

An aerial photograph of a large commercial shopping center. A yellow rectangular outline highlights a specific building in the foreground, which has solar panels installed on its roof. The surrounding area is filled with various retail stores, parking lots, and roads. In the background, there are green hills under a blue sky with scattered clouds. A yellow vertical line extends from the top right corner of the image down to the highlighted building.

Central Shopping C

RayWhite

INFORMATION MEMORANDUM

17 Smith Street,
Capalaba QLD 4157



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THE OPPORTUNITY



17 SMITH STREET REPRESENTS AN OPPORTUNITY TO PURCHASE A FREESTANDING INDUSTRIAL BUILDING ERECTED ON OVER 2,023M²* OF PRIME INDUSTRIAL LAND, FULLY LEASED TO THREE (3) LONG TERM TENANTS PROVIDING A PASSING NETT INCOME OF APPROXIMATELY \$84,485.51*.

Capalaba Industrial Estate is widely regarded as one of the most desirable trade areas in Brisbane. Having grown organically over approximately 40 years, the estate is now 'built out' and this total lack of new supply in a catchment that is constantly growing should ensure the continued growth of your investment.

Industrial properties of this size, supported by a strong income, are rarely offered for sale. We welcome your interest, and look forward to discussing this investment opportunity with you.

The Property is offered For Sale by Expressions of Interest closing 4pm, Thursday 18th March 2021.

EXECUTIVE SUMMARY

ADDRESS

17 Smith Street, Capalaba QLD 4157

THE PROPERTY

The subject property is an older style single level industrial building of concrete block and metal clad construction, with a metal deck roof. Currently leased to three (3) tenants, the building is designed to be further subdivided into smaller tenancies, providing flexibility to adapt to changing tenant demand.

The front tenancy (cafe) was recently refurbished, and presents as new.

The majority of the site is concrete sealed hardstand/driveway/carpark contributing to the site being a low maintenance holding.

SITE AREA

2,023m²*

BUILDING AREA

794.25m²*

SITE VALUE

\$660,000* (effective 30 June 2019)

CURRENT ESTIMATED GROSS INCOME

\$111,288.51*

CURRENT BUDGETED OUTGOINGS

\$26,800.00*

CURRENT ESTIMATED NETT INCOME

\$84,485.51*

METHOD OF SALE

This property is being offered by Expressions of Interest closing Thursday 18 March 2021, 4pm

MARKETING AGENT

Nathan Moore
Ray White Commercial Bayside

T 07 3245 7199
M 0413 879 428
E nathan.moore@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



Address 17 Smith Street, Capalaba QLD 4157

Real property details Lot 10 RP85961

Title reference 15454169

Zoning LI - Low Impact Industry

Local authority Redland City Council

NLA
Tenancy 1: 81m²*
Tenancy 6: 105.90m²*
Combined Tenancies 2,3,4,5 &7: 607.35m²*
Total: 794.25m²*



* Approximately

IMPROVEMENTS

BUILDING SERVICES

The Cafe premises is air conditioned, serviced by a Grease Trap and supplied with all necessary amenities to operate as a licensed cafe premises.

The industrial sheds are serviced by large sliding warehouse entry doors, have large sections of louvres to provide cross flow ventilation, kitchenette and each tenancy has varying degrees of office fitout depending on the tenant's requirements.

A recent electrical upgrade delivers 100amps per phase, 3 phase power to site.

PARKING

The site offers 18 on-grade car parks

SERVICES & AMENITIES

A common bathroom facility for the use of all tenants is located at the rear of the property.

ESTIMATED OUTGOINGS

\$26,800* (See Annexure F)



LEASE SCHEDULE

UNIT 1 - JONKAT INDUSTRIES PTY LTD T/AS PAVEMENT TAKE AWAY

Current Term	5 years commencing 28 June 2020
Options	1 x 5 years
Next Review	28 June 2021
Current Rent	\$29,496.96 + GST PA
NLA	81m ² *
Permitted Use	Snack Bar/Takeaway

UNIT 6 - M K CABINETS

Current Term	2 years commencing 1 March 2020
Options	N/A
Next Review	1 March 2021
Current Rent	\$12,801.98 + GST PA
NLA	105.9m ² *
Permitted Use	Cabinet Maker

UNITS 2, 3, 4, 5 & 7 - KITCHEN COATINGS (QLD) PTY LTD

Current Term	5 years commencing 1 September 2017
Options	1 x 5 years
Next Review	1 September 2021
Current Rent	\$68,989.57 + GST PA
NLA	607.35m ² *
Permitted Use	Kitchen Finishing

* Approximately

SALES PROCESS

This property is being sold by Expressions of Interest.

CLOSING THURSDAY 18 MARCH 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 17 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 or

Email: alicia.harper@raywhite.com



NATHAN MOORE
Director

RAY WHITE COMMERCIAL BAYSIDE

- Australasia's largest real estate group
- 47 Commercial offices
- Over 1,000 offices across 11 countries
- Annual turnover exceeding \$46 billion
- Australia's most "Google-ed" real estate company
- Over 12,000 property professionals

ACTIVE BUYER DATABASE:
30,000+ INVESTORS

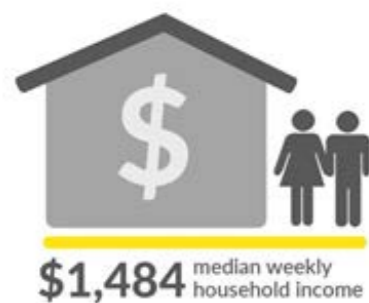
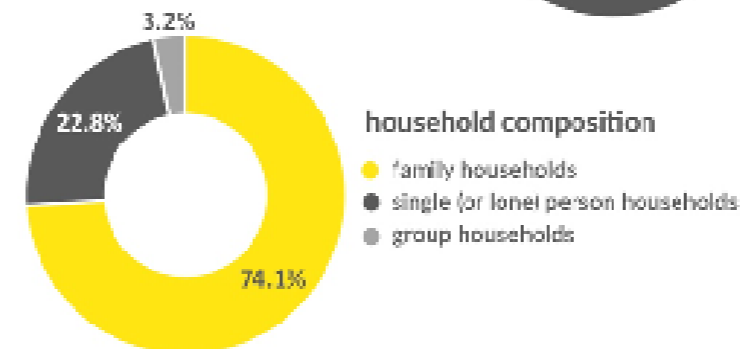
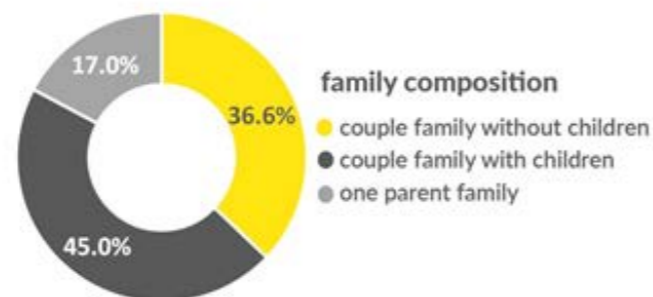
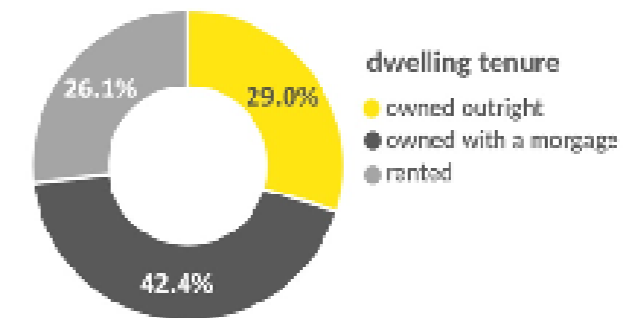
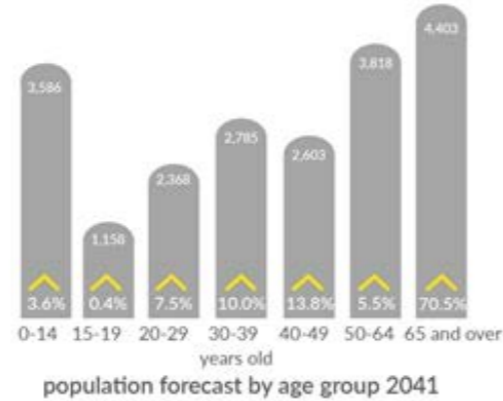
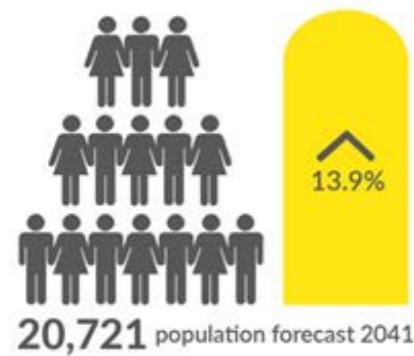
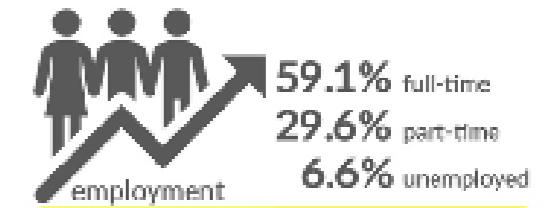
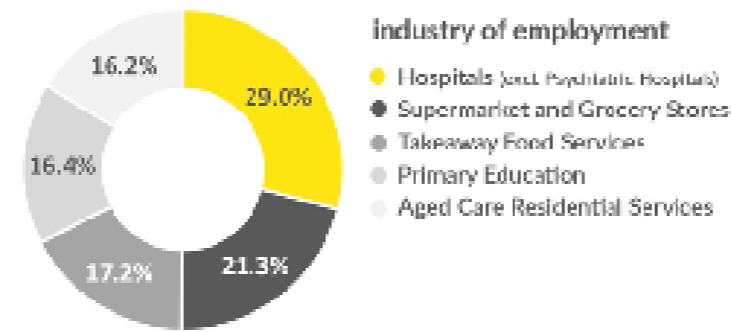
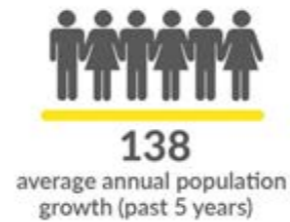
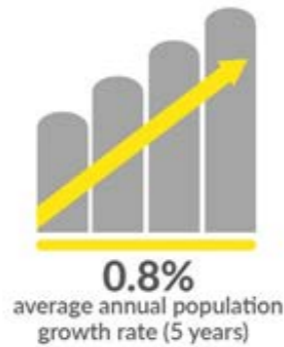
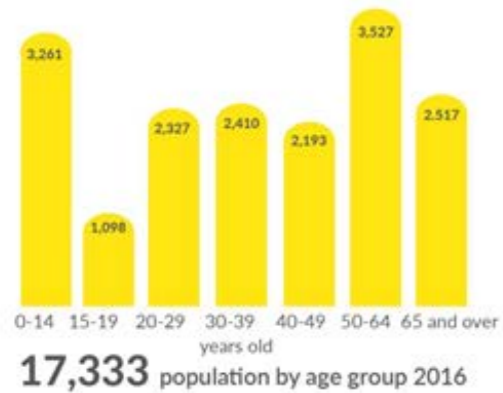
LOCATION

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 (predominately 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.



LOCATION HIGHLIGHTS



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.

SOURCES OF INFORMATION

Page	Content	Source
	Location	MessagePoint
13	Title Search	Global X
15	Registered Plan	Global X
17	Site Plan	Provided by Owner
19	Rates Notice	Provided by Owner
21	Insurance	Provided by Owner

ANNEXURE A TITLE SEARCH

CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND
Request No: 36306721
Search Date: 15/02/2021 09:59
Title Reference: 15454169
Date Created: 27/11/1975

Previous Title: 14625027
14625028

REGISTERED OWNER Interest

Dealing No: 716948440 11/12/2015

AJIS CORPORATION PTY LTD A.C.N. 169 764 658 TRUSTEE	1/2
UNDER INSTRUMENT NO.716948440 BRISBANE DEVELOPERS PTY LTD A.C.N. 123 130 763 TRUSTEE	1/2
UNDER INSTRUMENT NO.716948440	

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 10 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. MORTGAGE No 716948441 11/12/2015 at 11:48
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

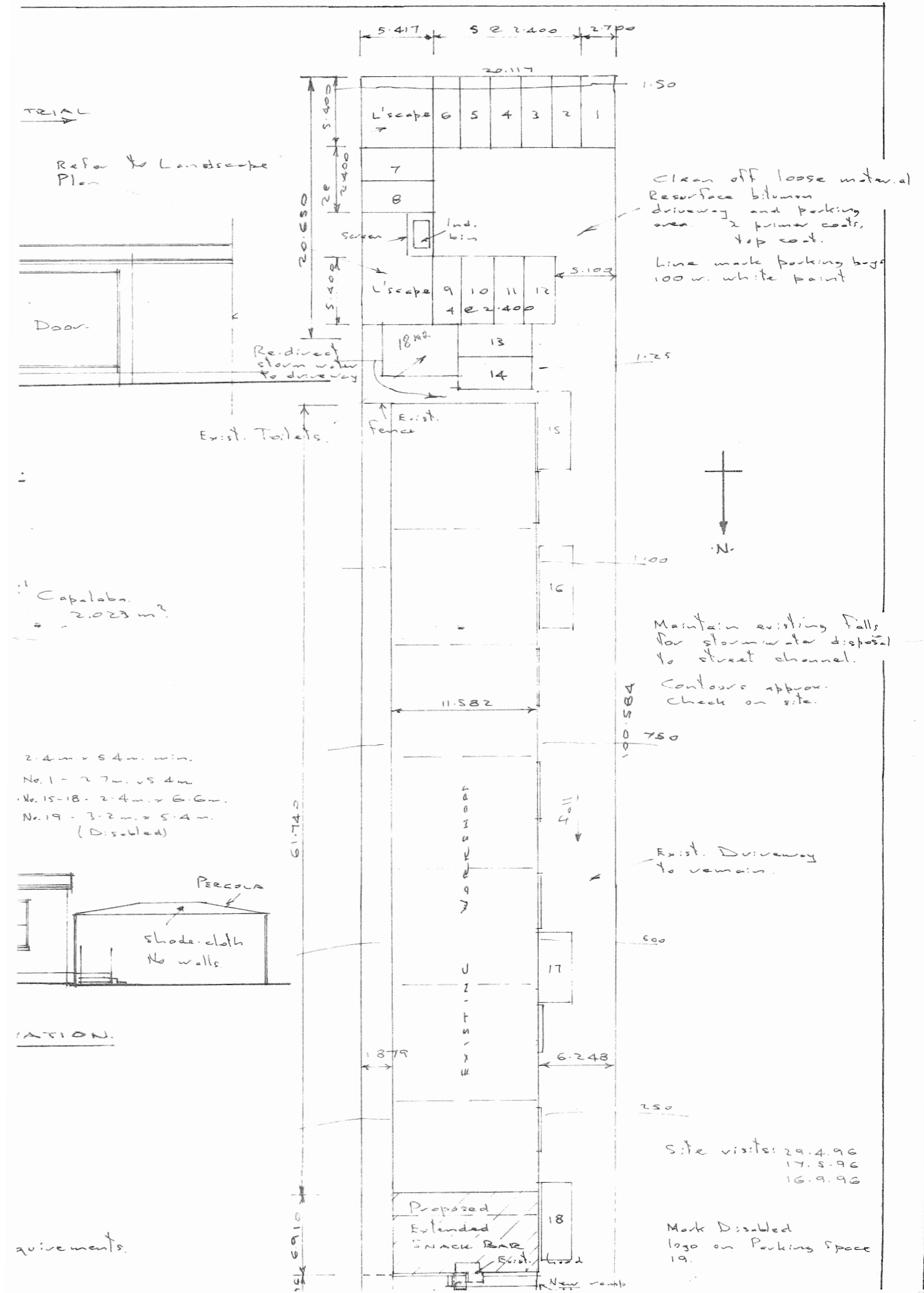
** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2021]
Requested By: D-ENQ GLOBALX


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

ANNEXURE C SITE PLAN



ANNEXURE D RATES NOTICE




Rate Notice

ABN 86 058 929 428
General Enquiries: (07) 3829 8999
Email: rcc@redland.qld.gov.au
Web: www.redland.qld.gov.au

Property No.	11805
Valuation 2020-2021	\$660,000
Rating Category	6a
Billing Period	1 Jan 2021 - 31 Mar 2021

Property Location
 17 Smith Street Capalaba QLD 4157
 Lot 10 RP 85961



151443/AA/000390 H D 035
 Ajis Corporation Pty Ltd As Trustee
 PO Box 8415
 WOOLLOONGABBA QLD 4102


Due Date **12 Feb 2021**
Direct Debited on **12 Feb 2021**
\$2,607.09

Summary of Charges

Balance Brought Forward	\$ 0.00
Rates and Charges	\$ 1,328.37
Subtotal	\$ 1,328.37
Water and Wastewater charges	\$ 865.55
Subtotal	\$ 865.55
State Government Charges	\$ 413.17
Sub-total State Government Charges and Subsidies	\$ 413.17
Total Amount Payable	\$ 2,607.09

Payments made after 31/12/2020 may not be included in the calculation of this rate notice.
 Direct Debit from Bank Account active on this account.

Payment By BPAY



Bill Code: 53058
Ref: 1118056

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 69 079 137 518

Payment Online



www.redland.qld.gov.au
 Use your credit card to pay 24 hours 7 days per week.
Reference No: 1118056

Payment By Phone



1300 300 943
 Visa, Mastercard. 24 hours. 7 days per week.
Reference No: 1118056

See over the page for Levy Details and more Payment Options

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.



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



Account Summary

Property Number 11805
 Ajis Corporation Pty Ltd As Trustee

Brisbane Developers Pty Ltd
PO Box 5308
Alexandra Hills QLD 4161

Amicus Insurance Services Pty Ltd
Your contact is Craig Taylor
P: 07 3622 1888 F: 07 3622 1801
E: ctaylor@amicusis.com.au
PO Box 2060
Windsor QLD 4030

Tax Invoice Renewal

This document will be a tax invoice for GST when payment is made in full

Invoice Date:	14/10/2020	Total Amount Due:	\$11,773.58
Invoice No:	3479757	Payment Due:	28/10/2020
Insured Name:	AJIS Crporation Pty Ltd ATF AJIS Investment Trust & Brisbane Developers PL ATF Mick Stalas		
Policy Type:	Investment Trust Business Insurance	Premium:	\$9,406.65
Policy No:	0046089BUS & 0046090LIA	Emergency/Fire Services Levy:	\$0.00
Period:	From 28/10/2020 to 28/10/2021	Stamp Duty:	\$931.26
Insurer:	Axis Underwriting Services Pty Ltd ABN: 51 090 508 142	Insurer Admin Fee:	\$250.00
		Adviser Fee:	\$200.00
		Total GST:	\$985.67
		Total Amount Due:	\$11,773.58

Notes: Thank you for choosing Amicus Insurance Services Pty Ltd to take care of your insurance needs. We ask that you carefully read through your invoice, schedule and important information on page 2.

Authorised Representative of Resilium Insurance Broking Pty Ltd | ABN 92 169 975 973 | AFSL 460382

ANNEXURE E INSURANCE

Payment Due **28/10/2020** Brisbane Developers P/L & AJIS Corporation P/L
Pay annual total via DEFT **\$11,773.58** Invoice No: 3479757



Bill Code: 20362
Ref: 403675234797579

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



Pay by credit card
<http://payonce.deft.com.au> or 1800 672 162
Credit card payments attract a surcharge.
Credit card reference: **403675234797579**



*498 403675 234797579

Pay monthly via Premium Funding

If you would like to assist your cashflow by paying in monthly instalments, call your adviser to obtain a premium funding quotation.

For more information about how to pay, please see the reverse of this notice.

+403675 <

001177358<4+

ANNEXURE F OUTGOINGS BUDGET

Account	Budgeted Cost (excl GST)
312 - Cleaning	\$ 2,200.00
316 - Council Rates	\$ 10,500.00
332 - Fire Systems	\$ 300.00
344 - Insurance	\$ 11,800.00
352 - Plumbing & Drains	\$ 1,000.00
356 - Repairs & Maintenance	\$ 1,000.00
Totals	\$ 26,800.00
	\$ 33.74
	794.25

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