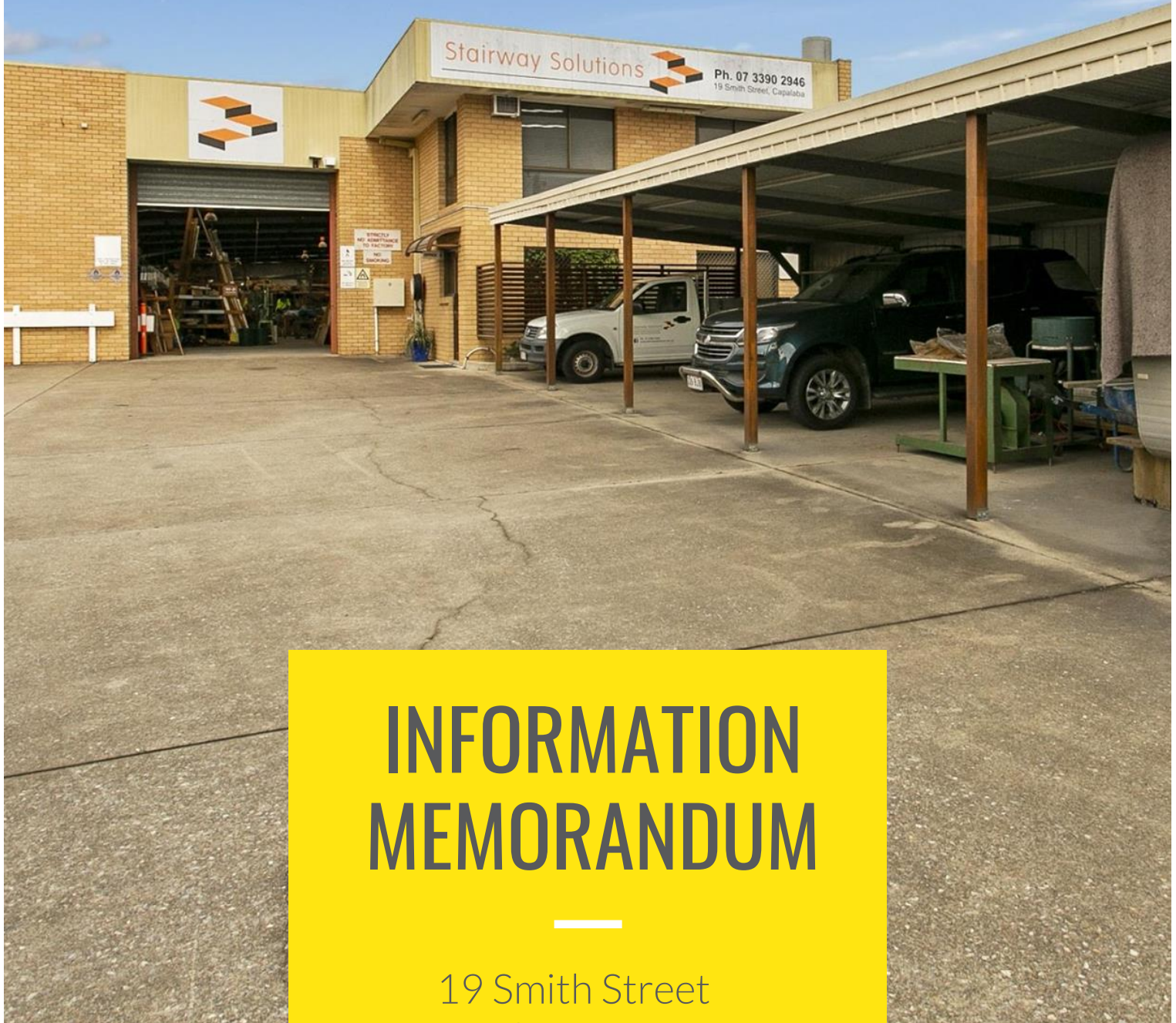


**RayWhite**



# INFORMATION MEMORANDUM

19 Smith Street  
Capalaba QLD 4157

Prepared by Ray White Commercial Bayside  
July 2021

# CONTENTS

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<b>03</b>	Executive Summary
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# EXECUTIVE SUMMARY

## ADDRESS

19 Smith Street, Capalaba Qld 4157

## THE PROPERTY

The subject consists of a freehold industrial building providing 1,075m<sup>2</sup>\* of NLA on a 2,023m<sup>2</sup>\* allotment, centrally located within the highly desirable 'Capalaba Industrial Estate'.

## SITE AREA

2,023m<sup>2</sup>\*

## BUILDING AREA

Total = 1,075m<sup>2</sup>\* (840m<sup>2</sup>\* warehouse + 235m<sup>2</sup>\* ground and mezzanine level office).

## CURRENT ESTIMATED GROSS INCOME

\$85,090 Gross + GST pa

## METHOD OF SALE

Expression of Interest – closing Thurs 5 August 2021, 4pm

## MARKETING AGENTS

Ray White Commercial Bayside  
1/76 Old Cleveland Road, Capalaba Qld 4157  
07 3245 7199



**Nathan Moore**  
Director

0413 879 428  
nathan.moore@raywhite.com



**Jonathon Burrowes**  
Senior Sales & Leasing Agent

0421 383 668  
jonathon.burrowes@raywhite.com



**Benn Woods**  
Sales & Leasing Agent

0408 689 651  
benn.woods@raywhite.com

\* 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 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



<b>Address</b>	19 Smith Street, Capalaba QLD 4157
<b>Real property details</b>	Lot 9 RP 85961
<b>Title reference</b>	13410033
<b>Zoning</b>	LI – Low Impact Industry
<b>Local authority</b>	Redland City Council
<b>NLA</b>	Total = 1,075m <sup>2</sup> * (840m <sup>2</sup> * warehouse + 235m <sup>2</sup> * ground and mezzanine level office)
<b>Property description</b>	Portal frame construction with metal deck roof and a combination of concrete block, brick and metal cladding built in 1990. The building provides a clearspan warehouse with office over two floors, lunchroom, amenities, 3-phase power and 5 container-height roller doors. The site provides 20 on site car parks, landscaping and security fencing. Roof-mounted 34kw solar system was installed in 2017.

\*Approximately



# THE OPPORTUNITY

---



**LOCATED IN THE HEART OF CAPALABA'S INDUSTRIAL PRECINCT, 19 SMITH STREET, CAPALABA OFFERS AN OUTSTANDING OPPORTUNITY TO SECURE A FREESTANDING, CLEARSPAN INDUSTRIAL BUILDING ON 2,023m<sup>2</sup> OF 'LOW IMPACT INDUSTRY' LAND.**

Offered for sale with a short term tenancy (expiring 30 November, 2021), 19 Smith Street is an older style "portal frame" construction with metal deck roof and a combination of concrete block, brick and metal cladding with multiple container-height roller doors built in 1990. The property is suitable for owner occupiers looking to establish or relocate a business, or for the astute investor looking to secure a foothold in this highly sought-after location.

Ray White Commercial Bayside are excited to be offering this property to market via an Expressions of Interest campaign, closing at 4pm on Thursday 5 August, 2021. For further information or an on site inspection, please don't hesitate to contact one of the Exclusive Agents, Nathan Moore, Benn Woods or Jonathon Burrowes on 3245 7199.



# TENANCY DETAILS

<b>TENANT</b>	Stairway Solutions
<b>RENT</b>	\$85,090 Gross + GST pa
<b>FINAL TERM EXPIRES</b>	30th November 2021
<b>LANDLORD INCLUSIONS</b>	Rates, Building Insurance
<b>TENANT COSTS</b>	Pest control, garden maintenance, air-conditioning servicing, fire equipment servicing and compliance, and site security







# SALES PROCESS

---

## EXPRESSION OF INTEREST

The property is for sale by Expression of Interest.

## CLOSING THURSDAY 5 AUGUST 2021, 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.

## EXPRESSION OF INTEREST DOCUMENTATION

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

EOI for 19 Smith Street, Capalaba QLD 4157  
C/- Nathan Moore  
Ray White Commercial Bayside  
1/76 Old Cleveland Road,  
Capalaba QLD 4157

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

Email: [nathan.moore@raywhite.com](mailto:nathan.moore@raywhite.com)

or

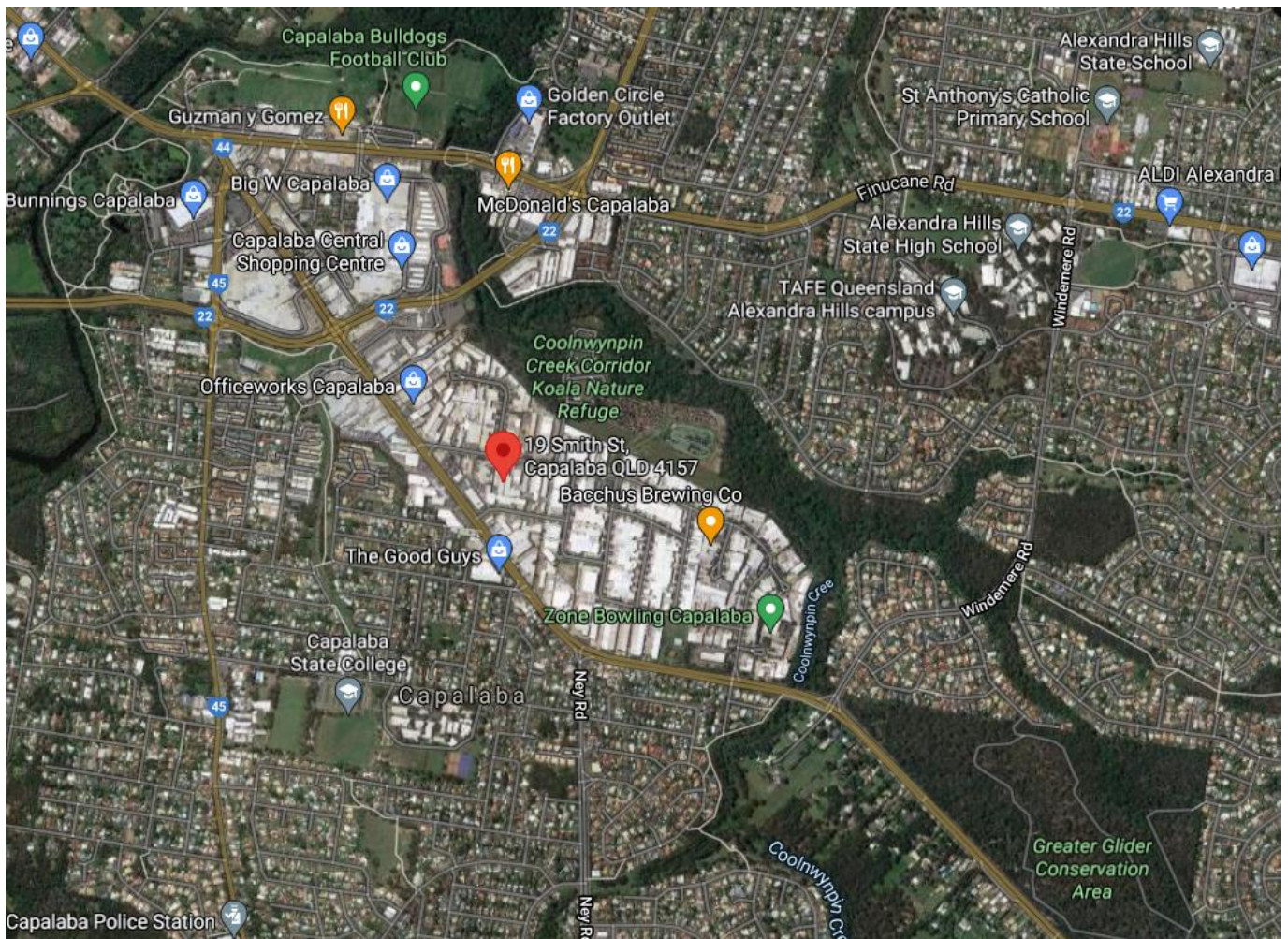
Email: [alicia.harpur@raywhite.com](mailto:alicia.harpur@raywhite.com)



# LOCATION

Over the next 25 years, the Queensland Government Department of Infrastructure, Local Government and Planning (DILGP) anticipate South East Queensland (SEQ) to grow to 5.3 million people, requiring 800,000 new dwellings and generating almost 950,000 new employment opportunities. Growth will be guided by 'ShapingSEQ' (also known as South East Queensland Regional Plan 2017), in which Capalaba is identified as a Principal Regional Activity Centre. Capalaba will play an important role in supporting growth due to proximity to Brisbane CBD providing employment, additional housing (mixed use development), service opportunities and increased efficiency of the transport network connectivity throughout the region and Brisbane City.

Capalaba is the major property market in Redland City, with Private Investors the most active in this market, accounting for 65% of commercial transactions, while Owner-Occupiers represent 35% of sales. The current low interest environment is the main contributor driving demand as Private Investors (predominantly long-term local investors) seek higher returning investments and Owner-Occupiers secure affordable financing. Developers are also returning to this market seeking sites for mixed use development. Capital values are buoyed by lack of available land opportunities with new supply limited to infill redevelopment or refurbishment of established stock. These conditions have also resulted in tight vacancy conditions as landlords favour strong tenant types with long term leases. Compliant buildings (provide disabled access) are more sought after, particularly by government and medical tenants and can attract a premium rate depending on the property and location.



# LOCAL MARKET

The Capalaba industrial market has recorded strong demand for small warehouse and distribution centres. Industrial vacancy has consolidated due to good tenant activity and little supply additions which has placed some slight upward pressure on rental rates. The recent approval by the government for the Adani coal mine may have some positive effects, as previous mining booms have indirectly benefited trade activity in this market. This sector has also seen an increase in warehouse demand due to the rapidly growing online retailing industry in Australia and internationally. Affordable prices coupled with scarcity of vacant land and lower interest rates are major drawcards for Owner Occupiers, with new stock catering to this buyer profile. In comparison, Private Investors have purchased half of industrial space, and remain keen to find quality investments with good rental return.

Average yields across all asset types have witnessed some compression over the past 12 months due to lack of available inventory and limited new supply forecast to enter the market in the short term. Coupled with low interest rates fuelling a competitive acquisition market, current initial yields range from 5.5% up to 7.5%. Demand levels for premium assets with strong tenants will be maintained and may place downward pressure on yields over the next year.

Outlook	Commercial	Retail	Industrial
Purchaser demand	↗	↗	↑
Average capital values	↑	↑	↑
Average yield	↘	↘	↘
Tenant demand	↑	↔	↗
Average net face rent	↗	↗	↗
Vacancy	↔	↔	↘
Supply	↗	↔	↓

**“CAPALABA IS THE MAJOR PROPERTY MARKET IN REDLAND CITY.  
PRIVATE INVESTORS ACCOUNT FOR 65% OF COMMERCIAL TRANSACTIONS,  
AND OWNER-OCCUPIERS REPRESENT 35% OF SALES.”**



# FOUR KEY LOCATION HIGHLIGHTS

---

1

## LOCALITY AND SURROUNDING DEVELOPMENT

The subject property is located in Capalaba, considered to be the retail/commercial centre of Redland City. Located approximately twenty (20) kilometres south east of the Brisbane CBD, the suburb of Capalaba is predominantly traditional residential areas with significant commercial and retail facilities.

2

## ROAD SYSTEM, ACCESS & EXPOSURE

Smith Street is a bitumen sealed feeder road providing a ready link to Redland Bay Road via two traffic light controlled intersections. The property is provided with a concrete delivery crossover and parking apron, and offers excellent signage and exposure to busy Smith Street.

3

## SERVICES & AMENITIES

Two sub-regional shopping centres, Capalaba Park and Capalaba Central, service the broader community and are adjacent to a major bus interchange, linking the local network to CBD-bound services.

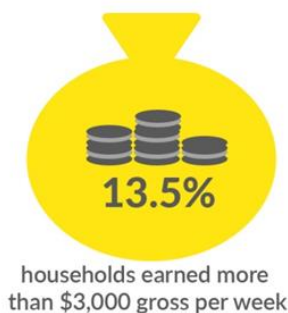
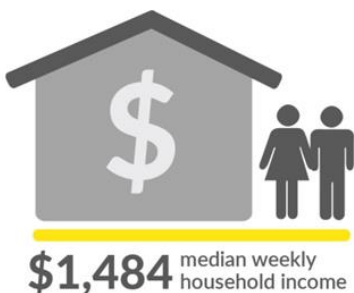
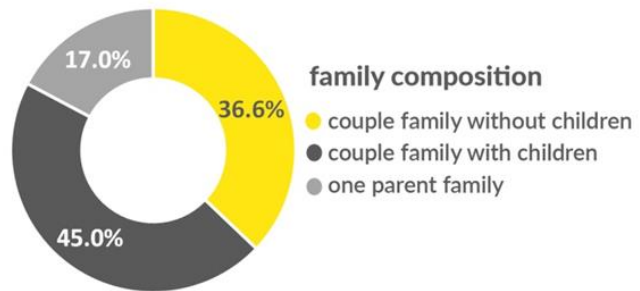
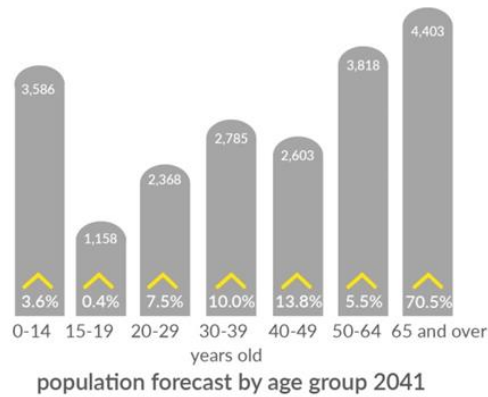
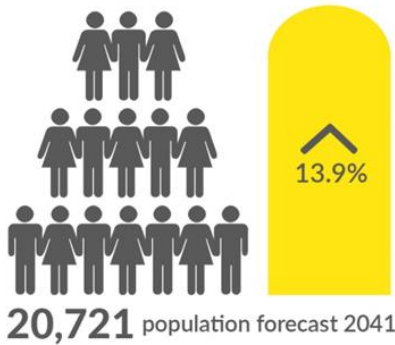
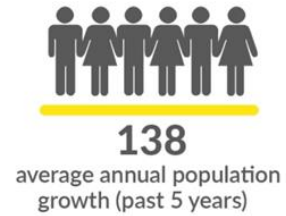
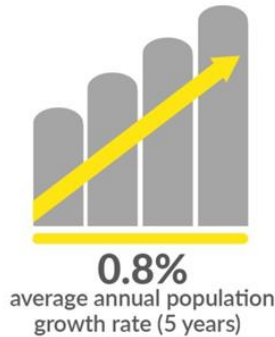
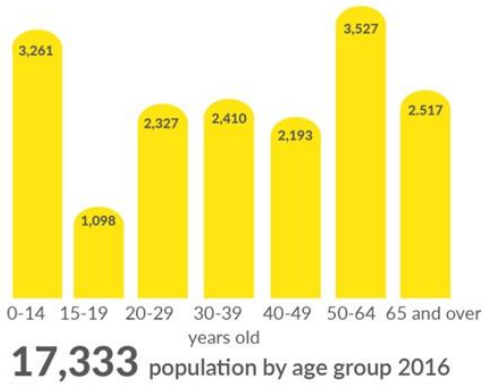
4

## SUBURB PROFILE

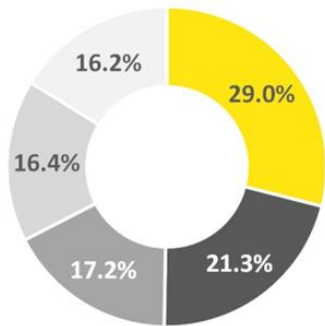
Capalaba is located within the boundary of Redland City Council. Over a quarter of the population is aged between 20 to 39 years old, resulting in a median age of 37 years old which is in line with the state median.

**CAPALABA IS A POPULAR SUBURB IN REDLANDS COAST  
FEATURING MAJOR BUSINESS AND RETAIL CENTRES,  
ALONG WITH A RANGE OF RECREATIONAL, CULTURAL AND COMMUNITY FACILITIES.**

# LOCATION DEMOGRAPHICS

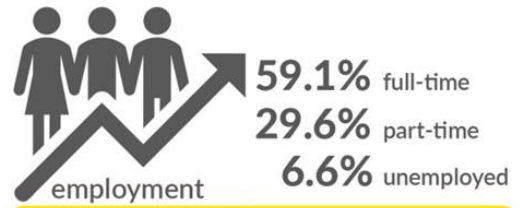






### industry of employment

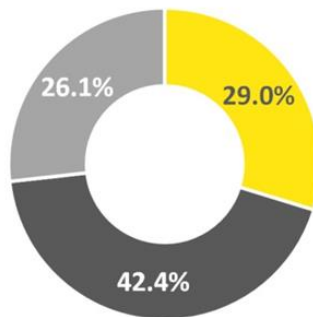
- Hospitals (excl. Psychiatric Hospitals)
- Supermarket and Grocery Stores
- Takeaway Food Services
- Primary Education
- Aged Care Residential Services



**6,814**  
total number  
of occupied  
private  
dwellings

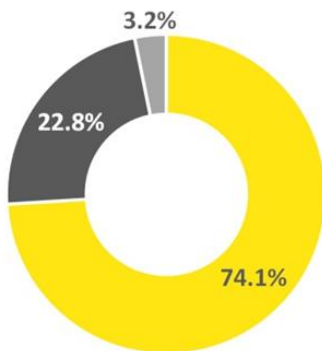


**15.0%**  
are employed  
as professionals



### dwelling tenure

- owned outright
- owned with a mortgage
- rented



### household composition

- family households
- single (or lone) person households
- group households



**75%**  
of people  
were born in  
Australia

Source: ABS Census 2016.

Queensland Government population projections, 2018 edition; Australian Bureau of Statistics, Population by age and sex, regions of Australia, 2016 (Cat no. 3235.0).

# DISCLAIMER

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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.



# SOURCES OF INFORMATION

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Page	Content	Source
4	Property Overview	Redlands PD Online
9	Location Map	Google Maps
9-13	Location Details	MessagePoint
Annexure A	Title Search	Global X
Annexure B	Registered Plan	Global X
Annexure C	Sketch Plan	Provided by Owner
Annexure D	Solar System	Provided by Owner
Annexure E	Rates Notice	Provided by Owner
Annexure F	Certificate of Currency	Provided by Owner
Annexure G	Expression of Interest Form	Ray White Commercial Bayside



# ANNEXURE A TITLE SEARCH

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CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 37620703  
Search Date: 22/06/2021 10:16

Title Reference: 13410033  
Date Created: 14/07/1961

Previous Title: 13385243

REGISTERED OWNER

JENTEX PTY LTD

ESTATE AND LAND

Estate in Fee Simple

LOT 9 REGISTERED PLAN 85961  
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10816001 (POR 5C)
2. LEASE No 717452174 17/08/2016 at 13:37  
ALTCROFT PTY LTD A.C.N. 011 019 515  
WHOLE OF THE LAND  
TERM: 01/07/2016 TO 30/06/2021 OPTION 5 YEARS
3. MORTGAGE No 717561123 06/10/2016 at 15:45  
ING BANK (AUSTRALIA) LIMITED A.B.N. 24 000 893 292

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2021]  
Requested By: D-ENQ GLOBALX

Page 1/1

Historical Document stored on behalf of rwcby01 for exclusive use of rwcby01





# ANNEXURE B REGISTERED PLAN

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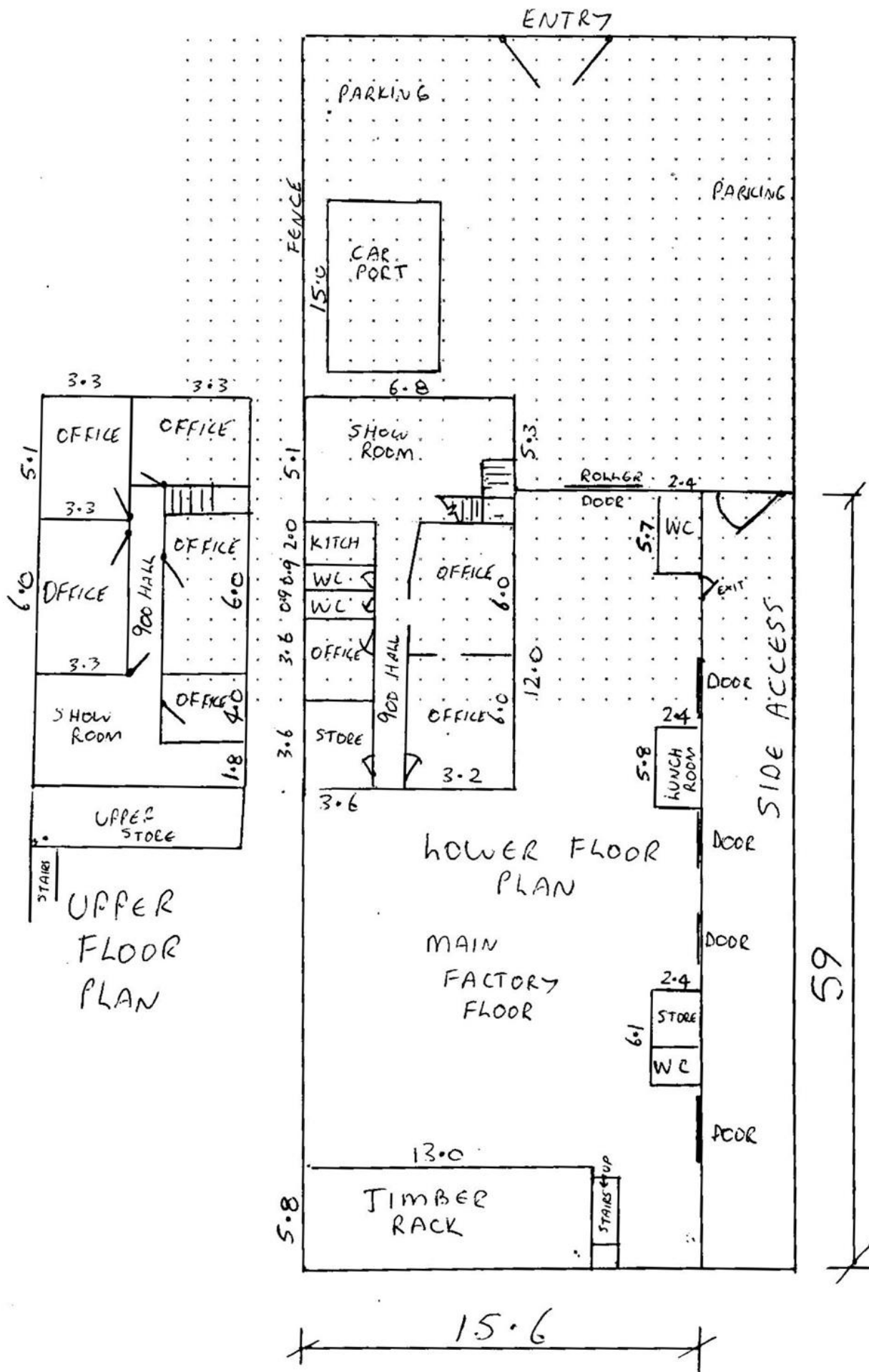


# ANNEXURE C SKETCH PLAN

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# ANNEXURE D SOLAR SYSTEM

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**Quote** Q0815  
Date 09/11/2017  
Valid 09/12/2017

**Altcraft**  
Bree Ellen

19 Smith St  
Capalaba, 4217  
proposals@amalgamatedsolutions.com.au  
Property Type: Single Storey  
Roof Type: Tin  
NMI: Q091868750

**OTI Power Pty Ltd**  
ABN 21 601 633 845

Consultant Josh Van Alphen  
Contact 0466 601 715  
j.valphen@amalgamatedsolutions.com.au

**Payment Options**

**Bank Details**  
Account Name OTI Power Pty Ltd  
BSB 034-198  
Account Number 555436

**Credit Card**  
We accept VISA and MasterCard.  
Surcharges may apply for Credit Card Payments.

**System Details**

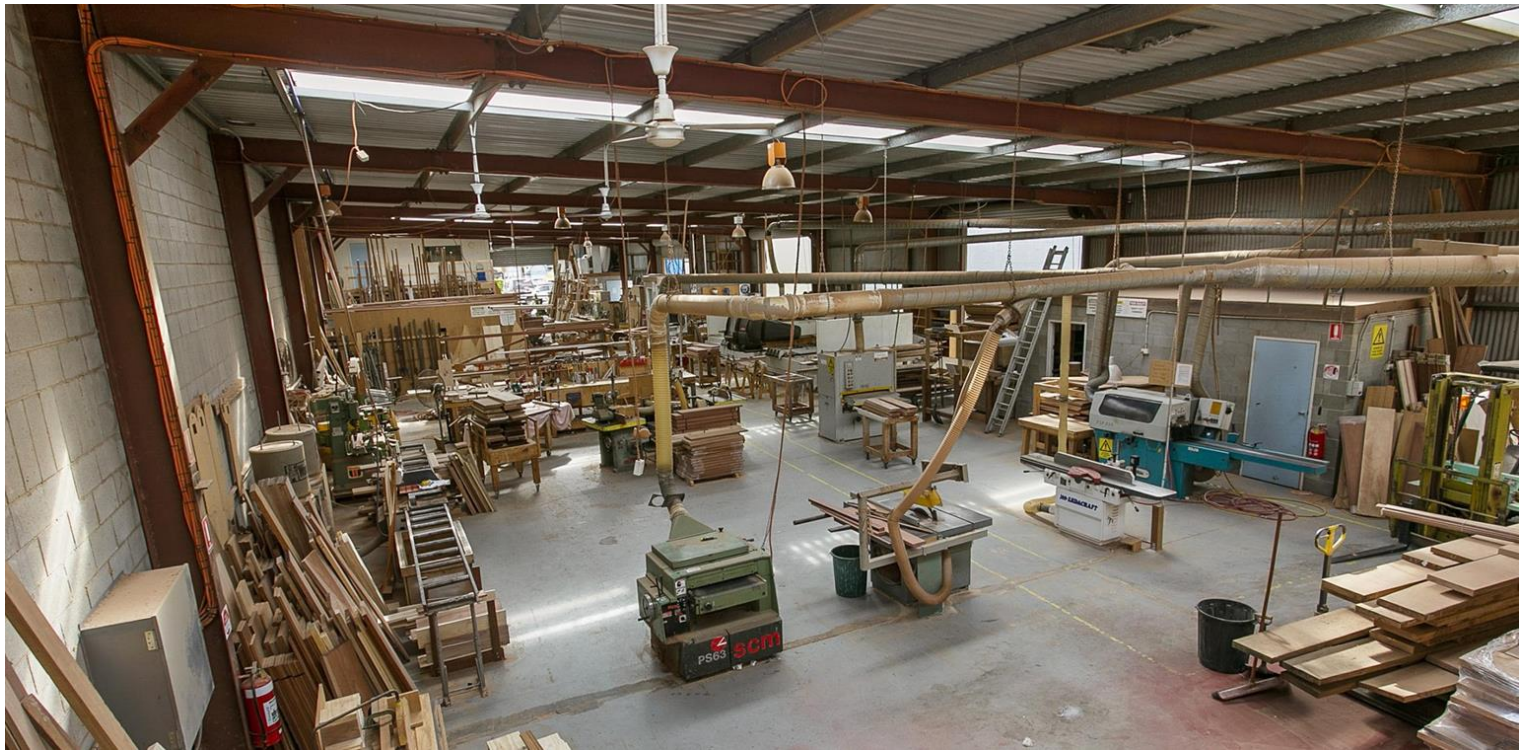
Supply & Install 34.02kw PV Solar system using \$56,690.50  
126 x REC-270w Peak Energy Series panels  
SolarEdge 27.6kw inverter with optimizers +  
monitoring  
Clenergy Tin racking system  
10 Year installation warranty

Just Jentex.

Subtotal \$56,690.50  
STC Rebate -\$21,690.50  
**Total System Cost \$35,000.00**  
Deposit Due \$5,250.00

All pricing is GST Inclusive.





# ANNEXURE E RATES NOTICE

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# Rate Notice

ABN 86 058 929 428

General Enquiries: (07) 3829 8999  
Email: rcc@redland.qld.gov.au  
Web: www.redland.qld.gov.au

1522390X/E/000585 H  
Jentex Pty Ltd  
32/70 Amy Street  
MORAYFIELD QLD 4506

Property No.	11804
Valuation 2020-2021	\$660,000
Rating Category	6a
Billing Period	1 Apr 2021 - 30 Jun 2021
Property Location	19 Smith Street Capalaba QLD 4157 Lot 9 RP 85961

Due Date **17 May 2021**

Total Amount

**\$1,904.14**

## Summary of Charges

Balance Brought Forward	\$	0.00
Rates and Charges	\$	1,199.00
<b>Subtotal</b>	<b>\$</b>	<b>1,199.00</b>
Water and Wastewater charges	\$	354.41
<b>Subtotal</b>	<b>\$</b>	<b>354.41</b>
State Government Charges	\$	350.73
<b>Sub-total State Government Charges and Subsidies</b>	<b>\$</b>	<b>350.73</b>
<b>Total Amount Payable</b>	<b>\$</b>	<b>1,904.14</b>

Payments made after 06/04/2021 may not be included in the calculation of this rate notice.

To check your current balance log onto myServices  
www.redland.qld.gov.au

If you are experiencing financial hardship please contact us to discuss options on 3829 8999.

## Payment By BPAY



Billers Code: 53058  
Ref: 1118048

**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  
© Registered to BPAY Pty Ltd ABN 69 079 137 519

## Payment Online



www.redland.qld.gov.au  
Use your credit card to pay 24 hours 7 days per week.  
Reference No: 1118048

## Payment By Phone

1300 300 943  
Visa, Mastercard. 24 hours.  
7 days per week.  
Reference No: 1118048

See over the page for Levy Details and more Payment Options



## 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 1118048

## Account Summary

Property Number 11804

Jentex Pty Ltd

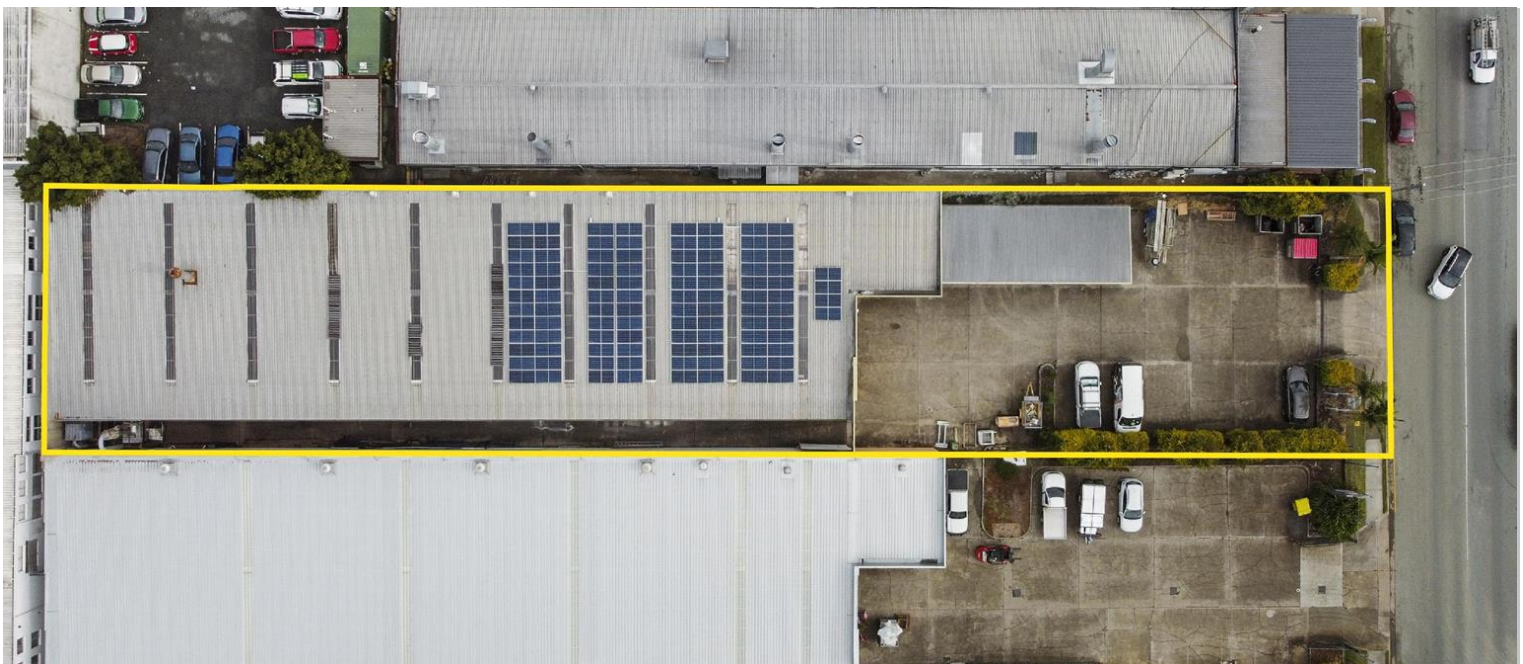
Total Amount

**\$1,904.14**



# ANNEXURE F CERTIFICATE OF CURRENCY

---





CHUBB

## Certificate of Currency

Public and Products Liability Insurance

To whom it may concern,

This certificate (subject to the full payment of the premium) is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not amend, extend or alter the coverage afforded by the policy below.

This certificate is not a substitute for the Policy of Insurance. The policy, not this certificate, details the rights and obligations of the Insured and the extent of the insurance cover.

<b>Insurer:</b>	Chubb Insurance Australia Limited		
<b>Policy Wording:</b>	CMIB Liability Policy Wording (Chubb01-120-0719)		
<b>Policy Number:</b>	CA-LI-001-STAIRWAYS		
<b>Named Insured:</b>	Stairway Solutions		
<b>Interested Party:</b>	Nil Disclosed		
<b>Geographical Limits:</b>	Australia Wide		
<b>Business:</b>	Principally Activities Associated with The Manufacture, Wholesale, Retail, Design, Service Or Installation Of Cabinetry And Joinery Works		
<b>Period of Insurance:</b>	From:	4pm On The 10/03/21	To: 4pm On The 10/03/22
<b>Limit of Liability:</b>	General/Public Liability -	\$20,000,000 any one occurrence.	
	Products Liability -	\$20,000,000 in the aggregate during any one Period of insurance.	
<b>Endorsements:</b>	As Per Schedule (If Applicable)		

**Chris Gough**  
Casualty Manager, Australia & New Zealand  
Chubb Insurance Australia Limited

For and on behalf of Chubb Insurance Australia Limited (ABN 23 001 642 020 | AFSL 239687)  
Issued in Sydney on 18 March 2021 Level 38, 225 George Street, Sydney, NSW 2000

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# ANNEXURE G EXPRESSION OF INTEREST FORM

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# EXPRESSION OF INTEREST FORM

RayWhite

## Expression of Interest (OTP) Form / Particulars

I / We register our interest to enter into negotiations to purchase the property located at 19 Smith Street, Capalaba QLD 4157 ("the Property").

Date

### PROPERTY DETAILS

Property Address	19 Smith Street, Capalaba QLD 4157
RPD	Lot 9 RP 85961
Land Area	2,023m <sup>2</sup> *
Local Council	Redland City Council
Zoning	LI - Low Impact Industry

### EXPRESSION OF INTEREST

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

### DETAILS OF PROPOSED BUYER

Full Name(s):	
If Company	Name: ABN: Registered for GST: Yes or No (please circle one)
Contact Details	Address: Mobile: Email:

### DETAILS OF PROPOSED BUYER'S SOLICITOR (IF KNOWN)

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

# EXPRESSION OF INTEREST FORM

**RayWhite**

## PROPOSED BUYER ACKNOWLEDGEMENT

In submitting an Expression of Interest to buy the subject property ("EOI"), the Proposed Buyer agrees to the following conditions:

1. The Proposed Buyer agrees to and accepts all disclaimers, limitations and qualifications in any written or verbal brochure, advertisement, representation, search, advice or information issued by the Vendors or Ray White or anyone on behalf of either of them ("Marketing Material").
2. The Proposed Buyer acknowledges that the Proposed Buyer has to satisfy itself about the characteristics, value, potential and features of the subject property by relying only on the Buyer's own enquiries and investigations and not on any Marketing Material. Therefore, neither the Vendors nor Ray White (or their respective employees and agents) will be liable if any Marketing Material is incorrect, incomplete or misleading.
3. The Proposed Buyer accepts and agrees to the terms of the Disclaimer in the Information Memorandum containing this EOI form.
4. The Proposed Buyer agrees that the Vendors will not be obliged to sell the subject property in response to this or any particular EOI.
5. The Vendors may sell the subject property to any person they choose, as a result of the EOI process or otherwise, or not at all. The Proposed Buyer cannot assume or expect that:
  - the Vendors will negotiate, or not negotiate, with the Proposed Buyer or any other respondent;
  - the Vendors will accept the highest purchase price offered;
  - the Vendors will consider any particular feature of an EOI or other proposal to buy the subject property as determinative; or
  - the submission of the Proposed Buyer's EOI will lead to any particular outcome.
6. No claim can be made against the Vendors or Ray White in relation to any costs or expenses incurred by a respondent in evaluating the subject property or submitting an EOI.
7. This EOI constitutes an Expression of Interest by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.

## EXECUTION:

*Signed by the Proposed Buyer only.*

Full Name(s):

Signature(s):

Date:



***RayWhite***<sup>®</sup>