

Information Memorandum

878 Pacific Highway, Lisarow



Prepared by:

Ben Purdue
Raine&Horne Commercial
Central Coast

Nov 2018

Raine&Horne[®]
Commercial

Table of Contents

EXECUTIVE SUMMARY	2
INTRODUCTION	3
THE OPPORTUNITY	3
PROPERTY OVERVIEW	4
PROPERTY FEATURES.....	7
DESCRIPTION OF IMPROVEMENTS	8
FINANCIAL ANALYSIS	9
SYNOPSIS OF LEASE.....	9
TENANT PROFILE.....	10
IMAGE GALLERY	11
THE LOCAL MARKET	12
RBA STATEMENT	14
INFRASTRUCTURE UPGRADES	15
ECONOMIC PROFILE.....	17
SALES PROCESS	21
DISCLAIMER.....	22
ZONING	23
CONTACT US.....	24

Executive Summary

Property	878 Pacific Hwy, Lisarow
Legal Description	LOT 2 DP2417
General Description	Industrial
Net Lettable Area	1,922m ² *
Land area	13,700m ² *
Parking Area	42 car spaces
Title	Freehold title
Tenancy Status	Leased
Zoning	IN 1 – General Industrial
Method of Sale	Expressions of Interest
Annual net income	\$180,000.00 + GST

*Approximate

Contract for sale of land NSW DUTY 2018 edition
Part 1 Summary

CONTRACT DATE: [] Cooling-off - expires on []
 SETTLEMENT DATE: 4th day after the contract date if not specified, the 10th day after the contract date
 (Electronic settlement) Yes No
 PROPERTY ADDRESS: 878 Pacific Highway, Lisarow, New South Wales 2250
 PRICE: \$ [] (including GST if any)
 Full payment: Invoiced Retained Bond
 Deposit holder: Agent Vendor's practitioner Purchaser's practitioner
 Capital gains self-holding: Value \$193,000 or more - see clause 7 of Terms and conditions.

VENDOR'S AGENT
 Name: Raine & Horne Commercial Phone: 02 4300 0845 Fax: 02 4300 2074
 Address: Suite 5/200 The Entrance Road, CWA, NSW 2251 Email: bhm@bhcommercial.com

VENUE

NAME	FRANCHISOR - SUCCESSION / CONVEYANCE
CC13 HOLDINGS Pty Limited ACN 152 460 202 trading as CC13 Holdings	Henry Stoltz Law Unit 2, Ground Floor, 88 Marks Street, Gosford NSW 2250 Postal Box 362N, Gosford NSW 2250
878 Pacific Highway, Lisarow, NSW 2250	Real Estate Contact: [] Email: []
312 462 202	Phone: 02 4334 5844 Fax: 02 4322 2836

PURCHASER

NAME	FRANCHISOR - SUCCESSION / CONVEYANCE
[]	[]
[]	[]
[]	[]
[]	[]

Signatures A company includes under section 127 Corporations Act 2001 - insert the name and office of signatories
 Vendor signatory's: [] Purchaser signatory's: [] Guarantor signatory's: []

© By Lawes, NSW 2018 edition Page 1 of 6

Contract for Sale

LEASE AH158015B

COPY

(1) **TENANT'S TITLE** Property leased (2) **LOANEE BY** [] (3) **LESSOR** CC13 HOLDINGS PTY LIMITED ACN 152 460 202 (4) **LEASSEE** CC13 HOLDINGS PTY LIMITED ACN 152 460 202 (5) **TERMS**

(6) 1. TERM: 10 YEARS
 2. COMMENCING DATE: 21 June 2015
 3. TERMINATING DATE: 20 June 2025
 4. With an OPTION TO RENEW for a period of FIVE (5) YEARS set out in Schedule 11. of Appendix A.
 5. With an OPTION TO PURCHASE set out in 10.1
 6. Together with and including the RENT set out in 10.1
 7. In compliance with the provisions set out in SCHEDULES A AND B herein.
 8. In compliance with provisions set out in conditions recorded in 20.1
 9. The RENT set out in Schedule 11. of Appendix A.

ALL REPRESENTATIONS MUST BE IN BLACK INK. Page 1 of 21

Lease document

(click the image to view)

Introduction

On behalf of the vendors, Raine&Horne Commercial has the pleasure of offering 878 Pacific Hwy, Lisarow for sale by way of Expressions of Interest.

We trust you will recognise and acknowledge the benefits of this offering, as sites with this floor space & land component rarely come to market in Lisarow, and when offered for sale are hotly contested.

The Opportunity

878 Pacific Hwy, Lisarow presents a unique opportunity to acquire a fantastic property with tenant in place.

The lettable area is comprised of approximately 1,922m²* consisting of both commercial office & industrial space plus an additional 6,300m²* compacted substrate holding yard at the rear with tool shed.

The zoning is conducive to a myriad of uses subject to council approval. With proximity to the M1 Motorway, Gosford CBD & residential catchments, the property suits most investors, developers or owner occupiers.



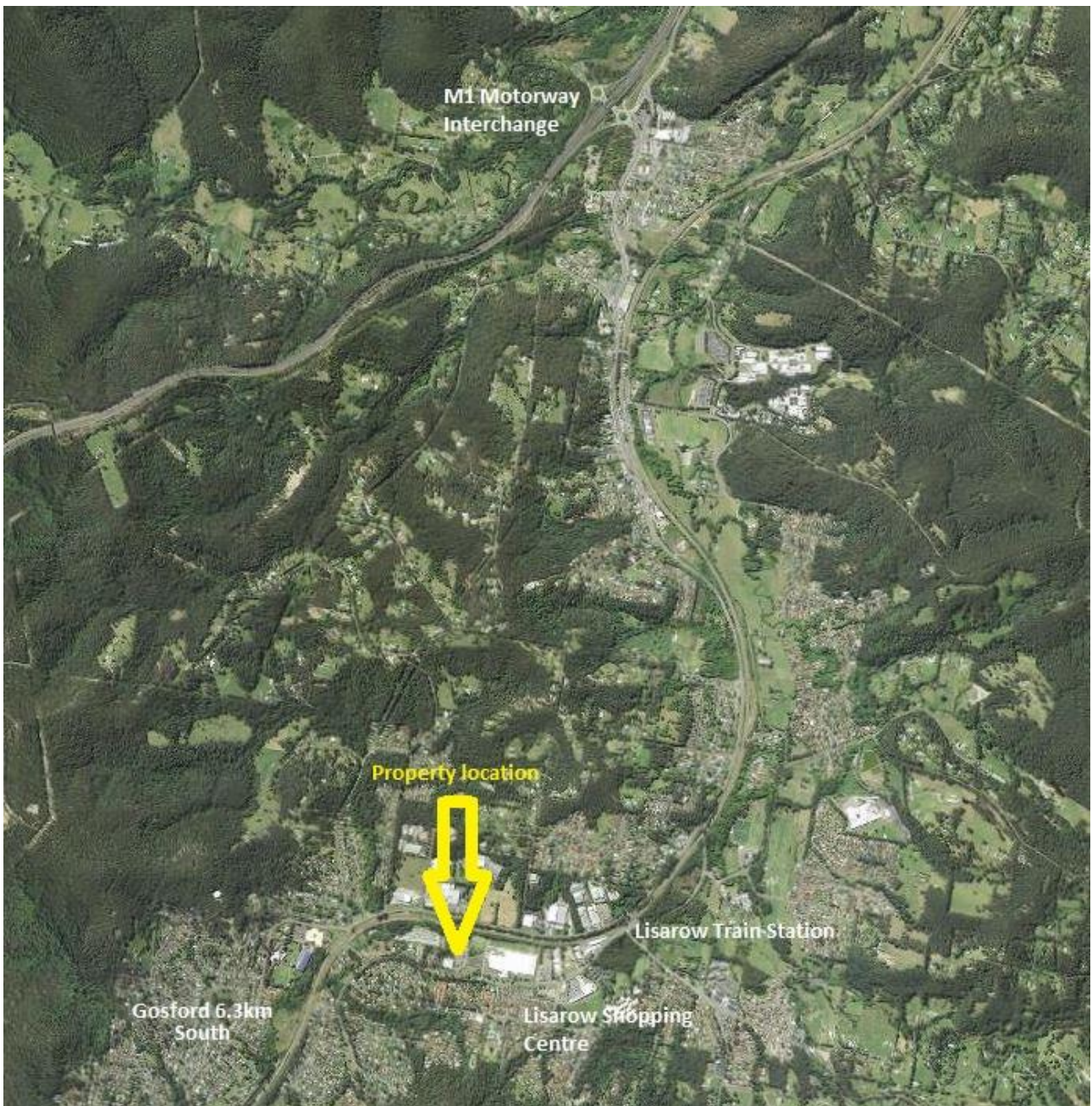
Property Overview

Location

The subject property has a 60-metre street frontage to the Pacific Hwy with Lisarow shopping centre just 500 metres to the North.

The property is situated 6.0kms to the M1 Motorway and 1.0 kms to the Lisarow Train Station.

Surrounded by a mixture of commercial, retail & residential property & lies within the Local Government Area administered by Central Coast Council.



Surrounds

Lisarow is an established residential suburb on the Central Coast NSW, approximately 88km north of the Sydney CBD & 1hr 16mins drive. Traditionally an affordable residential suburb with proximity to the Gosford CBD & M1 Motorway, there are pockets of Industrial zoning scattered throughout the Lisarow general area. No more industrial supply is forecast for the area.

In surrounding suburbs, Kooindah Waters, Magenta Shores, Gosford & Shelly Beach Golf Courses, and multiple beaches with quality surfing waves, Tuggerah Lakes & Brisbane water ways for fishing & boating enthusiasts. Central Coast Stadium features NRL matches, A-League matches, Concerts & Events.

Locally the Gosford Classic Car Museum offers the largest range of cars on display under one roof in Australia.



Gosford Classic Car Museum

Organisations located in the surrounding area include:

- Bunnings, Office Works, Nick Scali, Anaconda, Harley Davidson at West Gosford
- Australian Taxation Office (300 jobs)
- Department of Finance (600 jobs)
- iCare
- Sara Lee
- Scholastic

Local area investment (more detail in the investment prospectus)

- Gosford Hospital upgrade (\$406 million)
- Wyong Hospital upgrade (\$200 million)
- Medical school & medical research institute (\$72 million)
- Federal Govt investment in Newcastle University (\$32.5 million)
- Parks & streetscape (\$10 million)
- Water, Sewerage & Drainage Infrastructure (\$42 million)
- Train fleet maintenance facility Kangy Angy (\$300 million)
- M1 Motorway upgrades (\$70 million)
- Gerry Harvey owned Family Fresh Baby Cucumber Facility Peats Ridge (\$20 million)
- CSR Hebel Somersby 10,000m² facility (\$30 million)
- Gosford RSL proposed re-development (\$31 million)



Gosford Hospital recent \$406 million upgrade

Property Features

- ✓ Freehold property with excellent parking
- ✓ High exposure location
- ✓ Sixty (60) metre frontage
- ✓ Tenant in place
- ✓ Growth area
- ✓ Proximity to transport services



Description of Improvements

The property is constructed of brick & aluminium sheet external walls with the roofing covered in metal clad sheeting. It has steel frame reinforcements throughout.

The property has a mixture of concrete & timber floors with carpet tiles, ceiling grid & tiles, fluorescent & LED lighting throughout.

The property has prominent street frontage to the Pacific Hwy with plenty of parking.



Financial Analysis

Income

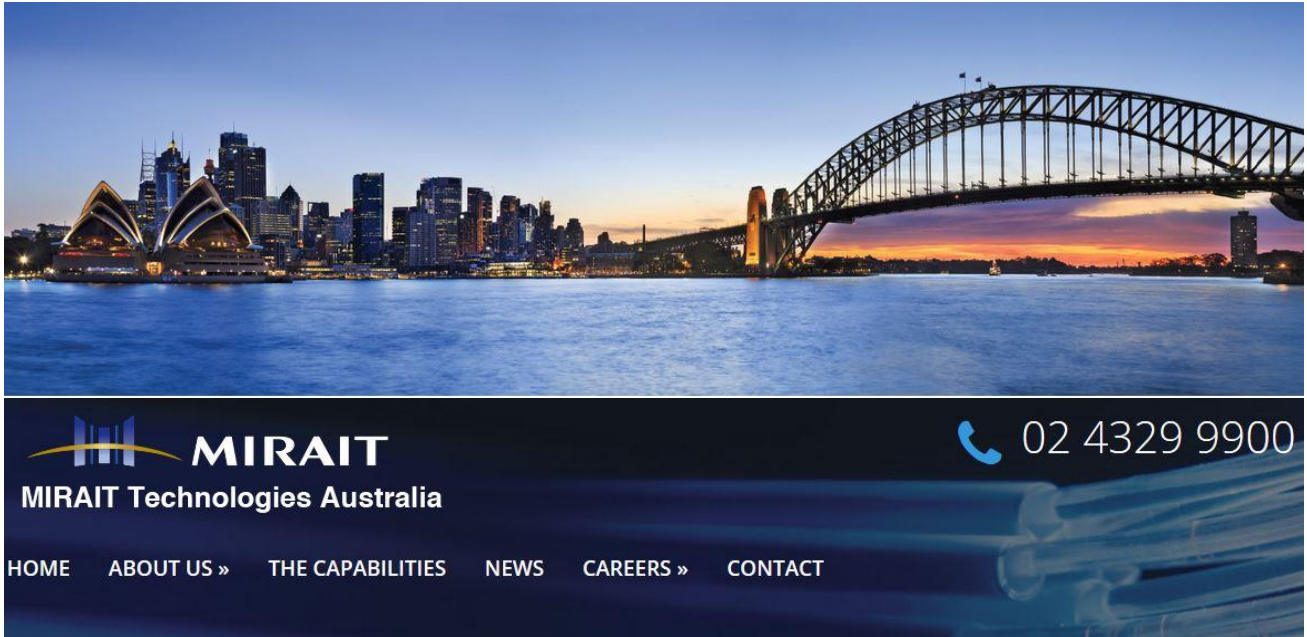
General description	Annual Income Net
878 Pacific Hwy, Lisarow	\$ 180,000.00
Total	\$ 180,000.00

Outgoings	Recovered	Amount
Local Council rates & charges	Yes	\$ 7,959.46
Water, sewerage & drainage charges	Yes	\$ 7,541.60
Land Tax	Yes	\$ 19,537.10
Insurance	Yes	\$ 11,800.05
AFSS	Yes	\$ 1,398.00
Total		\$ 48,236.21

Synopsis of lease

Lease term	Five (5) years
Option period (Not exercised)	Five (5) years
Lease commencement date	27-Jun-12
Lease expiry date	26-Jun-17
Rent at commencement	\$155,000.00
Rent increases	CPI
Rent review	Market rent review
Bank Guarantee	Nil
Guarantor	Nil

Tenant Profile



MIRAIT Technologies Australia is a national telecommunications and ICT infrastructure construction and maintenance provider, with an established reputation within the Australian telecommunications industry for technical expertise, professionalism, quality and reliability.

Formed through the acquisition of CCTS telecommunications by MIRAIT Technologies Corporation, a division of the MIRAIT Group. The company operates from four offices covering the eastern seaboard of Australia, with over 130 staff and an extensive network of sub-contractors, MIRAIT Technologies Australia delivers on a national level. Projects such as the 45,000-pit remediation project underway for Telstra, a program of work covering all the eastern states of Australia, the delivery of over 50,000 lead-ins for NBN, or the 400kms of direct buried terrestrial fibre installed for the Australia Square Kilometre Array Pathfinder CSIRO Radio Telescope are representative of this national delivery capability.

The organisations capability includes route survey, design, installation, construction and maintenance across all aspects of Information Communications Technology infrastructure; including Fibre Optic, Copper and Aerial Networks, as well as civil construction. MIRAIT Technologies Australia also delivers a wide technical capability in the installation and maintenance of Telecommunications electronics including; exchange equipment builds, multiplexing electronics tele power and remote telecommunication cabinet and housing installations for intelligent transport systems.

Underpinning the success of the organisation is our attitude and commitment to delivering superior outcomes for our customers, through recognised technical expertise, delivery capabilities, workplace health and safety practices, communication and responsiveness.

MIRAIT Technologies Australia has the technical expertise, experience and capability to deliver comprehensive solutions on any scale.

Image gallery



The Local Market

Central Coast Council has adopted a forward-thinking approach with the amalgamation of the Wyong & Gosford Councils. At the forefront of the Council's plans is the revitalisation of the Central Coast through upgrading infrastructure, creating jobs and attracting tourists.

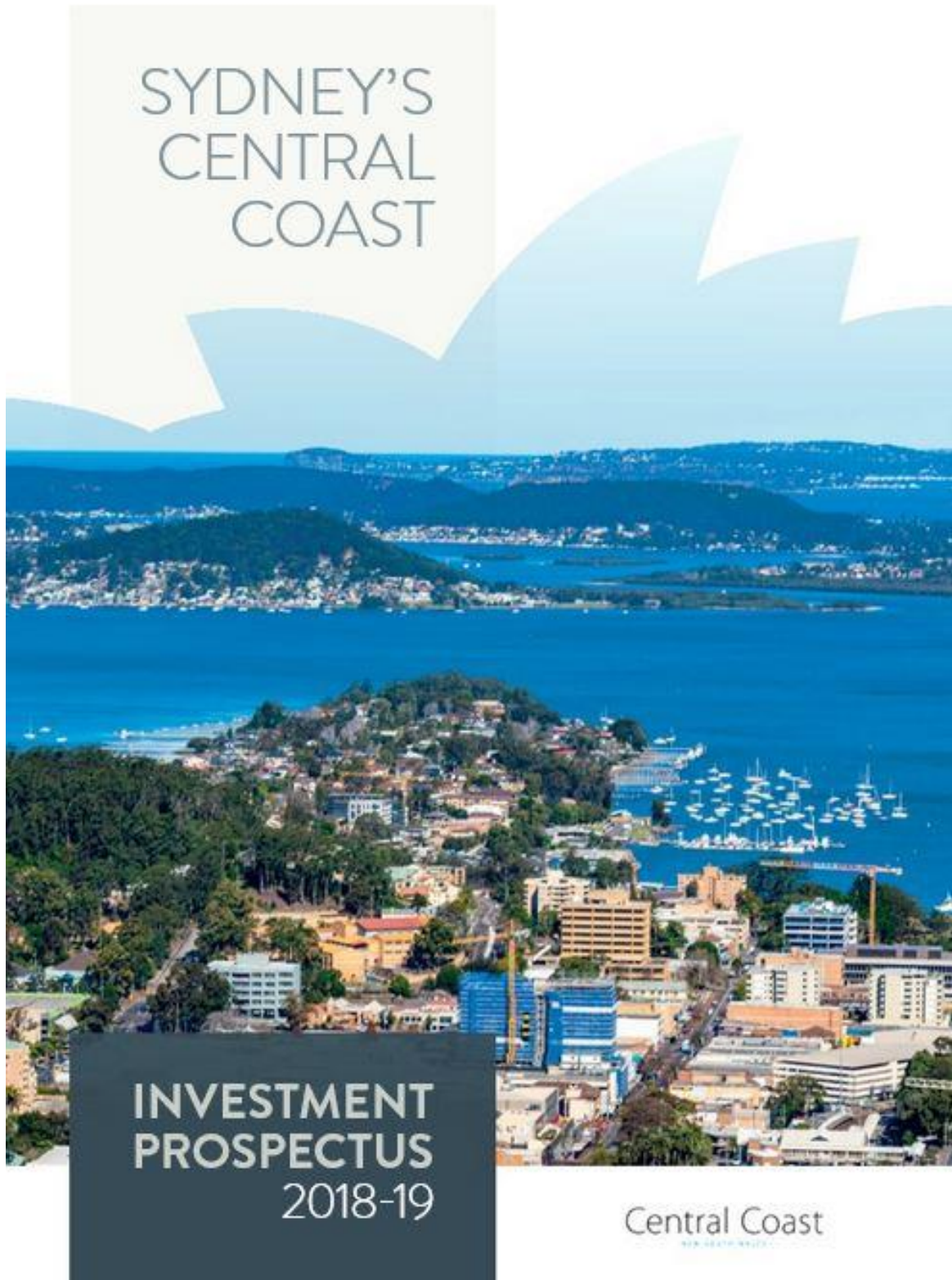
Gosford & surrounding areas is a competitive market with a mixture of retail & commercial properties across the area.

Lisarow has a cross section of predominately residential properties with a corridor of industrial property through its centre. Ownership patterns for Lisarow are predominately owner occupiers.

Levels of commercial vacancies have remained contracted over the past few months; some notable sales have been recorded in the area recently although predominately, properties are tightly held which ensures good interest when suitable properties are offered for sale.



Department of Finance Building - Gosford



Central Coast Investment Prospectus 2018/19

RBA Statement

Statement by Philip Lowe, Governor: Monetary Policy Decision

Number 2018-24

Date 2 October 2018

At its meeting today, the Board decided to leave the cash rate unchanged at 1.50 per cent.

The global economic expansion is continuing. A number of advanced economies are growing at an above-trend rate and unemployment rates are low. Growth in China has slowed a little, with the authorities easing policy while continuing to pay close attention to the risks in the financial sector. Globally, inflation remains low, although it has increased due to both higher oil prices and some lift in wages growth. A further pick-up in inflation is expected given the tight labour markets, and in the United States, the sizeable fiscal stimulus. One ongoing uncertainty regarding the global outlook stems from the direction of international trade policy in the United States.

Financial conditions in the advanced economies remain expansionary, although they are gradually becoming less so in some countries. Yields on government bonds have moved a little higher, but credit spreads generally remain low. There has been a broad-based appreciation of the US dollar this year. In Australia, money-market interest rates are higher than they were at the start of the year, although they have declined since the end of June. In response, some lenders have increased their standard variable mortgage rates by small amounts, while at the same time reducing mortgage rates for some new loans.

The latest national accounts confirmed that the Australian economy grew strongly over the past year, with GDP increasing by 3.4 per cent. The Bank's central forecast remains for growth to average a bit above 3 per cent in 2018 and 2019. Business conditions are positive and non-mining business investment is expected to increase. Higher levels of public infrastructure investment are also supporting the economy, as is growth in resource exports. One continuing source of uncertainty is the outlook for household consumption. Growth in household income remains low and debt levels are high. The drought has led to difficult conditions in parts of the farm sector.

Australia's terms of trade have increased over the past couple of years due to rises in some commodity prices. While the terms of trade are expected to decline over time, they are likely to stay at a relatively high level. The Australian dollar remains within the range that it has been in over the past two years on a trade-weighted basis, but it has depreciated against the US dollar along with most other currencies.

The outlook for the labour market remains positive. The unemployment rate is trending lower and, at 5.3 per cent, is the lowest in almost six years. The vacancy rate is high and there are reports of skills shortages in some areas. A further gradual decline in the unemployment rate is expected over the next couple of years to around 5 per cent. Wages growth remains low, although it has picked up a little. The improvement in the economy should see some further lift in wages growth over time, although this is likely to be a gradual process.

Inflation is around 2 per cent. The central forecast is for inflation to be higher in 2019 and 2020 than it is currently. In the interim, once-off declines in some administered prices in the September quarter are expected to result in inflation in 2018 being a little lower than otherwise.

Conditions in the Sydney and Melbourne housing markets have continued to ease and nationwide measures of rent inflation remain low. Growth in credit extended to owner-occupiers remains robust, but demand by investors has slowed noticeably as the dynamics of the housing market have changed. Credit conditions are tighter than they have been for some time, although mortgage rates remain low and there is strong competition for borrowers of high credit quality.

The low level of interest rates is continuing to support the Australian economy. Further progress in reducing unemployment and having inflation return to target is expected, although this progress is likely to be gradual. Taking account of the available information, the Board judged that holding the stance of monetary policy unchanged at this meeting would be consistent with sustainable growth in the economy and achieving the inflation target over time.

Enquiries

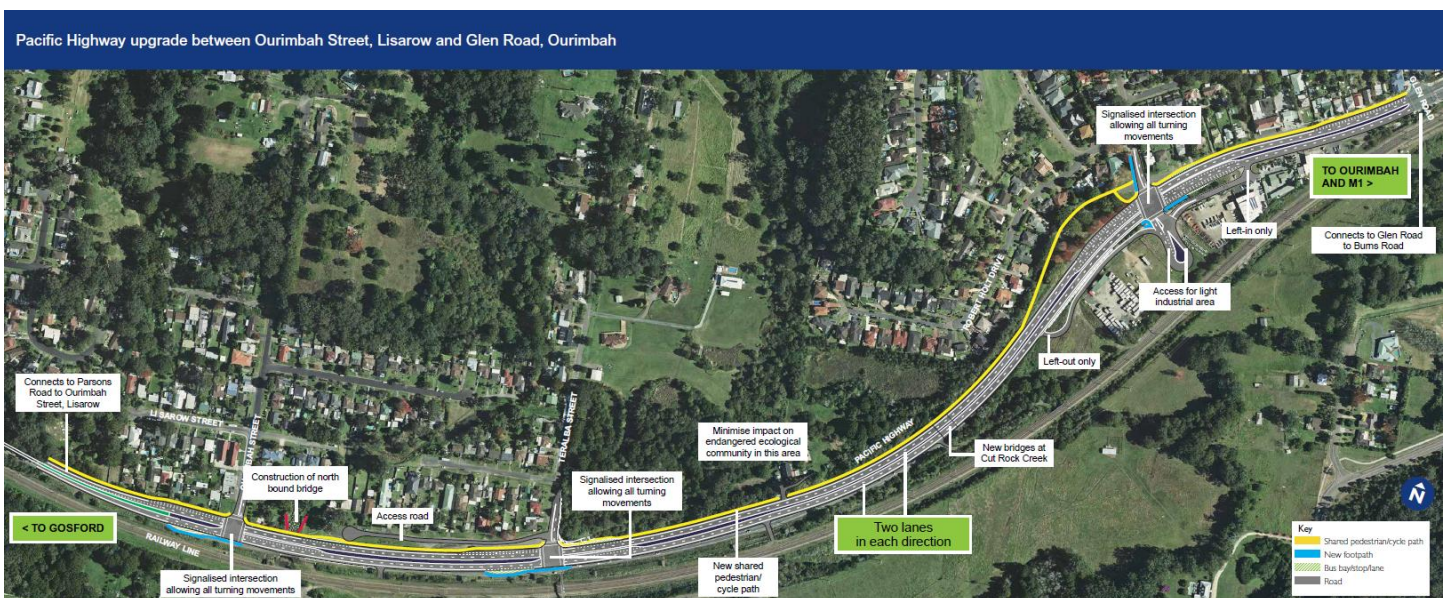
Media and Communications

Secretary's Department

Reserve Bank of Australia

SYDNEY

Infrastructure upgrades & benefits



The \$70 Million Pacific Hwy Lisarow to Ourimbah upgrade is complete.

Central Coast Regional Plan 2036.

The Central Coast has outstanding natural assets, enjoys close proximity to the Hunter and Sydney and has an enviable lifestyle. It continues to be a very attractive region to live and work. The Central Coast is expected to have a population of 415,000 in 2036. Managing the growth and change in the region over the next 20 years so it remains a great place to live is the impetus behind the Central Coast Regional Plan 2036 – a 20-year blueprint for the future.

The Plan responds to wide-ranging community and stakeholder consultation with a plan to deliver more local jobs, greater housing diversity, livelier urban centres with more varied retail, cafes and entertainment, efficient public transport and a protected natural environment.

It promotes the renewal of Gosford, Wyong and other local centres, investment in the growth corridors between Somersby and Erina and Tuggerah and Warnervale. The Plan supports the strong agricultural sector and resource lands to help build economic opportunity and increase local jobs.

More housing and a greater variety of housing are proposed in Gosford City Centre, the growth corridors, local centres across the region and in the new Warnervale-Wadalba land release areas. A vibrant new town centre is planned for Warnervale, as well as the revitalisation of the Wyong, Tuggerah and Erina centres. Protecting and connecting important natural areas will safeguard the environment and the important connections that residents have to it.

Improvements to public transport are foreshadowed to make it easier for residents, business and visitors to connect with jobs, centres and natural areas within the region and between the Central Coast and other regions. Cycling and walking paths will also be enhanced.

The Central Coast Regional Plan 2036 encompasses a vision for the future of a healthy natural environment, a flourishing economy and well-connected communities and it outlines the actions, the timeframe and the accountabilities for achieving it. I urge everyone who cares about the Central Coast to get behind it. We recognise the Darkinjung and the Kuring-gai are the original owners of the land. They are important partners in protecting the Aboriginal heritage, environment and economic opportunities on their lands.

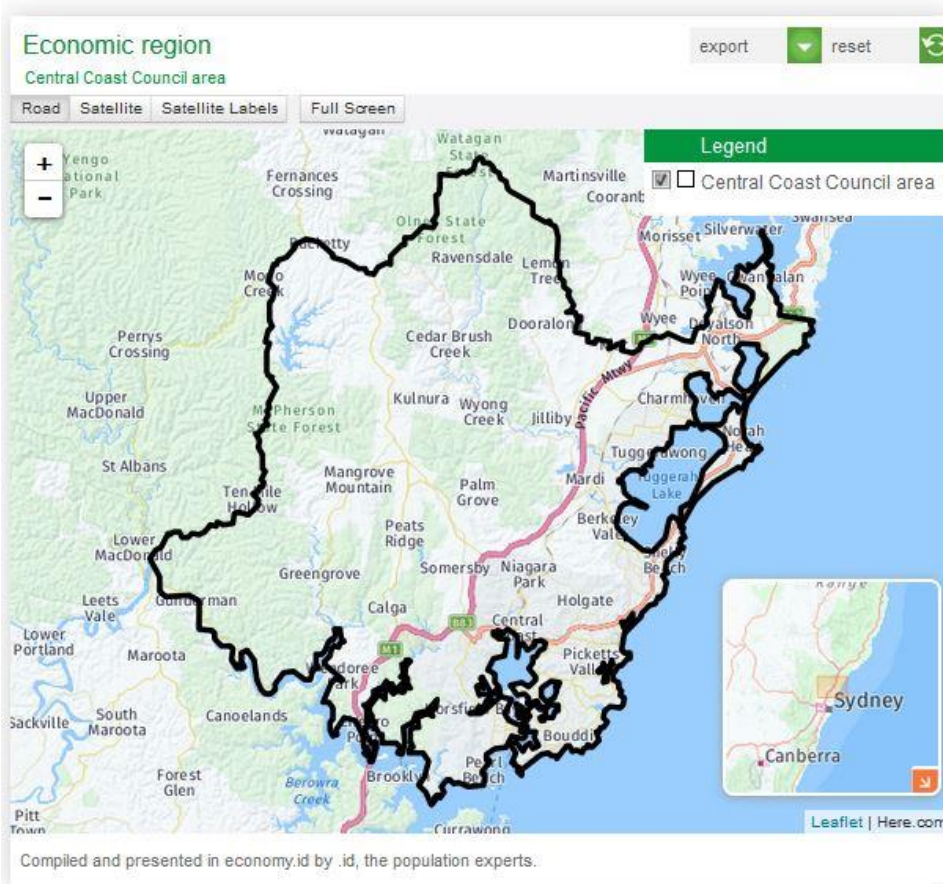
Scot MacDonald MLC

Parliamentary Secretary for the Central Coast

Source: Planning & Environment NSW Government website

<http://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans/Central-Coast/Central-Coast-regional-plan/Vision>

Economic Profile



NEWS

Who are Australia's homeless?

New figures from the ABS show homelessness on the rise, but 'homeless' doesn't always mean sleeping rough

(16/03/2018)

Applying for funding?

Here's a free step-by-step grant application guide

(5/03/2018)

Latest data updates

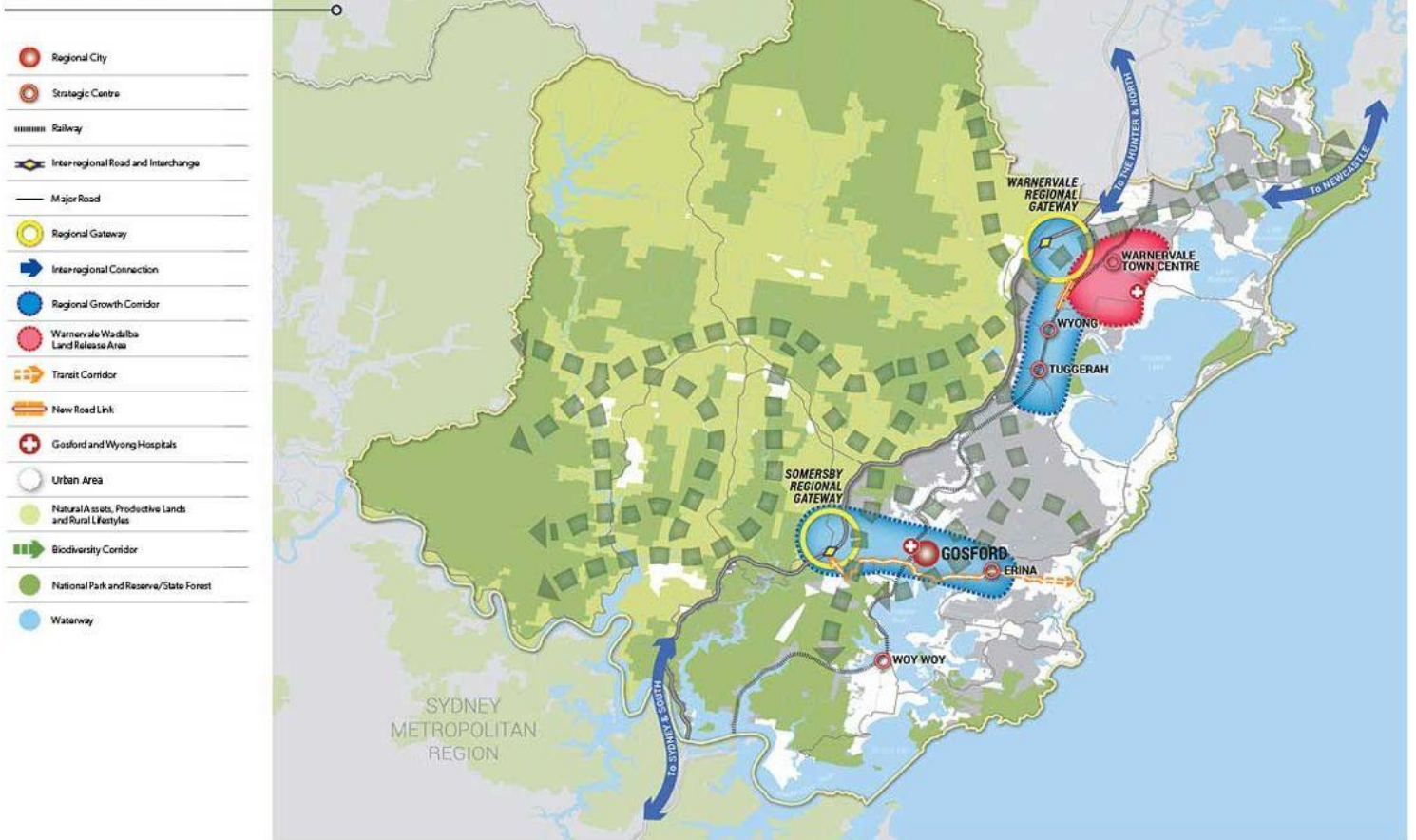
Be the first to know about the latest data releases by bookmarking our product updates page

(1/01/2018)

[Access demographic and economic resources for Australia and New Zealand](#)

Click the image to view

Figure 3: Central Coast 2036



NorthConnex



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Building for the future

NorthConnex is a nine kilometre tunnel that will link the M1 Pacific Motorway at Wahroonga to the Hills M2 Motorway at West Pennant Hills, removing around 5,000 trucks off Pennant Hills Road each day. NorthConnex will be the longest road tunnel project in Australia.

[Read More >>](#)

POPULATION GROWTH



POPULATION GROWTH



OF GROWTH WILL BE PEOPLE
AGED 65 AND OLDER

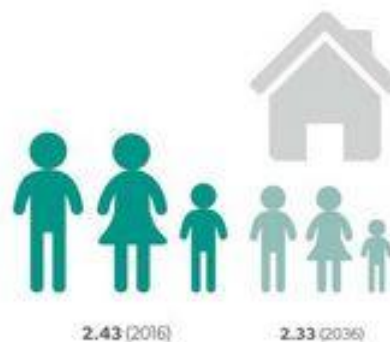
TOTAL JOBS



NUMBER OF DWELLINGS



AVERAGE HOUSEHOLD SIZE



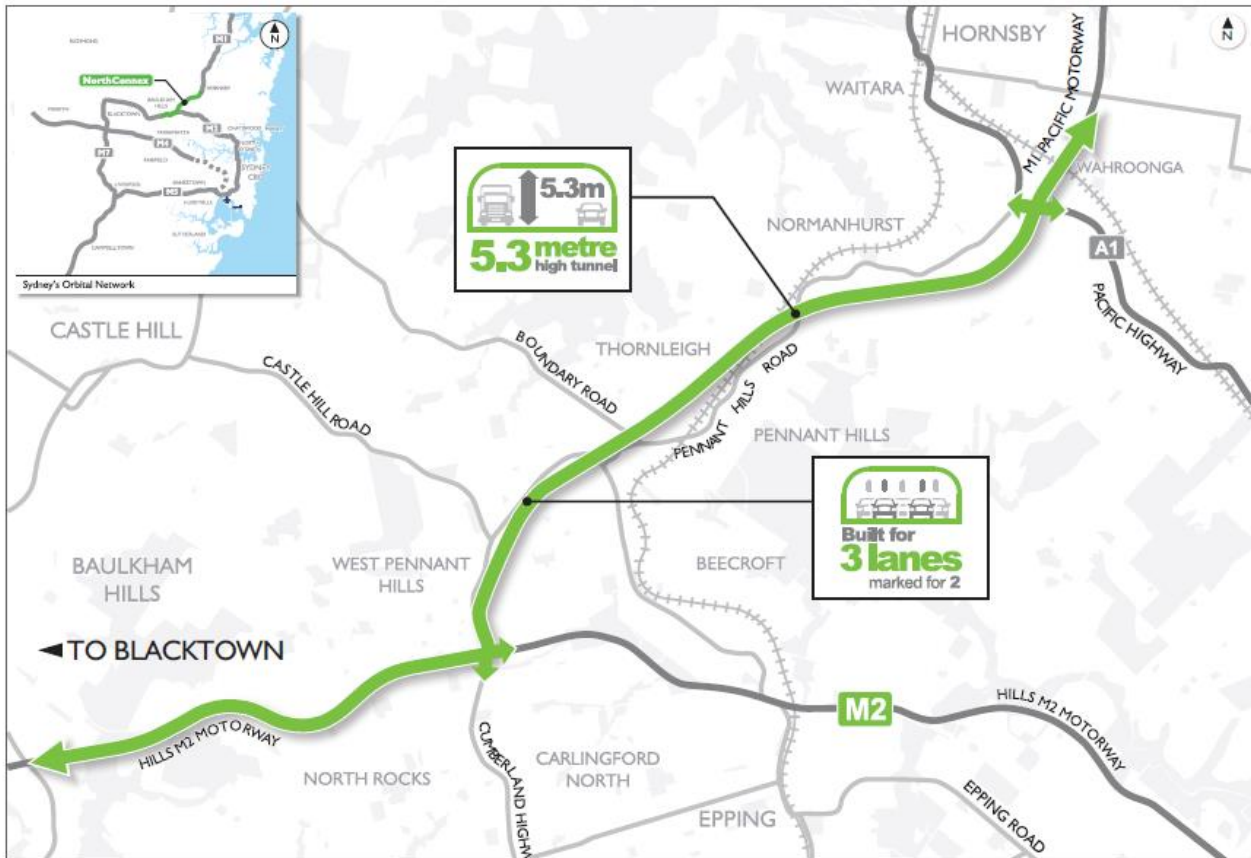
EMPLOYMENT SELF CONTAINMENT 2015



of employed residents
travel outside the region
for work

EMPLOYED RESIDENTS 2015





NorthConnex Map - Source: Transurban

It is expected that the tunnel would cost \$3 Billion.

NorthConnex is scheduled to open to traffic as a two-lane underground motorway in 2019.

Key Benefits of the NorthConnex Project:

- 9km of Tunnel linking the M1 Pacific Motorway & the M2 Hills Motorway
- No traffic lights between Newcastle & Melbourne
- Bypass up to 21 sets of traffic lights
- Deliver improved air quality to residents
- Tunnel height of 5.3m
- Returning local streets to local communities
- Providing opportunities for improved public transport
- 8,700 Jobs for NSW
- Built for 3 lanes but marked for 2 lanes upon opening
- Improve the efficient movement of state & national freight
- Better & more reliable trips for people, businesses & freight
- Avoid 40 sets of traffic lights on Pacific Highway to Sydney CBD
- Up to 5,000 trucks off Pennant Hills Road
- A time saving of up to 15 minutes



Gosford waterfront

Sale Process

Raine&Horne Commercial have been appointed exclusive selling agents to offer 878 Pacific Hwy, Lisarow for sale. All enquiries, requests for inspections in relation to the property are to be directed to myself, Ben Purdue of Raine&Horne Commercial.

Yours sincerely

A handwritten signature in blue ink, consisting of a large, stylized letter 'B' followed by a smaller 'P'.

Ben Purdue

Commercial Sales & Leasing

Business Broker

ben@rhcoastal.com

D+ 61 (02) 4365 0645

M 0450 719 600



Disclaimer

Raine and Horne Commercial for themselves and the proprietors of this property, give notice that:

- i. The particulars are set out as a general outline only for the guidance of Purchasers and do not constitute an offer or contract;
- ii. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and any intending occupiers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. No Person in the employ of Raine and Horne Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.
- iv. Prior to making any decisions in relation to the purchase of anything set out in this information memorandum, all persons reading this information memorandum should undertake proper enquiries and conduct due diligence. It is important that those persons who are not experienced in the practice of due diligence engage professional persons such as accountants, legal representatives or financial advisors to undertake this task.

The information contained in this submission has been based on information provided by vendors or their representatives, and what has been obtained from independent sources. Raine and Horne Commercial does not guarantee the accuracy or substantiate the claims made by these sources.

- i. Raine and Horne Commercial disclaims responsibility for any information set out in this submission that is provided by any vendor or any third party and the reader shall indemnify Raine and Horne Commercial against any loss or damages caused by the information contained in this publication.

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ZONING

Zone IN 1 - General Industrial

1 Objectives of zone

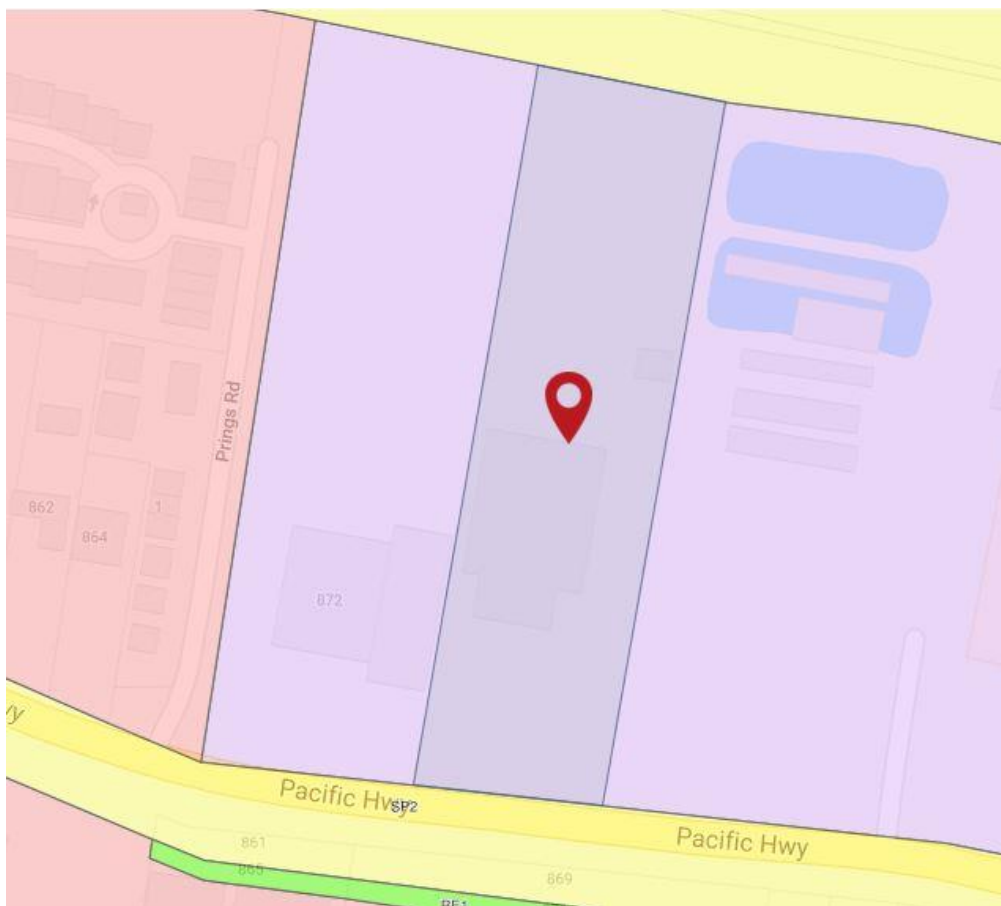
- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To promote ecologically, socially and economically sustainable development.
- To ensure that retail, commercial or service land uses in industrial areas are of an ancillary nature.

- To ensure that development is compatible with the desired future character of the zone.

2 Permitted without consent Recreation areas

3 Permitted with consent Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Places of public worship; Restaurants or cafes; Roads; Rural supplies; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited Amusement centres; Boat building and repair facilities; Boat sheds; Camping grounds; Car parks; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Health services facilities; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Public administration buildings; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Tourist and visitor accommodation; Water recreation structures; Water supply systems



Contact Us

Raine&Horne Commercial
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