

INFORMATION MEMORANDUM

5/6-8 TOMBO STREET
CAPALABA QLD 4157

Prepared by Ray White Commercial Bayside
April 2020



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nathan.moore@raywhite.com



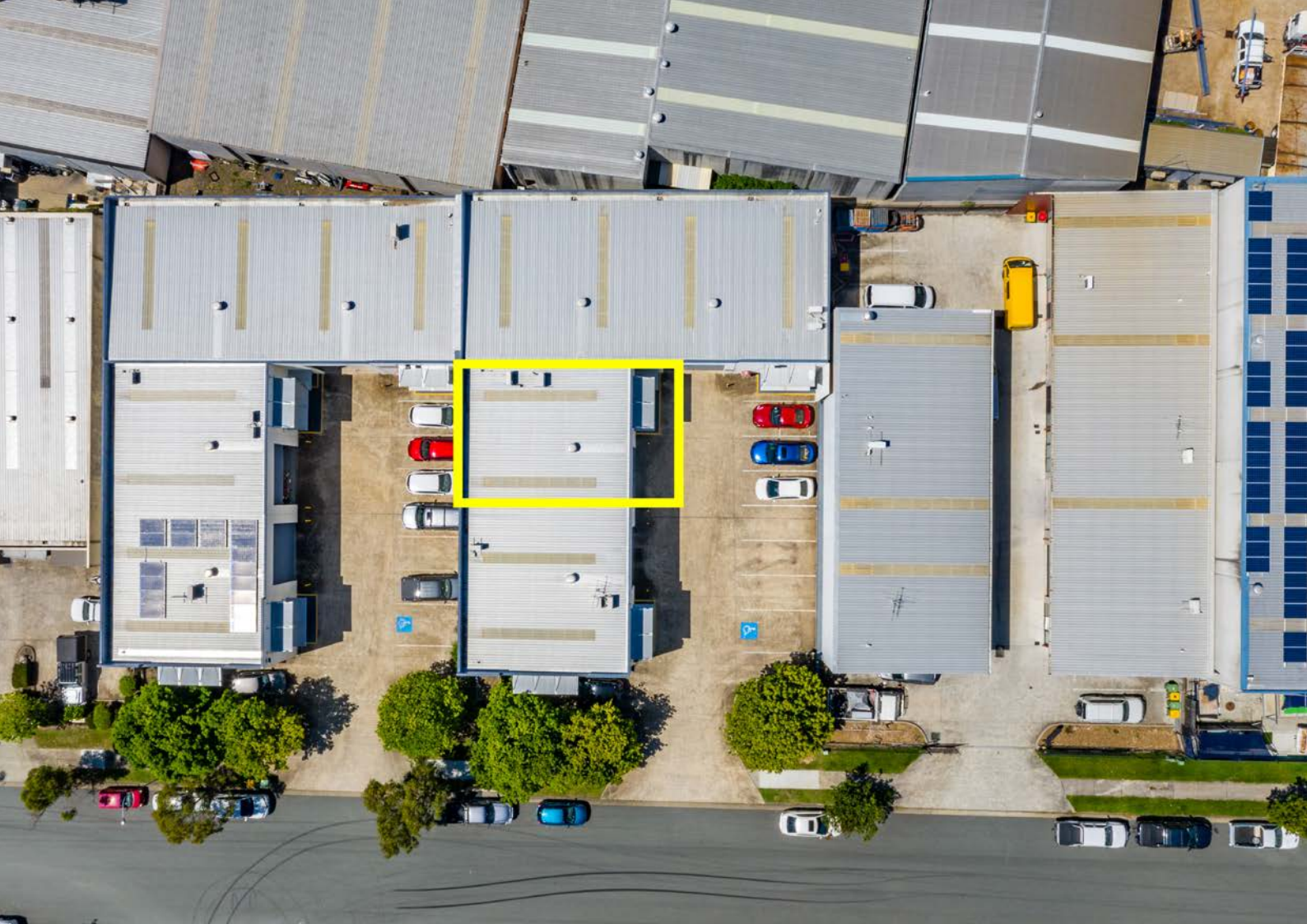
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CALEN DAGIS

Sales & Leasing Associate
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THE OPPORTUNITY

CENTRALLY LOCATED IN THE HIGHLY SOUGHT AFTER CAPALABA INDUSTRIAL ESTATE, UNIT 5/6-8 TOMBO STREET OFFERS AN EXCELLENT OPPORTUNITY TO SECURE A WELL PRESENTED AND PRACTICALLY DESIGNED WAREHOUSE AND OFFICE UNIT WITH VACANT POSSESSION.

The building offers 129m²* of ground floor office and warehouse are with an additional 93m²* of mezzanine office and storage area. The building has extensive fitout with air-conditioning throughout. The warehouse is accessed via an electric container height roller door. Suitable for a range of businesses, the property comes with its own strongroom for those with a requirement for secure storage.

Ray White Commercial Bayside are pleased to offer Unit 5, 6-8 Tombo Street, Capalaba to the market with an asking price of \$380,000 + GST. For further information or for a private inspection, please do not hesitate to contact the exclusive agents.

EXECUTIVE SUMMARY

The property	5/6-8 Tombo Street, Capalaba QLD 4157
Property description	The subject property is a 129m ² * strata titled allotment in the Capalaba industrial precinct. It is a rectangular shaped lot at near road level accessed via concrete crossover to Tombo Street. The property is improved with an additional mezzanine level of 93m ² *.
Building area	129m ² * + 93m ² * mezzanine office + mezzanine storage
Method of sale	Private Treaty
Marketing agents	<div><div>Nathan Moore</div><div>Ray White Commercial Bayside</div><div>T 07 3245 7199</div><div>M 0413 879 428</div><div>E nathan.moore@raywhite.com</div></div> <div><div>Jonathon Burrowes</div><div>Ray White Commercial Bayside</div><div>T 07 3245 7199</div><div>M 0421 383 668</div><div>E jonathon.burrowes@raywhite.com</div></div> <div><div>Calen Dagis</div><div>Ray White Commercial Bayside</div><div>T 07 3245 7199</div><div>M 0429 583 765</div><div>E calen.dagis@raywhite.com</div></div>

* 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	5/6-8 Tombo Street, Capalaba QLD 4157
Real property	Lot 5 SP193619
Title reference	50623835
Zoning	LI - Low Impact Industry
Local authority	Redland City Council

* Approximately

IMPROVEMENTS

EXTERNAL COMPONENTS

Item	Construction
Foundations	Reinforced concrete
Floor	Reinforced concrete slab
Frame	RHS steel with galvanised steel purlins
External Walls	Reinforced concrete slab
Roof	Galvanised steel, reinforced steel mesh

INTERNAL COMPONENTS

Item	Construction
Internal Walls	Tilt slab
Ceilings	Suspended grid tile
Floor Coverings	Carpet, vinyl, concrete
Fitout	Office/reception, strongroom
Amenities	Disability compliant amenities, full bathroom, 2 x kitchenette areas
Warehouse	High bay lighting, container height electric roller door, 3 phase power, mezzanine storage

IMPROVEMENTS (CONTINUED)

OTHER IMPROVEMENTS

Item	Construction
Landscaping	Concrete kerbed garden beds to minimum Council requirements
Hardstand	Reinforced concrete
Parking	Reinforced concrete
Signage	Facade & window

SERVICES & AMENITIES

The property is connected to all usual services and amenities, including reticulated water, sewer, and communications (NBN).

IMPROVEMENTS (CONTINUED)

ZONING

The property is zoned ‘Low Impact Industry’ under the Redlands Planning Scheme.

Estimated Outgoings

Item	\$ Per Annum
Council Rates	\$3,455.52
Body Corporate	\$3,179.76
Estimated Annual Outgoings	\$6,635.28

LAND PARTICULARS

LOCALITY AND SURROUNDING DEVELOPMENT

The subject property is located in Capalaba, considered by many to be the retail/commercial centre of Redland City. Approximately twenty one (21) kilometres south east of the Brisbane CBD, the suburb of Capalaba is predominantly traditional residential areas with various commercial and retail facilities conglomerated along Redland Bay Road, Mount Cotton Road and Moreton Bay Road. Two sub-regional shopping centres, Capalaba Park and Capalaba Central are located within 300m (approx) of the subject, adjacent to a major bus interchange, linking the local network to CBD bound services.

ROAD SYSTEM, ACCESS & EXPOSURE

Tombo Street is a bitumen sealed dual lane street within easy reach of Redland Bay Road, the main arterial, via 2 x traffic light controlled intersections. Access to the subject is a single driveway crossover. The site provides limited signage opportunities to Tombo Street.

LOCATION PARTICULARS

SUBURB PROFILE

Capalaba is located approximately 20 km south east of Brisbane City within the boundary of Redland City Council and the major commercial and retail hub for the region. The broader community is serviced by two major regional shopping centres; Capalaba Central and Capalaba Park. According to the Australian Bureau of Statistics, Census 2016 total population has reached 17,333 people (as at 2016), representing an average annual increase of 0.8% since 2011. 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.

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.

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

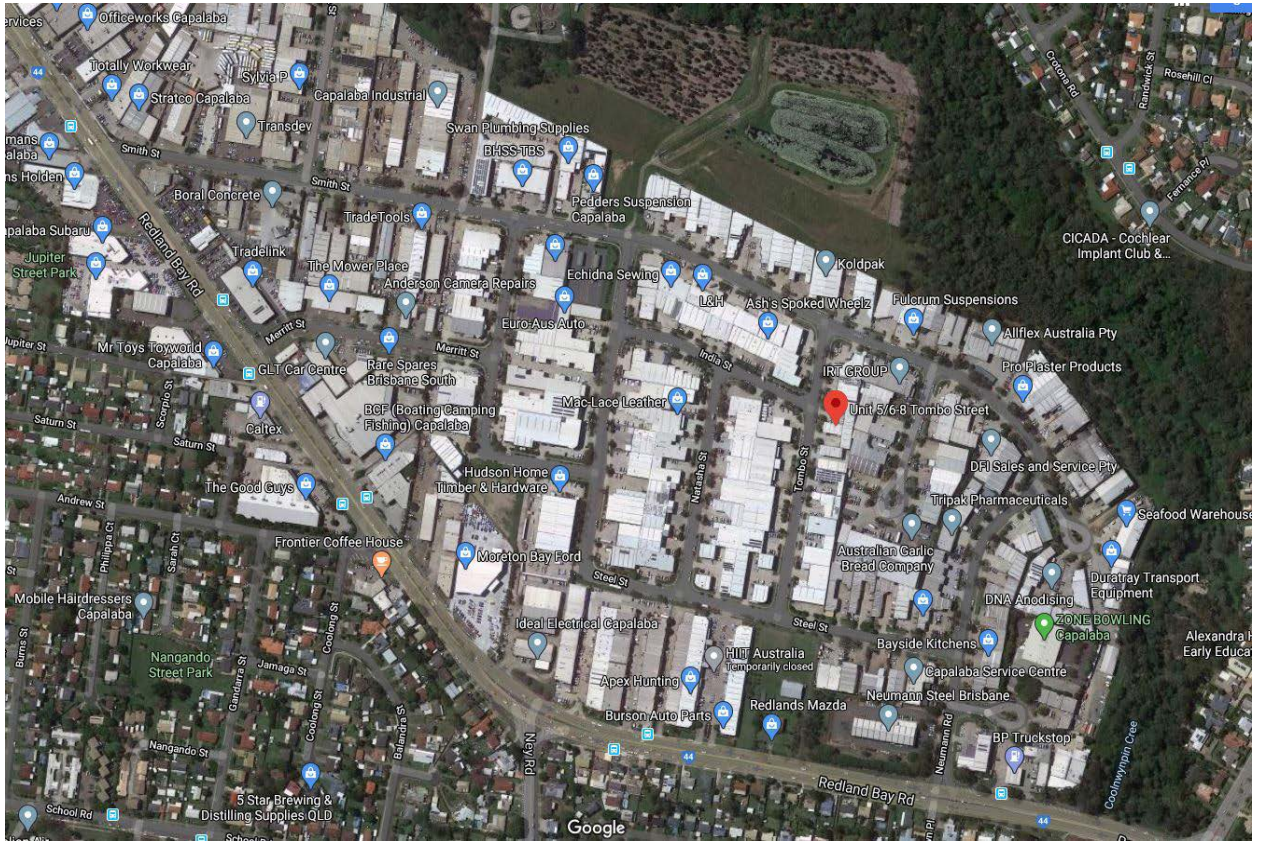
Capalaba is the major property market in Redland City, with Private Investors the most active in this market, accounting for 65% of commercial transactions, while Owner Occupiers represent 35% of sales. The current low interest environment is the main contributor driving demand as Private Investors (predominately 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

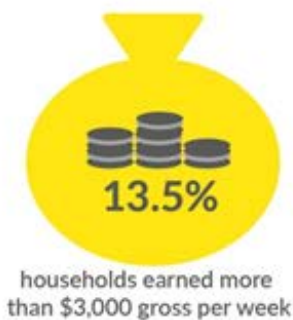
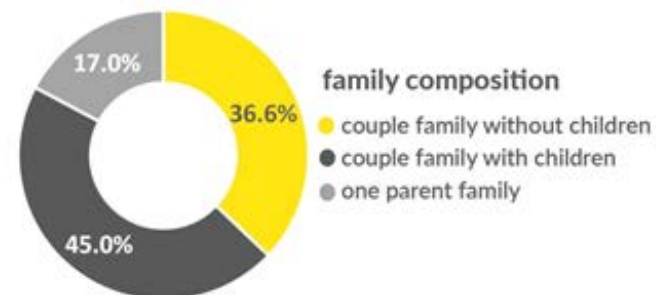
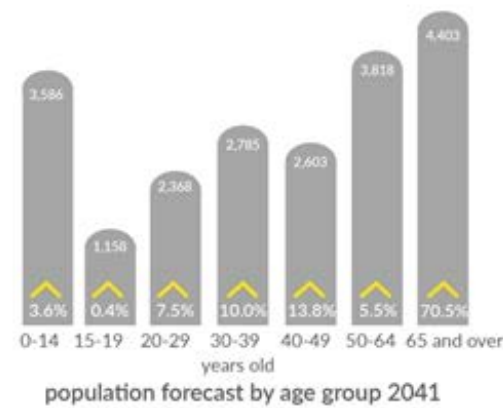
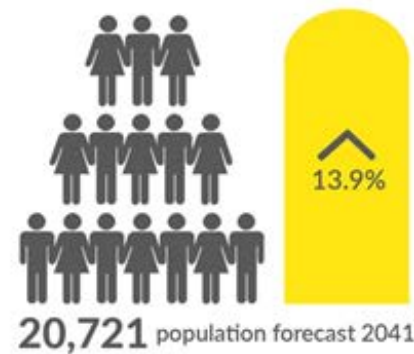
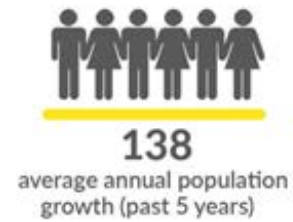
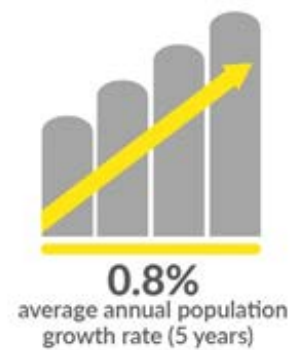
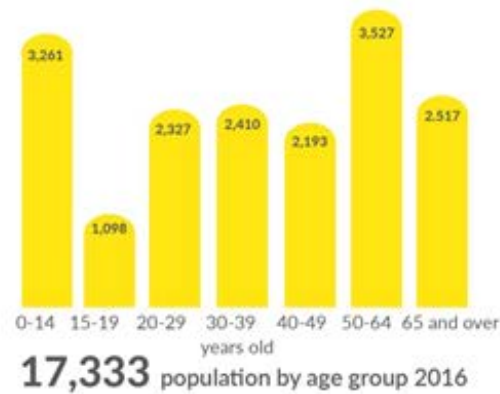
The retail sector is adapting to a changing environment caused by the growing online retailing market including online food services such as Uber Eats, Menulog and Deliveroo. Specialised niche retailers are performing well in Capalaba and are the most active in taking up retail space. Retailers offering high quality service, consumer experience and relevant services/products are most likely to see improved sales activity. In comparison, retailers offering conventional services/products will need to focus on being established in prime locations. Long term local Private Investors continue to have a strong appetite for retail assets accounting for 65% of transactions with Owner Occupiers acquiring 35% of retail properties. Retail sales activity has benefited by limited stock, low interest rates and existing market competition. New supply will predominately be sourced from the completion of mixed-use developments generally offering ground floor retail space. Looking ahead, quality retail assets will continue to attract the greatest level of demand by purchasers and tenants across this market keeping capital values and rental rates firm.

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.

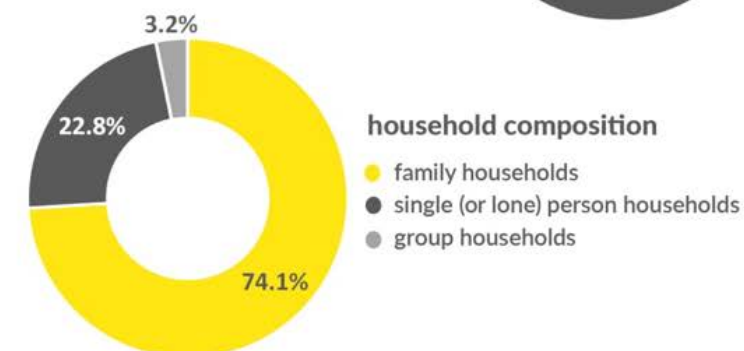
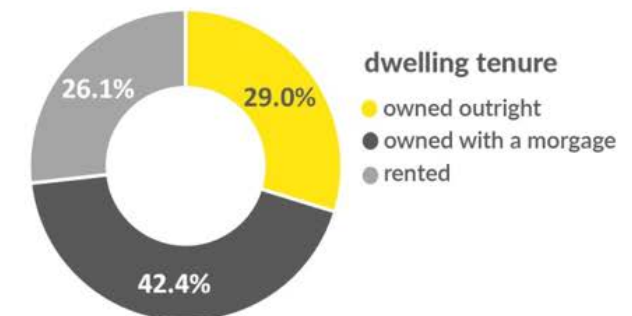
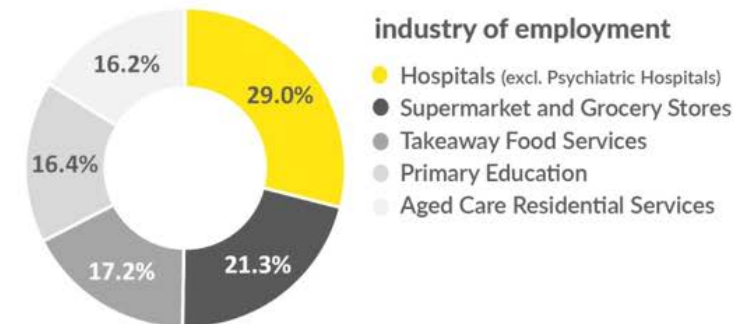
Average yields across all asset types have witnessed some compression over the past 12 months due to lack of available inventory and limited new supply forecast to enter the market in the short term. Coupled with low interest rates fuelling a competitive acquisition market, current initial yields range 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.



LOCATION (CONTINUED)



LOCATION (CONTINUED)



INTERNAL PHOTOS

Toilet & kitchenette facilities



Ground floor office

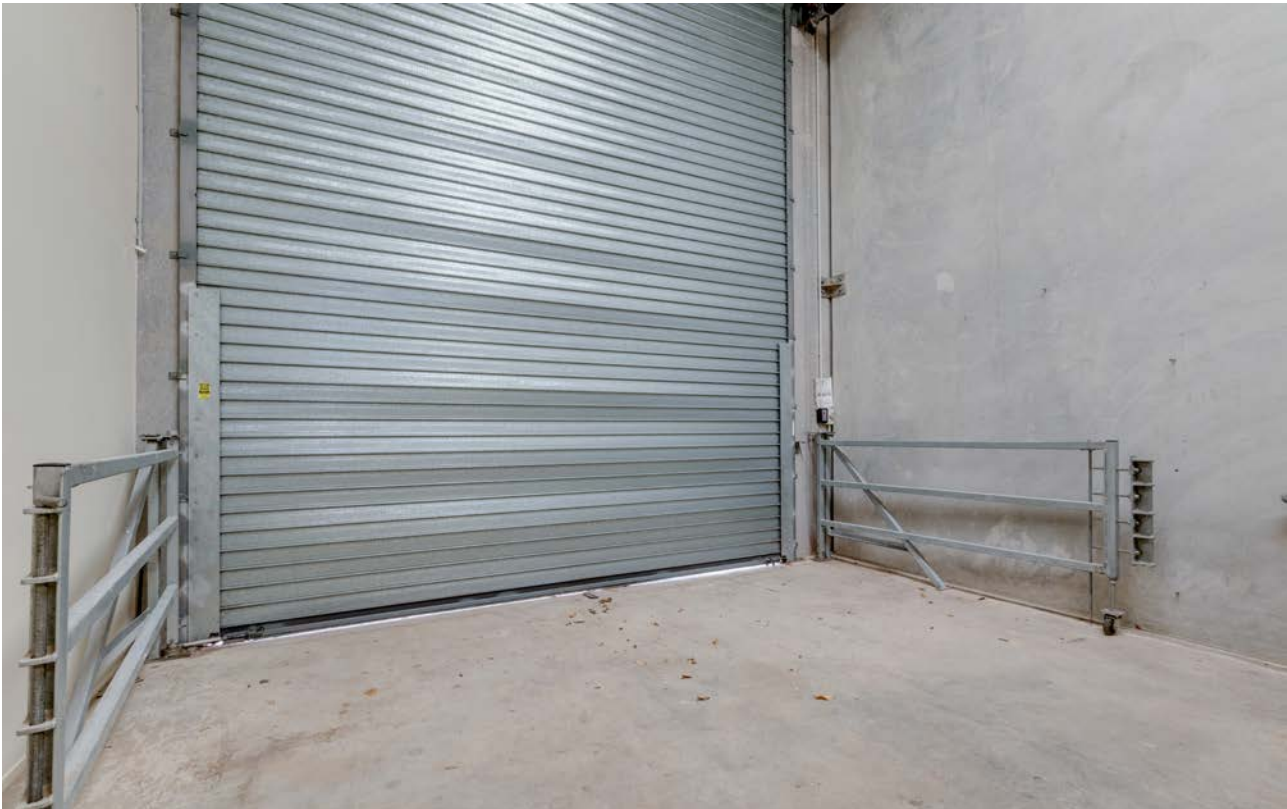


INTERNAL PHOTOS (CONTINUED)

Reception/ground floor entry



Warehouse



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
9	Suburb Profile	MessagePoint
10	Location Photo	Google Maps
18	Rates Notice	Provided by Owner
19	Body Corporate Notice	Provided by Owner

ANNEXURE C

BODY CORPORATE INVOICE



Richardson&Wrench Strata Management Brisbane
Richardson&Wrench Springwood Residential
Richardson&Wrench Southside Commercial

Unit 2&3 "Dennis Court", 8 Dennis Road
PO Box 755, Springwood QLD 4127
www.rwstratamanagement.com.au
Facsimile 07 3208 4180
Telephone 07 3808 8878

Body Corporate and Community Management Act 1997
NOTICE OF CONTRIBUTIONS

TAX INVOICE
ABN 82 955 130 469

Shahid Yasin P/L Atf The Faraz
Trust
C/- Ray White Commercial
PO Box 1197
CAPALABA QLD 4157

Date of Notice	12 December 2019		
A/c No	5		
Lot No	5	Unit Number	2
Contrib Ent.	1		
Interest Ent.	1		

Body Corporate for						
TOMBO 6-8 CTS 35793						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Admin Fund	01/02/20 to 30/04/20	01/02/20	492.76	0.00		492.76
Sinking Fund	01/02/20 to 30/04/20	01/02/20	292.18	0.00		292.18
ARREARS/ADJUSTMENTS			10.00			10.00
Totals	(Levies include GST)		794.94	0.00		\$794.94
GST component on levies of \$713.58 is \$71.36						
Please deposit your payment directly into the body corporate bank account using the detachable deposit slip below Please make your cheque payable to Body Corporate for TOMBO 6-8 CTS 35793						

Teller stamp and initials	Please note: if an amount is listed in ,Arrears/Adjustments, this amount is due immediately. ** Changes to payments made at Australia Post - As of October 2016, DEFT Payments made at Australia Post will now incur a processing fee of \$2.75. Please note that this processing fee is applied by DEFT Payment Systems and not our office. **	Amount Paid \$ Date Paid / /
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Tel: 1300 552 311
Ref: 1277 9082 7

Internet: Visit this website to make a secure credit card payment over the internet.

Direct Debit: Make auto payments directly from your nominated bank account or credit card. Go to www.stratapay.com/ddr to register.

BSB: 067-970
Account No: 1277 9082 7
(Applies to this bill only)

Internet Banking - EFT: Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.

Biller Code: 96503
Ref: 254123151 1000 0000 053

BPAY: Contact your participating financial institution to make a payment from your cheque or savings account.

In Person: Pay by cash, cheque or EFTPOS at any Post Office in Australia.
Payments made at Australia Post will incur a \$2.75 DEFT processing fee.

Mail: Send this payment with your cheque to:
DEFT Payment Systems,GPO Box 141
Brisbane Qld 4001

Make cheques payable to:
The Body Corporate for
Tombo 6-8 CTS 35793

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By using StrataPay payment options you are taken to have read and agreed to the User Terms & Conditions available at stratapay.com or phone 1300 135 610. Charges may apply.

Account Reference
5/2 35793/1000000005

Reference Name
SHAHID YASIN P/L ATF THE FARAZ

StrataPay Reference No.
1277 9082 7

Due Date
01 Feb 20

Amount
\$794.94

DEFT
PAYMENT SYSTEMS

Managed by
Richardson & Wrench Strata
Account
The Body Corporate for
Tombo 6-8 CTS 35793

DEFT Reference Number
254123151 1000 0000 053


*442 254123151 10000000053

+254123151 10000000053<

000079494<4+

ANNEXURE D

PLUMBING REPORT



17/03/20

Attn Nathan Moore
Ray White Commercial Bayside

Site Address:
5/6-8 Tombo Street, Capalaba

RE: Plumbing inspection

Hi Nathan,

I have visited the above address and completed a visual inspection of the plumbing on the property. All fixtures and fittings were tested and seem to be in proper working order and in a condition consistent with the age of the building.

Darren Agnola

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