

INFORMATION MEMORANDUM

86 HASTINGS ROAD, BOGANGAR (CABARITA BEACH)

FOR SALE - OFFERS TO PURCHASE

FREEHOLD COMMERCIAL INVESTMENT OPPORTUNITY

Prepared by Greg Watson & Tara Imlach
Ray White Commercial GC South
June 2019



THE OPPORTUNITY

Greg Watson & Tara Imlach from Ray White Commercial GC South are proud to offer this exceptional commercial freehold property to the market For Sale.

86 Hastings Road, Bogangar/Cabarita is a freestanding commercial property with 3 retail tenancies which are currently 100% leased.

The property offers 182sqm* of building area over a single level with a rear grass courtyard area. The rear boundary of the property provides sliding gate access for cars if required and backs directly on to the Woolworths Cabarita site. Total site area is 446sqm*.

This opportunity allows the savvy purchaser opportunities for income growth and or development potential. Being sold via an 'Offers to Purchase' campaign we ask genuine buyers to read this Information Memorandum in full.

This document is provided to interested parties subject to the conditions set out in the Disclaimer at the of this Information Memorandum.

PROPERTY OVERVIEW

Address	86 Hastings Road, Bogangar NSW 2488
Real Property Details	Lot 3 on DP1185345
Site Area	446sqm*
Building Area	182sqm*
Est Annual Nett Income	\$45,000 pa + Outgoings + GST (If required)
Zoning	B2 Local Centre Zone under the Tweed LEP
Local Authority	Tweed Shire Council

*Approximately

IMPORTANT:

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 circumstances 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.



TENANCY SCHEDULE

NO#	TENANT	SIZE (m ²)	CURRENT LEASE TERM	CURRENT START DATE	LEASE EXPIRY DATE	OPTION	GROSS RENT (EX GST)
Shop 1	Bonjour Cheveux (Hairdresser)	60	3 years	19.06.2016	18.06.2019	periodical	\$8,959.60
Shop 2	Tweed Coast Laundry Services	60	3 years	01.06.2016	31.05.2019	periodical	\$15,079.92
Shop 3	Tweed Coast Laundry Services	60	3 years	01.06.2016	31.05.2019	periodical	\$10,656.00
						Total:	\$34,695.52

Shop 1 - Tenant has agreed to an increased rate of \$14,040 pa (ex GST)

Shop 2 & 3 - New rate to be determined, if required.

OUTGOINGS

Council Rates	\$3,771.07
Water Charges	\$7,900.00 (100% of the Water is paid by the tenant in Shop 2)
Insurance	\$3,220.00
Total	\$14,891.07

The above figures are based on figures provided to us. These figures are indicative only. Land Tax, where applicable, is subject to individual circumstances. It is recommended that you consult <http://www.qld.gov.au/environment/land/tax> for full information in relation to the payment of Land Tax in Queensland.



LOCATION

Bogangar is officially known as a suburb of Tweed Heads in New South Wales which includes Cudgen Lake and adjoins the locality of Cabarita Beach on the east. Bogangar/Cabarita Beach is located approximately 22km south of the Queensland border which is a short 25 minute drive from the Gold Coast International Airport.

With large areas of protected land and surrounded by Nature Reserves this limits the options for potential further future developments in the area, meaning the opportunities that present themselves in the existing town centre show significant prospects.

Cabarita occupies a thin strip of beach-side land making it a coastal town with beautiful golden beaches where the land meets the Pacific Ocean, a very popular tourist attraction for interstate and intrastate visitors. The beach is renowned for its surfing and hosts many carnivals during the year. With its village charm, quality cafés, surf shops and stunning golden beaches, Cabarita offers an irresistible taste of laidback seaside life at its best.

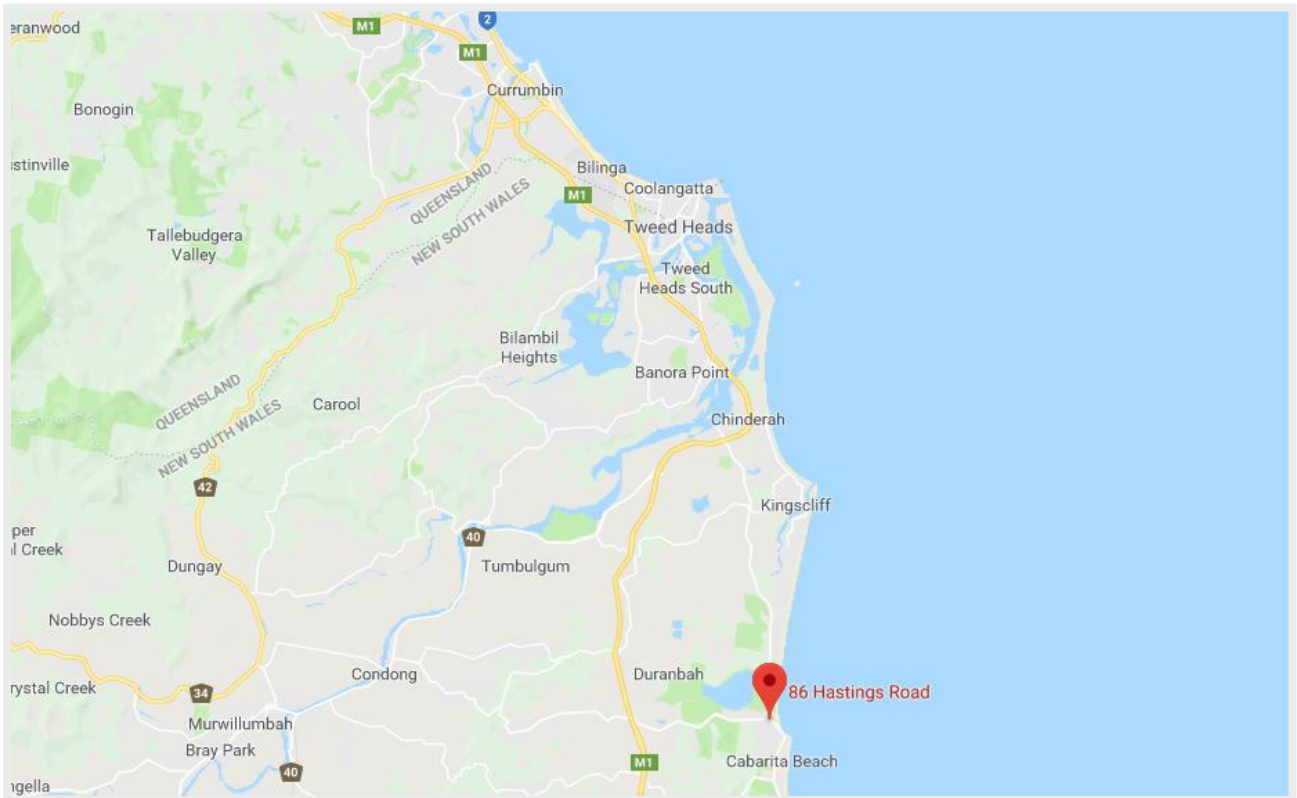
Surrounding development typically comprises residential houses, duplexes and units. Bogangar and Cabarita also feature a selection of boutique retail stores, a local shopping centre and public transport. Primary and secondary schools are in close proximity in addition to regional shopping at Tweed City at Tweed Heads and the new Kingscliff Hospital development.

A few examples of attraction properties and businesses in cabarota include:

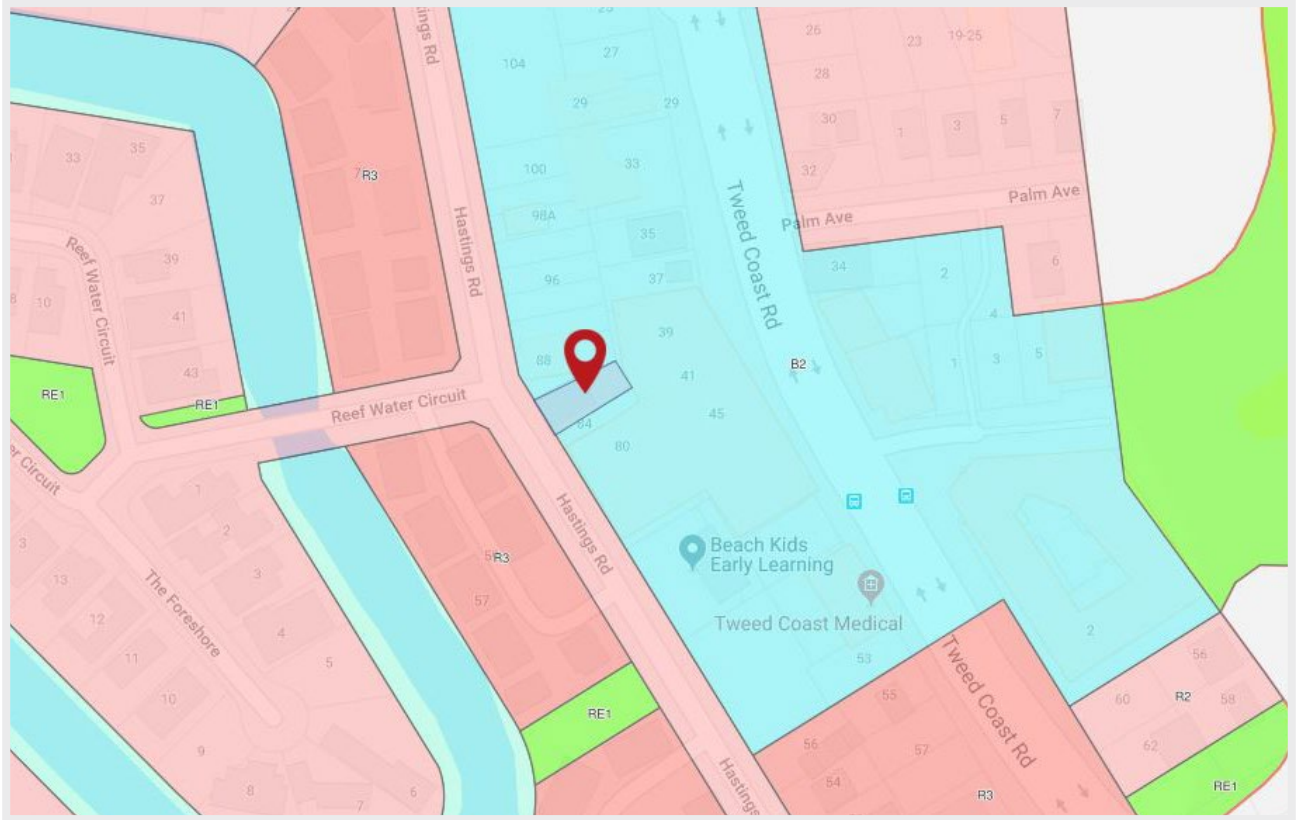
- Halcyon House
- Cabarita on the beach resort
- The surf Life saving Club
- The Stunned Mullet



MAP



ZONING

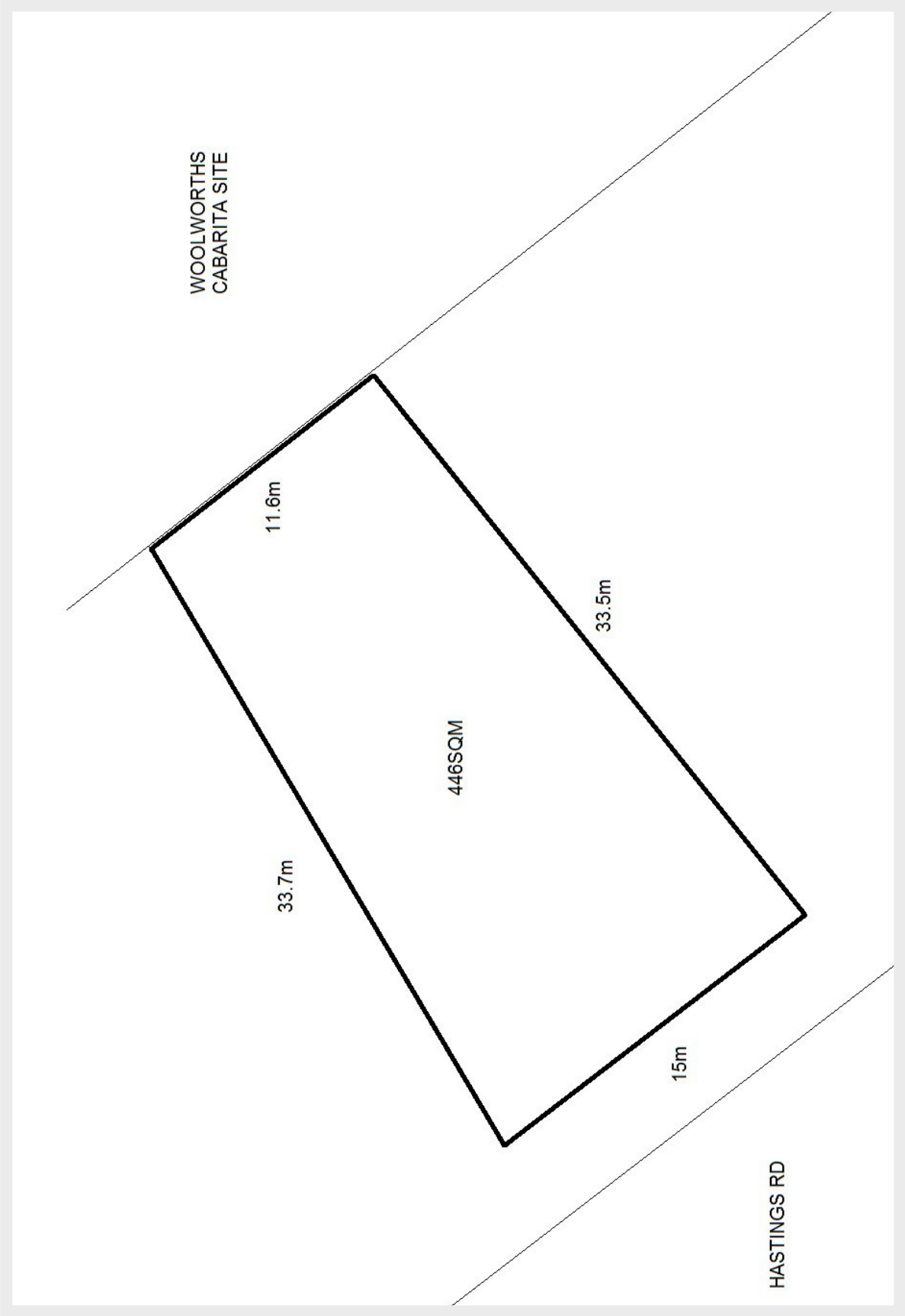


LAND ZONING

B2

Zone Code	B2
Zone Description	Local Centre
Purpose	-
EPI Name	Tweed Local Environmental Plan
EPI Type	LEP
Published Date	04/04/2014
Currency Date	18/01/2019
Amendment Reference	-
Additional Considerations	-
LGA Name	Tweed
LGA Code	7550
PCO Reference Key	2014-177

SITE PLAN



DISCLAIMER

1. This Information Memorandum ("IM") is dated 07.06.2019
2. This IM sets out general information about the Property for consider in making a decision as to whether to submit an offer for the purchase of the Property. You should read this IM in its entirety.
3. The information contained in this IM is general information only and does not take into account any person's individual circumstances, property investment objectives, financial situation, needs or otherwise.
4. We recommend that you obtain professional advice from a licensed financial, accounting or taxation adviser before submitting any offers to purchase.
5. Certain information in this IM is subject to change and may be updated from time to time without the need to notify you or any other person (if the changes are not materially adverse).
6. We have not authorised any person to give any information nor make any promises, statements, warranties, guarantees or representations (written, oral, express or implied) ("Representations") in connection with the Property or any proposed purchase thereof which is not contained in this IM and any such Representations not contained in it must not be relied upon as having been authorised by us or on behalf of the Vendor and we expressly disclaim any liability or responsibility whatsoever for any such Representations.
7. Neither we nor the Vendor make any Representations as to the accuracy, reliability or completeness of the information contained in this IM or subsequently provided to the recipient, including, without limitation, any current, historical or forecast financial information, estimates and projections and any other financial information derived therefrom, and nothing contained in this IM is, or shall be relied upon as or comprising the Representations, whether as to the present, past or the future.
8. You acknowledge that some of the above may have been obtained from third parties and may not have been independently or professionally verified.
9. All statements of opinion and/or belief in this IM and all views expressed and all Representations, financial information, documentation or data, projections, forecasts or statements relating to current circumstances, expectations regarding future events or possible future performance of the Property or any return therefrom represent an opinion as to the information available as at the date of this IM. No Representations are made or assurances given that such Representations, statements, views, projections or forecasts are reasonable or correct or that the objectives or prospective returns will be achieved. You must form your own opinions and must determine for yourself what reliance (if any) they should place on such Representations, statements, views, projections or forecasts and no responsibility is accepted by the Vendor or by us in respect of the above.
10. 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.
11. Any information set out herein does not constitute and should not be considered as a recommendation in relation to the purchase of the property or a solicitation or an offer to sell the property or a contract for the sale of the property.
12. This IM 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.
13. All recipients are strongly advised to conduct their own due diligence prior to submitting any offer.
14. 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 or aspect of the Property.
15. Any offer is subject to economic trends, property price fluctuations and investment risks. Neither we nor the Vendor in any way guarantee the performance of the Property or any financial benefit from the Property or make any Representations in respect of the Property or the activities conducted thereon (if any).
16. 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.
17. Except insofar as liability under any law cannot be excluded, neither we nor the Vendor take any responsibility for the information contained in this IM or in any other way for errors or omissions (including, without limitation, responsibility to any persons by reason of negligence).
18. 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 IM in whole or part of its contents.
19. The taxation consequences of any offer to purchase will depend on each person's own circumstances. You should consult and rely upon the advice of your own independent professional advisers to determine the taxation treatment of any offer to purchase. No advice or warranty is given as to the taxation implications of any offer to purchase.
20. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.

OFFER TO PURCHASE



Date: _____

Address of Property: 86 Hastings Road BOGANGAR NSW 2488

Seller: Private Seller

Buyer: _____

Buyers Address: _____

Buyers Phone: _____

Buyers Solicitor: _____

Attention: _____

Address: _____

Phone: _____

Purchase Price: \$ _____

Deposit: \$ _____ payable: on signing of contracts by both parties

Stakeholder: JSH Commercial Pty Ltd T/as Ray White Commercial GC South

Settlement Date: _____

Special Conditions: _____

For clarity, this document is not intended to create binding relations and does not operate to create a binding contract. The parties do not intend to be legally bound unless and until a formal legal contract is prepared and executed.

..... Seller(s) Witness Date
..... Buyer(s) Witness Date

RAY WHITE COMMERCIAL GC SOUTH

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