

INFORMATION MEMORANDUM

66/2 ARBOUR AVENUE ROBINA

AFFORDABLE COMMERCIAL INVESTMENT

AUCTION

Prepared by Greg Watson & Tara Imlach
Ray White Commercial GC South
November 2018



THE OPPORTUNITY

AFFORDABLE COMMERCIAL INVESTMENT

Ray White Commercial GC South is pleased to offer for sale by Auction 66/2 Arbour Avenue, Robina. The subject property is a professionally presented commercial investment offering 63sqm* of well fitted out commercial space, currently tenanted to a medically aligned business and netting approximately \$26,479.48* pa.

Located in the Arbour Avenue Medical/Professional precinct of Robina Town Centre.

The property is in very good condition and of attractive appearance with modern interior. Well located in the heart of Robina Town Centre, surrounded by successful businesses and in close proximity to parking, public transport, popular eateries and convenience stores.

Robina is a vibrant suburb with a good mix of commercial and corporate centres as well as large residential pockets, transport (Robina Train Station), entertainment (Cbus Super Stadium), schools and nearby Motorway access.

The property is leased to a Cellulite Clinic, due to expire in 2020 with a further 3 year option. The current net annual income is \$26,479.48*

This Information Memorandum must be read in full and is provided to interested parties subject to the conditions set out in the Disclaimer at the end of this Information Memorandum.

INVESTMENT OVERVIEW

66/2 ARBOUR AVENUE ROBINA QLD 4226



LEASE DETAILS	
Tenant	Cellulite Clinics Australia
Commencement date	15/06/2017
Expiry date	14/06/2020
Term	3 years
Option	1 x 3 years
Reviews	4% annual increases with market review at option
Current Rent	\$34,036.36 + GST
Total Outgoings	\$8103.18
Recoverable Outgoings	\$546.30 (2017/2018 Water Usage)
Nett Rental	\$26,479.48* pa

SALE TERMS	
Auction	12 December 2018 at 5.30pm QLD time
Address	Currumbin RSL, Durringan Street Currumbin



PROPERTY OVERVIEW

The property	
	66/2 Arbour Avenue ROBINA QLD 4226
Real property data	
	Lot 40 on SP165609
Building name	
	RIVERWALK ARBOUR AVENUE
Suite size	
	63sqm*
Zoning	
	Special purpose, Special development areas precinct
Property description	
	The subject property is a professional office/ medical treatment suite located in the impressive 'Riverwalk Arbour Avenue' office building with a good quality fitout.

THE LOCATION

Robina offers access to a good mix of commercial, retail and medical landmarks providing a base for surrounding businesses to thrive. Serviced by two major arterial roads, the road network connects Robina to the M1 Motorway and beyond and complements the efficient public transport system including the Robina Train Station and bus interchange.

Robina/Varsity Lakes is home to 135,439 sqm of office space – around 30% of the total space in the whole Gold Coast City. This area has grown at an impressive average of 10.3% pa over the past 10 years. In addition to being the fastest growing CBD, demand for high yield, well located, premium office space continues to drive the city's lowest vacancy rates.

Robina is an unrivalled retail destination. Pedestrian traffic is sustained by the growing resident population, busy commercial and medical precincts, Robina Train Station and

transport hub and Skilled Park – home to National Rugby League franchise Gold Coast Titans. The centrifuge of Robina retail is Robina Town Centre, which draws visitors from across South East Queensland and Northern New South Wales.

The expanded Robina Hospital and Robina Health Precinct anchor the rapidly emerging Robina Medical Hub. Robina Hospital has doubled in size and now offers a wide range of health services and a growing number of private medical services are located throughout Robina.

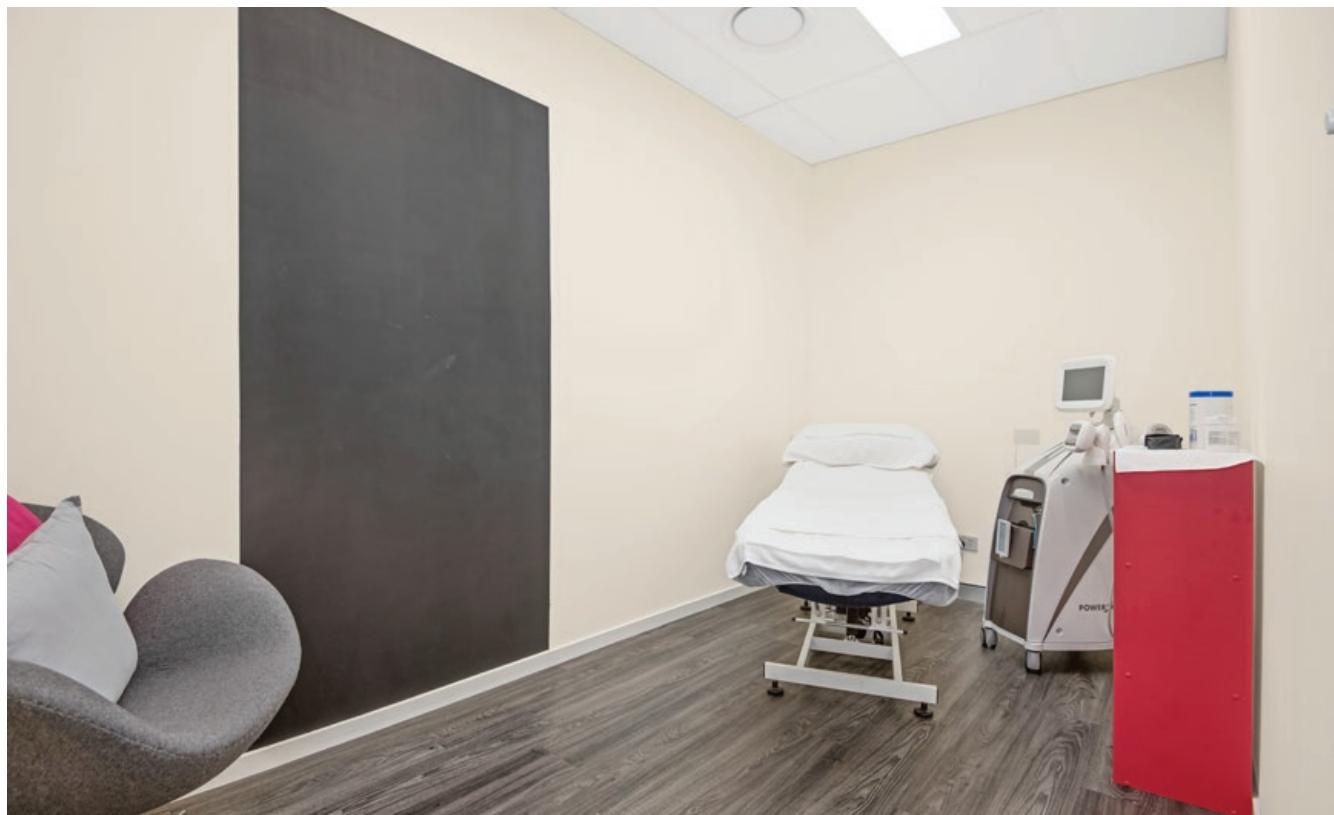
More than 20,000 people work in the Robina area, a number growing exponentially with the completion of significant new office space meeting the demand in the past five years.

Robina is just 19 minutes from Surfers Paradise and 23 minutes from the Coolangatta International Airport.



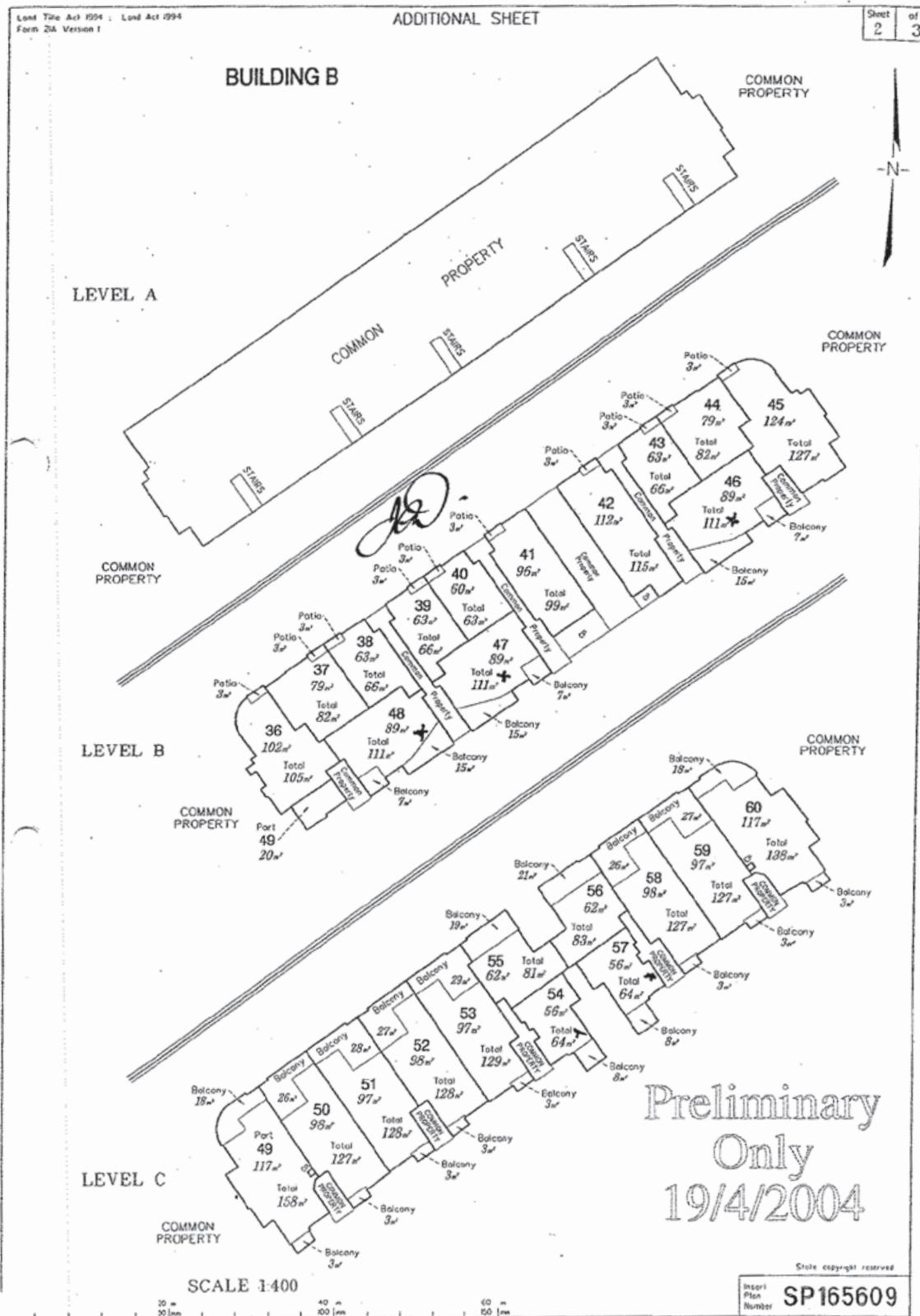
PROPERTY PICTURES





ANNEXURE A

FLOORPLAN



Preliminary
Only
19/4/2004



// FLOOR PLAN
2.6m Ceiling

66/2 Arbour Avenue
ROBINA

- 4 Office Spaces
- 1 Reception / Retail Space
- 1 Store Room

FLOOR AREA SIZES

Internal 62m²

Entrance 2m²

Total 64m² or 7 Squares

ARBOUR AVENUE

LEGAL INFORMATION

DISCLAIMER

1. This Information Memorandum ("IM") is dated 12.11.2018
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.



Greg Watson
Senior Sales Agent
M: 0417 757 442
T: 07 5535 0500
E: greg.watson@raywhite.com



Tara Imlach
Commercial Sales & Leasing
M: 0452 418 343
T: 07 5535 0500
E: tara.imlach@raywhite.com

RAY WHITE COMMERCIAL GC SOUTH

19 Taree Street
Burleigh Heads QLD 4220
Phone 5535 0500