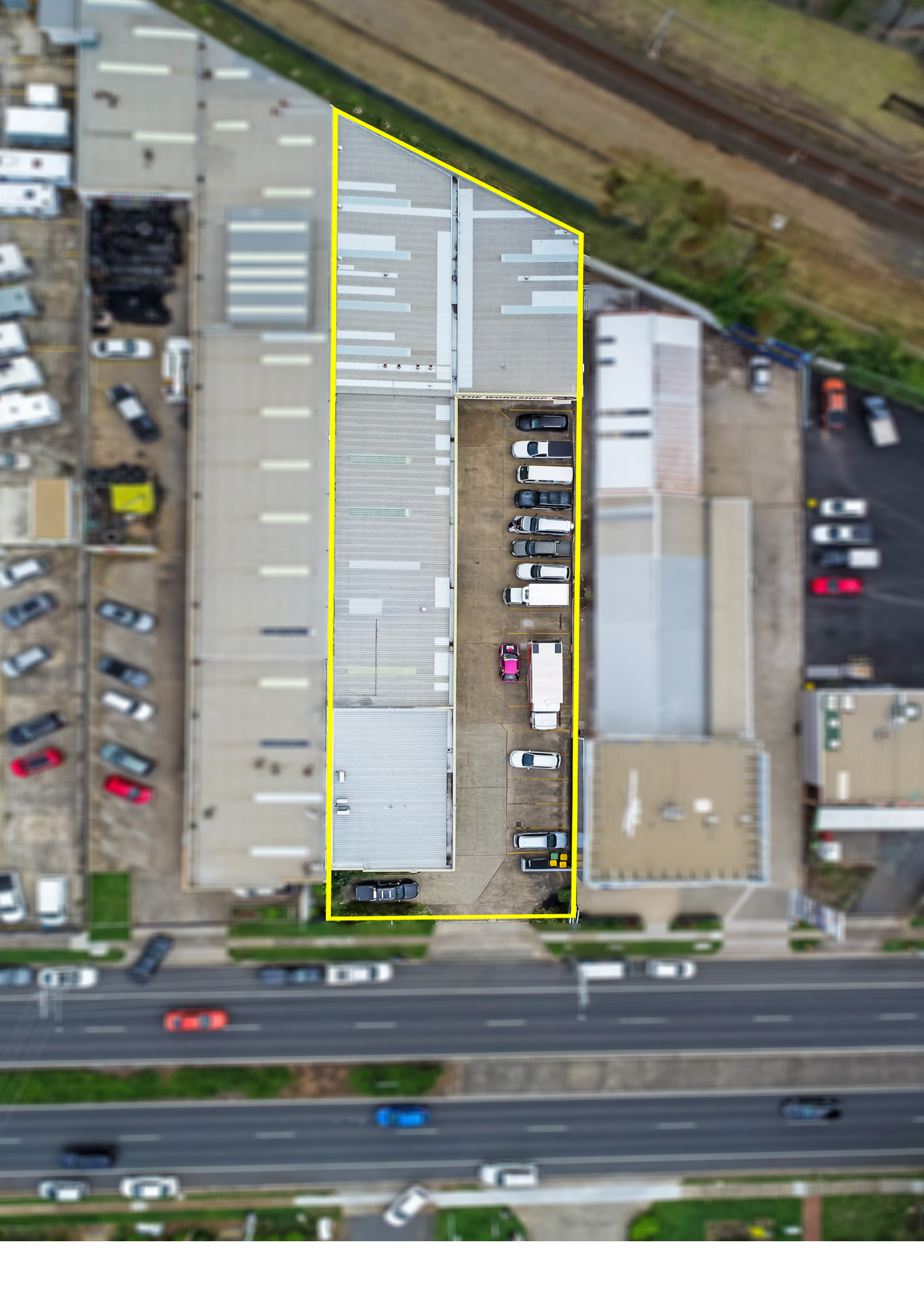




INFORMATION MEMORANDUM

84 SHORE STREET WEST CLEVELAND QLD 4160

Prepared by Ray White Commercial Bayside
May 2019



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JONATHON BURROWES

Ray White Commercial Bayside
0421 383 668
jonathon.burrowes@raywhite.com



NATHAN MOORE

Ray White Commercial Bayside
0413 879 428
nathan.moore@raywhite.com



THE OPPORTUNITY

LOCATED IN CLEVELAND'S TIGHTLY HELD RETAIL SHOWROOM PRECINCT, 84 SHORE STREET IS AN EXCELLENT OPPORTUNITY TO PURCHASE A FULLY LEASED FREESTANDING BUILDING CURRENTLY LEASED BY THREE (3) SEPARATE TENANTS.

This single level 800m²* building of concrete block construction sits on a 1,566m² allotment on the homebound lane, heading into central Cleveland and Raby Bay Harbour. Surrounded by and within close proximity to multiple large format retailers, IGA Market Place, McDonald's, Cleveland Train Station, and Stockland Shopping Centres, this well positioned property is suitable for an astute investor looking to secure a foothold in this highly sought-after location.

Ray White Commercial Bayside is excited to be offering this opportunity to the market for sale by Expressions of Interest closing Thursday 6 June 2019, 4pm. For further information or an on-site inspection, please don't hesitate to contact the exclusive agents.

EXECUTIVE SUMMARY

| | |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The property | 84 Shore Street West, Ormiston QLD 4160 |
| Property description | 800m ² * single level building of concrete block construction on a 1,566m ² * 'Commercial Industry' zoned allotment |
| Building area | 800m ² * |
| Site area | 1,566m ² * |
| Current Net Rental | \$93,659.40 |
| Method of sale | Expressions of Interest Closing 6 June 2019, 4pm |
| Marketing agents | <p>Jonathon Burrowes M 0421 383 668 E jonathon.burrowes@raywhite.com</p> <p>Nathan Moore M 0413 879 428 E nathan.moore@raywhite.com</p> <p>Ray White Commercial Bayside T 07 3245 7199</p> |

* Approximately

Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.



PROPERTY OVERVIEW

| | |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address | 84 Shore Street West, Ormiston QLD 4160 |
| Real property details | L72 C627 |
| Title reference | 13091155 |
| Zoning | Multi Use |
| Local authority | Redland City Council |
| Property description | <p>The property comprises a rectangular shaped allotment positioned to the northern side of Shore Street, approximately 400m east from the roundabout at Wellington Street. The property is improved with a semi-modern commercial/industrial building, which was constructed circa late 1980's, set on a reinforced concrete slab with painted brick facades, masonry block side and rear external walls and a sheet metal roof. The building includes aluminium framed glass shop fronts, 3-phase power, shared toilet facilities and multiple high bay roller doors servicing each tenancy. The front tenancy (Tenancy 1) provides suspended ceiling and a high-grade showroom/office fit out with air-conditioning throughout. A small warehouse also adjoins this tenancy. Tenancy 2 is fitted out for food manufacturing and has a mix of flush ceiling, coved flooring, air-conditioning throughout, and a full height warehouse area. Tenancy 3 operates as a mechanical workshop and includes a small front office and open plan warehouse/workshop area. Ground improvements include a concrete sealed driveway and car parking area along the eastern boundary line marked for 20* vehicles, Landscaping to minimum Council requirements and a free standing pylon sign.</p> |



IMPROVEMENTS

BUILDING SERVICES

| | |
|-------------------------|-----------------------------------------------------------------------------------------------------------------|
| Air-conditioning | Multiple split system air conditioning units service areas within the building |
| Fire prevention | 36M Fire Hose Reel located in car park |
| Loading areas | On grade loading areas only |
| Amenities | Male and Female amenities |
| Signage | The front façades of each tenancy plus a large pylon sign with 3 panels in the front garden facing Shore Street |

PARKING

The property provides a total of 20 on-grade car spaces accessed from Shore Street.

SERVICES AND AMENITIES

The property is connected to all usual services and amenities, including reticulated water, sewer, and communications (NBN).

ZONING

The property is zoned 'Commercial Industry' under the Redlands Planning Scheme with a 'Multi Use' classification.

LAND PARTICULARS

LOCALITY AND SURROUNDING DEVELOPMENT

The subject property is located in Cleveland, approximately twenty eight (28) kilometres south east of the Brisbane CBD. The suburb of Cleveland is predominantly traditional residential areas with various commercial and retail facilities comprised primarily over Middle Street, Queen Street & Bloomfield Street, and a mixture of retail, showroom & industrial over Shore Street & Wellington Street. The sub-regional shopping centre servicing the area is Stocklands Cleveland Shopping Centre located on Middle Street, approximately 1.8km from the subject, and Cleveland Train Station is approximately 1.6km east of the subject property.

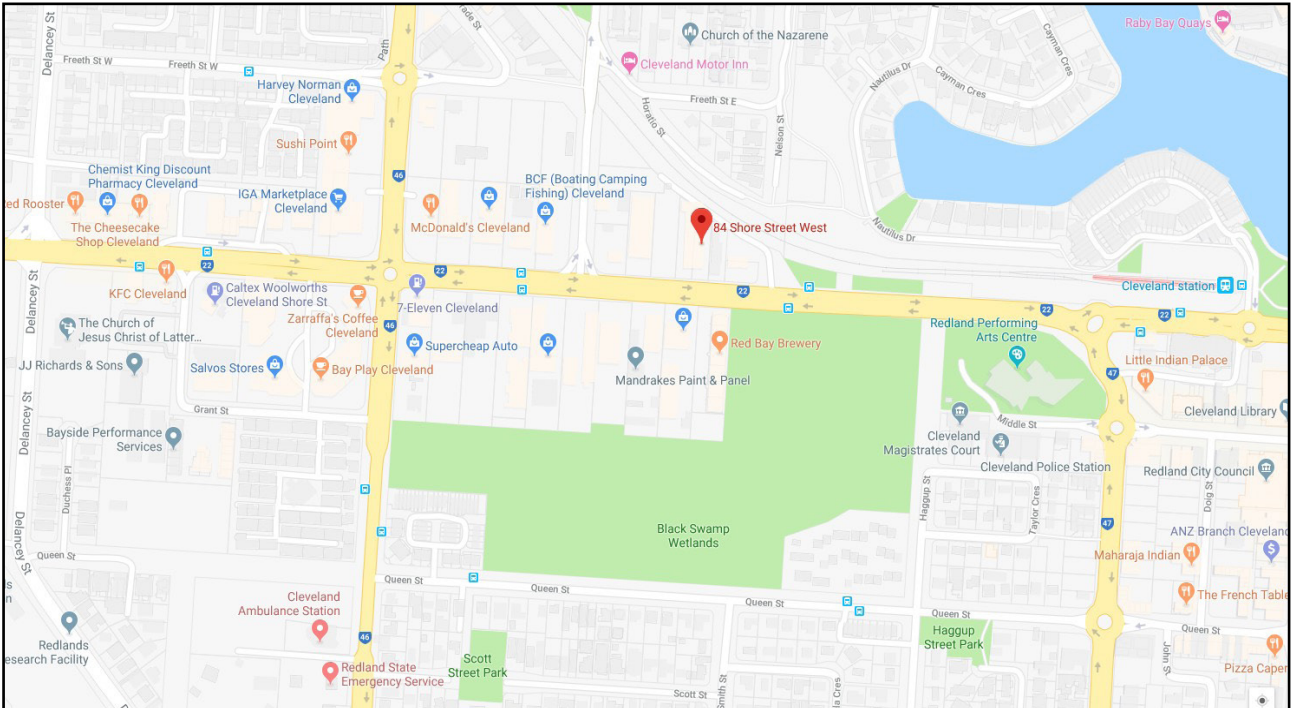
ROAD SYSTEM, ACCESS AND EXPOSURE

Shore Street is a four-lane arterial road. The subject property enjoys direct vehicular access from the street. The building provides substantial facade signage opportunities, and all three tenancies have a panel on the pylon sign.



LOCATION

The historic bayside suburb of Cleveland contains a diverse mix of housing styles and commercial activity centred around the waterfront areas of prestigious Raby Bay. In recent times the area has seen the emergence of unit development, which has transformed parts of Cleveland's shoreline. Cleveland has experienced strong price growth over recent years as people recognise the suburb's many benefits and strong local business base. Cleveland is not only seen as the retail and commercial hub for Redland Shire, it is also a home to many community-based activities, public artworks, historic buildings and a broad range of dining options.



SOURCES OF INFORMATION

| Page | Content | Source |
|------|-------------------|----------------------|
| 3. | Property Overview | pricefinder.com.au |
| | | redland.qld.gov.au |
| | Location | Redland City Council |
| 7 | Location Map | googlemaps.com |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

SALES PROCESS

THIS PROPERTY IS BEING OFFERED FOR SALE BY EXPRESSIONS OF INTEREST CLOSING THU 6 JUNE 2019 AT 4PM.

The seller retains the right (in their absolute discretion) to:

- Decline to consider and/or accept any expression of interest lodged in response to this invitation;
- Negotiate directly with any party who has lodged an expression of interest at any stage;
- Accept or decline a non-conforming expression of interest at any stage of the sale process;
- Enter into any agreement for sale of the property on such terms as are acceptable to the sellers' discretion;
- Change this invitation;
- Require additional information from a party who has lodged an expression of interest;
- Reject all or any offers at any time for any reason; and
- Withdraw the property from sale.

HARD COPY

If an EOI is to be submitted by hard copy it is to be enclosed within a sealed envelope marked

clearly with:

EOI for 84 Shore Street West, Ormiston QLD 4163

c/- Jonathon Burrowes

Ray White Commercial Bayside
1/76 Old Cleveland Road
Capalaba QLD 4157

EMAIL

If the EOI is to be submitted electronically, details are as follows:

jonathon.burrowes@raywhite.com or nathan.moore@raywhite.com

EXPRESSION OF INTEREST FORM



Expressions of Interest Form

84 Shore Street West, Ormiston QLD 4160

Please note that the proposed buyer should only submit an Expression of Interest to:

c/- Jonathon Burrowes
Ray White Commercial Bayside
1/76 Old Cleveland Road
PO Box 1197
Capalaba QLD 4157

Mobile: 0421 383 668
Facsimile: 07 3245 7188
Email: jonathon.burrowes@raywhite.com

c/- Nathan Moore
Ray White Commercial Bayside
1/76 Old Cleveland Road
PO Box 1197
Capalaba QLD 4157

Mobile: 0413 879 428
Facsimile: 07 3245 7188
Email: nathan.moore@raywhite.com

Closing Date: 6 June 2019, 4pm

Expressions of Interest (EOI) Form / Particulars

I/We register our Expression of Interest to enter into negotiations to purchase the below property.

| Parcel and Address | RPD | Land Area | |
|----------------------|----------|---------------------|--|
| 84 Shore Street West | L72 C627 | 1,566m ² | |

Expressions of Interest

| | |
|--------------------------------------------------------------|---------------------------|
| Proposed Price (inclusive GST): | \$ |
| Proposed Deposit: | 10% of the Purchase Price |
| Proposed Settlement Date: | |
| Further Details / Information: (Finance, Conditions, etc) | |

Ray White Commercial Bayside
1/76 Old Cleveland Road, PO Box 1197
Capalaba, QLD, 4157
+61 7 3245 7199
+61 7 3245 7188 fax
baysidecommercial.qld@raywhite.com

Kedmoor Pty Ltd trading as Ray White Commercial Bayside | 93 818 763 584

raywhitecommercialbayside.com

Details of Proposed Buyer

| | |
|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| Full Name(s) | |
| If Company | Name: ABN: Registered for GST: Yes/No (please circle) |
| Contact Details | Address: Work: Mobile: Email: |
| FIRB approval required to purchase the Property | Yes/NO (please circle) *Buyers should consult their legal advisers if in doubt |
| Proposed Guarantors* (please complete if the proposed Buyer is a company or trustee of a trust) | Name: Address: Telephone: Email: |

*Guarantors should be directors of a company Buyer or principal beneficiaries of trustee Buyer

Details of Proposed Buyer's Solicitor (if known)

| | |
|-----------------|----------------------|
| Firm: | |
| Name / Contact: | |
| Address: | |
| Contacts: | Telephone: Email: |

Ray White Commercial Bayside

1/76 Old Cleveland Road, PO Box 1197

Capalaba, QLD, 4157

+61 7 3245 7199

+61 7 3245 7188 fax

baysidecommercial.qld@raywhite.com



Proposed Buyer Acknowledgement

I/We the undersigned are of the understanding that I/We are in a position to enter into a contract of sale for the Property on the terms contained in this Expression of Interest, and if a Contract of Sale is entered into, I/We will do all that is necessary and complete all documentation required to facilitate the sale of the Property.

I/We confirm that I/We have reviewed the Information Memorandum and associated terms and conditions (including the Disclaimer set out in the Information Memorandum) and I/We accept the terms and conditions contained therein.

I/We have researched all details relevant to the Property and have not relied upon any information supplied by the Vendor, the Agents for the Vendor or their respective partners, employees or agents.

The Vendor and the Proposed Buyer acknowledge that this is a non-binding Expression of Interest. In submitting an Expression of Interest the Proposed Buyer of the Property also fully understands that the Vendor reserves the following rights:

The Vendor is not contractually bound in any way upon receipt of the Expression of Interest.

To consider, prefer, accept or reject any Expression of Interest in the Vendor's absolute discretion including whether to consider, prefer, accept or reject the highest Expression of Interest made and without having to attribute reasons or to be accountable in any way.

To consider any Expression of Interest subject to any conditions.

If the Vendor accepts the Expression of Interest, no binding agreement will exist between the Vendor and the Proposed Buyer until a Contract is agreed between the parties and signed by all parties.

Execution

Signed by the Proposed Buyer:

Signature/s:

Full Name/s:

Position (if Proposed Buyer is not an individual or individuals):

Date signed:

DISCLAIMER

The information contained in this Information Memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions:

1. Kedmoor Pty Ltd ABN 93 818 763 584 trading as Ray White Commercial Bayside and or any of its officers, employees or consultants ("we, us") make no representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.
2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.
5. We are not valuers and make no comment as to value. "Sold/leased" designations show only that stock is "currently not available" – not that the property is contracted/settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.
7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.
8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
9. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.
10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
11. You may not discuss the Information or the proposed sale of the property with the vendors or with any agent, friend, associate or relative of the vendor or any other person connected with the vendor without our prior written consent. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.
12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.

ANNEXURE A

TITLE SEARCH

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 31124309

Search Date: 02/05/2019 08:48

Title Reference: 13091155

Date Created: 04/03/1958

Previous Title: 11345085

REGISTERED OWNER

Dealing No: 712163866 15/01/2009

LEGFAM PTY LTD A.C.N. 132 969 389

TRUSTEE
UNDER INSTRUMENT NO J309814V

ESTATE AND LAND

Estate in Fee Simple

LOT 72 CROWN PLAN C627
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10777191 (ALLOT 6 SEC 85)
2. LEASE No 713898087 09/06/2011 at 11:14
SMARTCOOL SYSTEMS AUSTRALIA PTY LTD A.C.N. 128 232 977
OF PART OF THE GROUND AND MEZZANINE FLOOR (LEASE A & B)
TERM: 17/03/2011 TO 16/03/2014 OPTION 3 YEARS
3. EASEMENT No 717154157 24/03/2016 at 16:21
burdening the land to
LOT 71 ON CP C627
OVER EASEMENT A ON SP283904

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Corrections have occurred - Refer to Historical Search

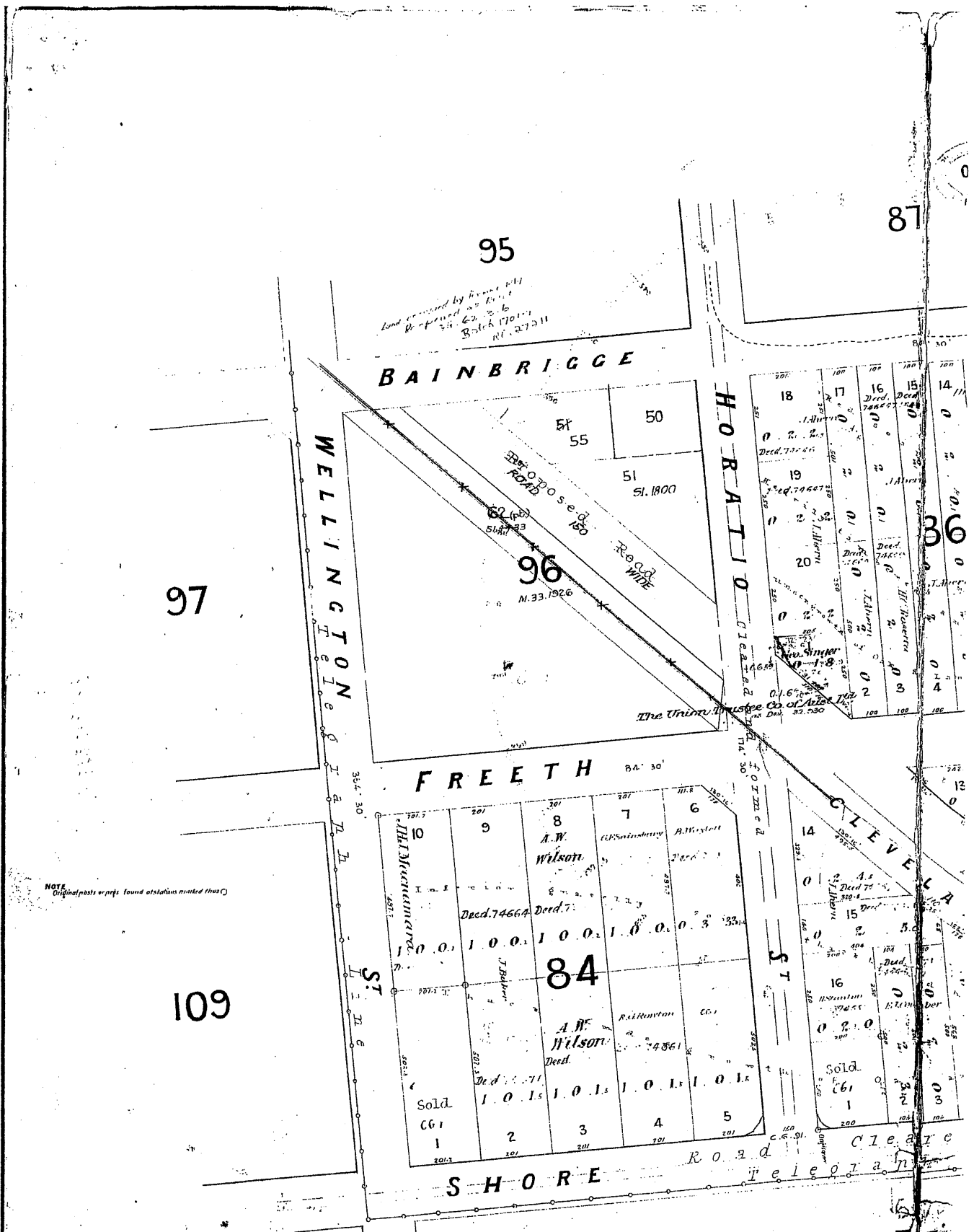
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]
Requested By: D-ENQ INFOTRACK PTY LIMITED

ANNEXURE B

REGISTERED PLAN



NOTE
Original posts or pegs found at stations marked thus (O)

Canceling part of plan C.O. 1

I hereby certify, on honour, that this survey has been carried out with the theodolite, and that the boundaries shown on the diagram accord with those marked and defined on the ground.

C. G. 27

Surveyor

ANNEXURE C

INSURANCE



Insurance Advisernet Australia Pty Ltd
AFSL No. 240549 ABN: 15 003 886 687
www.insuranceadviser.net

TAX INVOICE

INVOICE NO 601879013

Debra Gregory
The Leggott Family Trust
PO Box 790
CLEVELAND QLD 4163

Invoice Date: 25/09/2018

For all enquiries, please contact:
Ann Warrilow
Business Insurance Group Pty Ltd
P: (07) 3380 7900
E: awarrilow@iaa.net.au

| | | | |
|-------------------|---------------------------------------------------------|----------------------------------------|-------------------|
| Insured: | LEGFAM PTY LTD AS TRUSTEE FOR THE LEGGOTT FAMILY TRUS | Premium: | \$3,720.04 |
| Class: | Business Insurance | Emergency/Fire Services Levies: | \$0.00 |
| Policy No: | SPX016557187 | Stamp Duty: | \$368.29 |
| Ref No: | 444-C600037418-P600494824/11 | Adviser Service Fee: | \$30.00 |
| Period: | 01/10/2018 to 01/10/2019 | Administration Fee: | \$50.00 |
| Insurer: | AAI Limited Trading as Vero Insurance 48 005 297 807 | Total GST: | \$380.01 |
| | | Total Amount Due: | \$4,548.34 |
| | | Payment Due Date: | 15/10/2018 |

(Upon payment of the Premium, this invoice will act as your Tax Invoice)

Details
Please find invoice and schedule for renewal of your policy. We thank you for continuing to choose Insurance Advisernet Australia Pty Limited and ask that you carefully check through your schedule to ensure cover is as required.

BPAY



Bill Code: 485326
Ref: 6018790136

Contact your participating financial institution to make a payment from your cheque or savings account.

INSTALMENTS

You can pay your insurance Premium by monthly instalments directly debited from your bank account. Charges apply.

Please contact us for full details.

CREDIT CARD

Visit: www.insuranceadviser.net
or call **1300 301 448**
and use reference **601879013**

Internet - Visa, Mastercard or Amex
Phone - Visa, Mastercard
(Surcharge applies)

CHEQUE

Please make cheques payable to:
IA P/L Trust Account
and mail to:

Client Name: The Leggott Family Trust T/A Legfam Pty
Invoice No: 601879013
Client Code: C600037418
Adviser: Ann Warrilow

ANNEXURE D

RATES



Rate Notice

ABN 86 058 929 428

General Enquiries: (07) 3829 8999

Email: rcc@redland.qld.gov.au

Web: www.redland.qld.gov.au

143585/XE/000406 H
Legfam Pty Ltd As Trustee
Po Box 790
CLEVELAND QLD 4163

| | |
|---------------------|--------------------------------------------------------|
| Property No. | 1238 |
| Valuation 2018-2019 | \$540,000 |
| Rating Category | 6a |
| Billing Period | 1 Apr 2019 - 30 Jun 2019 |
| Property Location | 84 Shore Street West Ormiston QLD 4160 Lot 72 C 627 |

Due Date **07 May 2019**

Total Amount

\$2,773.03

Summary of Charges

| | | |
|---------------------------------------------------------|-----------|-----------------|
| Balance Brought Forward | \$ | 0.00 |
| Rates and Charges | \$ | 1,224.09 |
| Subtotal | \$ | 1,224.09 |
| Water and Wastewater charges | \$ | 1,182.26 |
| Subtotal | \$ | 1,182.26 |
| State Government Charges | \$ | 366.68 |
| Sub-total State Government Charges and Subsidies | \$ | 366.68 |
| Total Amount Payable | \$ | 2,773.03 |

Payments made after 27/03/2019 may not be included in the calculation of this rate notice.

Payment By BPAY



Billers Code: 53058
Ref: 1012380

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

Payment Online



www.redland.qld.gov.au

Use your credit card to pay 24 hours 7 days per week.

Reference No: 1012380

Payment By Phone



1300 300 943

Visa, Mastercard. 24 hours. 7 days per week.

Reference No: 1012380

See over the page for Levy Details and more Payment Options



L000406

2,167

143585/XE/000406



Remittance Advice By Mail

Post your payment with this cut-off slip to:

Redland City Council
PO Box 21
Cleveland Qld 4163



Pay in Person at any Post Office



*2431 1012380

Account Summary

Property Number 1238

Legfam Pty Ltd As Trustee

Total Amount

\$2,773.03

ANNEXURE E

LAND VALUATION

PO Box 4297
ROBINA TOWN CENTRE QLD 4230
LG 6250 Prop ID 204656

Annual land valuation notice

042168 038



LEGFARM PTY LTD AS TTE
PO BOX 790
CLEVELAND QLD 4163

Further information

Land valuations website
www.qld.gov.au/landvaluation
Valuation enquiries
1300 664 217
Local Government enquiries
(07) 3829 8999
Land tax website
www.qld.gov.au/landtax

ANNUAL valuation

Re: Valuation of property at: **84 SHORE ST WEST, ORMISTON 4160**
Issue date: **6 March 2019**
Property ID: 204656
Valuation reference: 14526533157
Local Government: REDLAND CITY
Real Property Description (RPD): L72 C627
Area: 1,566 M2

Current Site Valuation: \$540,000

Date of valuation: 1 October 2015
Date of effect: 30 June 2016

New Site Valuation: \$630,000

Date of valuation: 1 October 2018
Date of effect: 30 June 2019

Find your land valuation online or sign up to receive email notices – visit
www.qld.gov.au/landvaluation

The State Valuation Service has completed an annual valuation of all properties in your local government area in accordance with the *Land Valuation Act 2010*.

You may inspect the annual valuation display listing for your local government area at the Redland City Council, Cleveland Customer Service Centre, Cnr Bloomfield and Middle Streets, Cleveland or on the land valuations website until 4 June 2019.

The **New Site Valuation** will be used as a basis for local government rating and state land tax, where applicable, from 30 June 2019. While rates for the 2019–20 financial year have not been determined, enquiries can be directed to the local government on the number above. Land tax may be payable if the total taxable value of your land holdings in Queensland on 30 June 2019 exceeds the threshold. For information on land tax, including current thresholds and available exemptions, visit the land tax website listed above.

If you do not agree with your **New Site Valuation** and wish to lodge an objection, you must do so by 7 May 2019. Objections can be lodged online or at the address shown at the top of this notice and must be in the approved form (*objections lodged online can now be tracked online*). Grounds explaining why the valuation is incorrect must be provided. Land valuation information, privacy information and an objection kit, including the form (Form 58S), guidelines and information on online lodgement, are available from the land valuations website or by phoning the valuation enquiries number above.

Neil Bray
Valuer-General
Department of Natural Resources, Mines and Energy

ANNEXURE F

DEPRECIATION SCHEDULE

Capital works deduction worksheet 84 Shore Street , Cleveland QLD 4163 2018
for J A Leggott Family Trust

TFN

Capital works deduction worksheet 84 Shore Street , Cleveland QLD 4163

| Purchase Date | Description of each unit | Cost of plant | Opening written down value | Opening undeducted cost | Disposals | | | | Decline in value | | | Deduction for decline in value | Closing written down value | Closing undeducted cost | | |
|-----------------------------|--------------------------|---------------|----------------------------|-------------------------|-----------|-------------------|-----------------------|------------|------------------|------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------|---------------|---------------|
| | | | | | Date | Termination value | Balancing adjustments | | Rate % | Prime cost | Diminishing value | | | | Taxable use | |
| | | | | | | | Assessable income | Deductible | | | | | | | | |
| Buildings | | | | | | | | | | | | | | | | |
| 11/12/1988 | New Building (S124ZH) | 154838 | 44308 | 44308 | | | | | | 2.50 | 3871 | | 100 | 3871 | 40437 | 40437 |
| 28/04/2006 | New Building (Div 43) | 193329 | 139319 | 139319 | | | | | | 2.50 | 4833 | | 100 | 4833 | 134486 | 134486 |
| 12/06/2009 | Fitout ex Imperial Homes | 28459 | 22734 | 22734 | | | | | | 2.50 | 711 | | 100 | 711 | 22023 | 22023 |
| Total of Buildings ▶ | | 376626 | 206361 | 206361 | | | | | | | 9415 | | | 9415 | 196946 | 196946 |
| Grand total ▶ | | 376626 | 206361 | 206361 | | | | | | | 9415 | | | 9415 | 196946 | 196946 |
| | | | | | | | | | | Amount to be returned as income (Do not deduct from Total deduction for decline in value) ▶ | | Amount to be claimed as a deduction (Do not include in Total deduction for decline in value) ◀ | 9415 | Total deduction for decline in value | | |

Depreciation worksheet 84 Shore Street , Cleveland QLD 4163 2018
for J A Leggott Family Trust

TFN

Depreciation worksheet 84 Shore Street , Cleveland QLD 4163

| Purchase Date | Description of each unit | Cost of plant | Opening written down value | Opening undeducted cost | Disposals | | | | Decline in value | | | Deduction for decline in value | Closing written down value | Closing undeducted cost | |
|-----------------------------------------|----------------------------------|---------------|----------------------------|-------------------------|-----------|-------------------|-----------------------|------------|------------------|------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------|-------------|
| | | | | | Date | Termination value | Balancing adjustments | | Rate % | Prime cost | Diminishing value | | | | Taxable use |
| | | | | | | | Assessable income | Deductible | | | | | | | |
| Plant & Equipment | | | | | | | | | | | | | | | |
| 11/12/1988 | Fire Hoses & Reels (4) | 900 | 0 | | | | | | | 6.00 | | | 100 | | 0 |
| 11/12/1988 | Water Heaters (4) | 1076 | 0 | | | | | | | 6.00 | | | 100 | | 0 |
| 11/12/1988 | Washbasin Cabinets (4) | 1400 | 0 | | | | | | | 9.00 | | | 100 | | 0 |
| 15/08/1989 | Hot Water System | 269 | 0 | | | | | | | 6.00 | | | 100 | | 0 |
| 01/11/1992 | Partitions Section 2 | 2200 | 9 | 9 | | | | | | 20.00 | | 2 | 100 | 2 | 7 |
| 26/04/1994 | Ventilating Fan | 600 | 4 | 4 | | | | | | 20.00 | | 1 | 100 | 1 | 3 |
| 12/06/2009 | Light Fittings ex Imperial Homes | 820 | 490 | 490 | | | | | | 5.00 | 41 | | 100 | 41 | 449 |
| 12/06/2009 | Floorcoverings ex Imperial Homes | 1316 | | | | | | | | 12.50 | | | 100 | | |
| 18/03/2014 | Unit 1 - Actron Airconditioner | 2894 | 1944 | 1944 | | | | | | 10.00 | 289 | | 100 | 289 | 1655 |
| Total of Plant & Equipment ▶ | | 11475 | 2447 | 2447 | | | | | | | 330 | 3 | | 333 | 2114 |
| Grand total ▶ | | 11475 | 2447 | 2447 | | | | | | | 330 | 3 | | 333 | 2114 |
| | | | | | | | | | | Amount to be returned as income (Do not deduct from Total deduction for decline in value) ▶ | | Amount to be claimed as a deduction (Do not include in Total deduction for decline in value) ◀ | 333 | Total deduction for decline in value | |

ANNEXURE G

TENANCY SCHEDULE

Tenancy Schedule

As at 15 May 2019
Types of properties included: All

**Ray White Commercial Bayside
(Kedmoor Pty Ltd T/as)**

PO Box 1197
CAPALABA QLD 4157
Australia
93 818 763 584



84 Shore Street West

| | | | Terms | | | | Reviews | | Outgoings | | Rent | |
|-------------------------------------------------------------|------------|--------------------|----------|---------------|-------------|--------------|------------|-----------|--------------------|------------|--------------------|------------|
| Tenancy Area Title | Area Type | Area Area Size | Terms | Current Start | Next Expiry | Final Expiry | Type | Date | Per m ² | Net Annual | Per m ² | Net Annual |
| Occupied Areas | | | | | | | | | | | | |
| Aspire Kitchens Pty Ltd | | 1.00m ² | [3]Yrs | 1/04/2018 | 31/03/2021 | 31/03/2021 | Stepped 4% | 1/04/2020 | - | - | 37,440.00 | 37,440.00 |
| Unit 1 | Commercial | 1.00m ² | | | | | | | - | - | - | - |
| Private Chefs of Brisbane (Tanya & Brendan Ward) | | 1.00m ² | [3]Yrs | 1/09/2017 | 31/08/2020 | 31/08/2020 | Stepped 4% | 1/09/2019 | - | - | 25,958.40 | 25,958.40 |
| Unit 3 | Commercial | 1.00m ² | | | | | | | - | - | - | - |
| The Workshop Tyre & Mechanical | | 1.00m ² | [3]+3Yrs | 1/12/2016 | 30/11/2019 | 30/11/2022 | - | - | - | - | 47,112.00 | 47,112.00 |
| Unit 5 | Commercial | 1.00m ² | | | | | | | - | - | - | - |
| Occupied Totals | | 3.00m ² | 100.00% | | | | | | | 0.00 | 36,836.80 | 110,510.40 |
| Vacant Areas | | | | | | | | | | | | |
| Vacant Totals | | - | 0.00% | | | | | | | | - | - |
| Property Totals | | 3.00m ² | | | | | | | | | | WALE 1.18 |

Clauses

ANNEXURE H

OUTGOINGS BUDGET

Outgoings Budget 2018/2019

PROPERTY ADDRESS

84 Shore Street, Cleveland

EXPENDITURE ITEMS

AMOUNT

| | |
|--------------------------------|--------------------|
| Council Rates and Charges | \$11,322.00 |
| Land Tax | \$0.00 |
| Insurance | \$4,168.00 |
| Common Area Cleaning | \$0.00 |
| Sanitary Disposal | \$0.00 |
| Toilet Requisites | \$0.00 |
| Common Area Electricity | \$0.00 |
| Security | \$0.00 |
| Maintenance & Repairs: | |
| Air Conditioning | \$0.00 |
| Electrical | \$0.00 |
| Plumbing | \$130.00 |
| Fire Protection | \$125.00 |
| Lifts/Escalators | \$0.00 |
| General R & M | \$500.00 |
| Gardening Maintenance | \$370.00 |
| Waste Removal | \$0.00 |
| Grease Trap Cleaning | \$0.00 |
| Pest Control | \$0.00 |
| Annual Licence Fee (Backflow) | \$256.00 |
| Annual Licence Fee (Signage) | \$0.00 |
| Asbestos Audit | \$0.00 |
| Audit Fees | \$0.00 |
| Telephone | \$0.00 |
| Sundry Items | \$0.00 |
| Management Fee | \$0.00 |
| Total Budget (plus GST) | \$16,871.00 |





JONATHON BURROWES

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NATHAN MOORE

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RAY WHITE COMMERCIAL BAYSIDE