



INFORMATION MEMORANDUM

1/150 REDLAND BAY ROAD CAPALABA QLD 4157

Prepared by Ray White Commercial Bayside
February 2020



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THE OPPORTUNITY

LOCATED ON HIGHLY SOUGHT AFTER REDLAND BAY ROAD, AND WELL POSITIONED AT THE FRONT OF THE COMPLEX, UNIT 1, 150 REDLAND BAY ROAD OFFERS AN EXCELLENT OPPORTUNITY TO SECURE A WELL PRESENTED SHOWROOM/WAREHOUSE UNIT WITH VACANT POSSESSION.

Previously owner occupied, this 633m²* building with an additional 88m²* office mezzanine, has an extensive fitout with a high quality ground floor air-conditioned showroom at the front of the building along with multiple well presented offices/work areas across the ground floor and mezzanine floor. A warehouse is located at the rear with both side and rear roller door access and an additional mezzanine storage area. Suitable for a range of businesses, this multi-use premises is an excellent opportunity for an owner occupier to relocate their business, or for an investor looking to secure real estate in one of Brisbane's most tightly held precincts.

Ray White Commercial Bayside are pleased to offer Unit 1, 150 Redland Bay Road, Capalaba to the market with an asking price of \$2,499,000 + GST. For further information or an on site inspection, please don't hesitate to contact the exclusive agents.

EXECUTIVE SUMMARY

The property	1/150 Redland Bay Road, Capalaba
Property description	The property comprises of a rectangular shaped strata title unit in a complex of five (5) similar units, located on the eastern side of Redland Bay Road, one (1) kilometre* south of the main intersection between Redland Bay Road and Moreton Bay Road. The property is improved with a semi modern industrial building with a ground floor titled area of 633m ² *. The building includes an extensive aluminium glass shop front with electric opening pedestrian access at the front of the building, with side and rear container height roller doors providing access to the rear warehouse. Two (2) additional pedestrian doors are located on the western side of the building. The showroom and office areas contain suspended ceiling and lighting throughout, and are serviced by a combination of split system and cassette air-conditioners. Flooring is a mixture of carpet and timber slats. Amenities include separate Male and Female toilets. Access to the property is via a shared concrete driveway with 40 common area car parks line marked on site. A pylon sign provides an LED panel for the exclusive use of the subject property.
Building area	633m ² * + 88m ² * mezzanine office + mezzanine storage
Method of sale	The property is being offered for sale by Private Treaty with an asking price of \$2,499,000 + GST
Marketing agents	<p>Nathan Moore Ray White Commercial Bayside T 07 3245 7199 M 0413 879 428 E nathan.moore@raywhite.com</p> <p>Jonathon Burrowes Ray White Commercial Bayside T 07 3245 7199 M 0421 383 668 E jonathon.burrowes@raywhite.com</p> <p>Calen Daxis Ray White Commercial Bayside T 07 3245 7199 M 0429 583 765 E calen.daxis@raywhite.com</p>

* 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	1/150 Redland Bay Road, Capalaba
Real property	Lot 1 GTP3476
Title reference	18537132
Zoning	MU - Mixed Use
Local authority	Redland City Council
Area	633m ² * + 88m ² * mezzanine office + mezzanine storage

* Approximately

IMPROVEMENTS

EXTERNAL COMPONENTS

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

INTERNAL COMPONENTS

Item	Construction
Internal Walls	Tilt slab
Ceilings	Suspended grid tile
Floor Coverings	Carpet, vinyl, concrete
Fitout	High quality air-conditioned showroom and partitioned office/amenities area
Amenities	Kitchen/lunch room, separate Male and Female bathrooms
Warehouse	High bay lighting and 2 x container height roller doors

IMPROVEMENTS (CONTINUED)

OTHER IMPROVEMENTS

Item	Construction
Landscaping	Concrete kerbed garden beds to minimum Council requirements
Fencing	Chain mesh perimeter fencing
Hardstand	Reinforced concrete
Parking	Reinforced concrete
Signage	Facade, window and LED tower signage

PARKING

The property provides a total of 40 on-grade car spaces accessed from Redland Bay Road.

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 'Multi Use' under the Redlands Planning Scheme.

Estimated Outgoings

Item	\$ Per Annum
Council Rates	\$6,537.12
Body Corporate	\$5,905.46
Land Tax	\$3,495.65
Estimated Annual Outgoings	\$15,938.23



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

Redland Bay Road is a four lane arterial road. The subject property enjoys direct vehicular access from the street. The site provides significant signage benefits to the occupying tenants. The building is situated well forward on the site and is readily visible. Pylon signage adjacent to the driveway crossover from Redland Bay Road provides excellent visibility to passing traffic.



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	↗	↔	↓

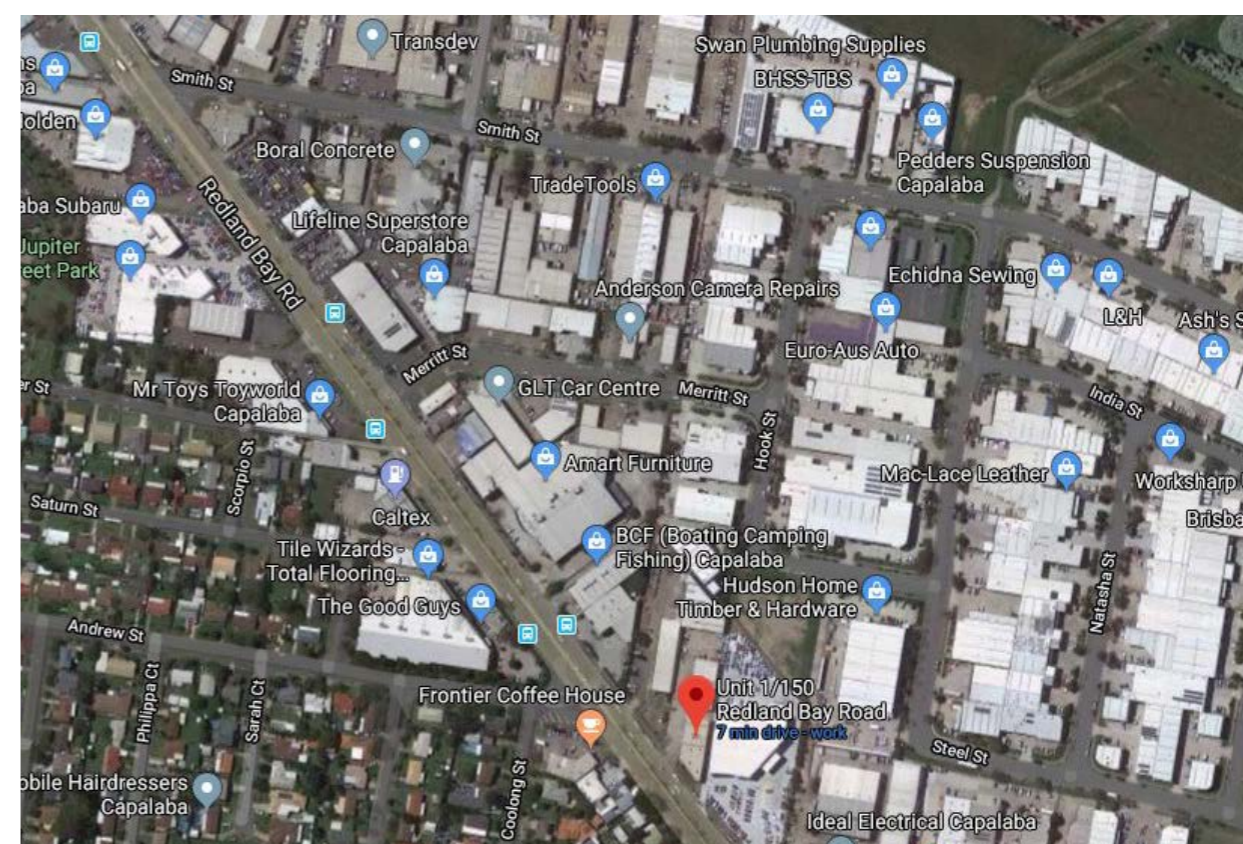
Capalaba is the major property market in Redland City, with Private Investors the most active in this market, accounting for 65% of commercial transactions, while Owner Occupiers represent 35% of sales. The current low interest environment is the main contributor driving demand as Private Investors (predominately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

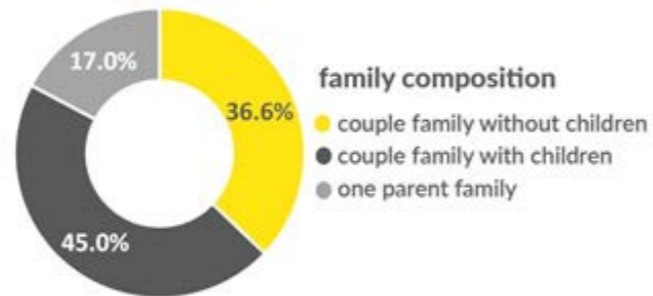
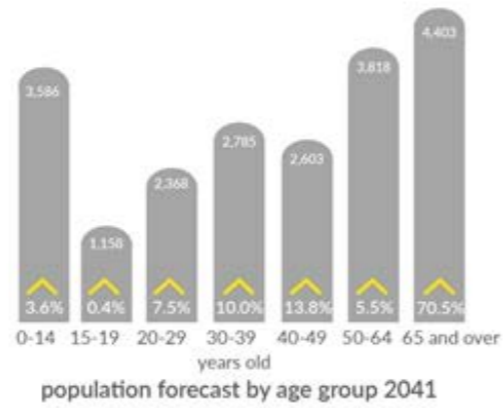
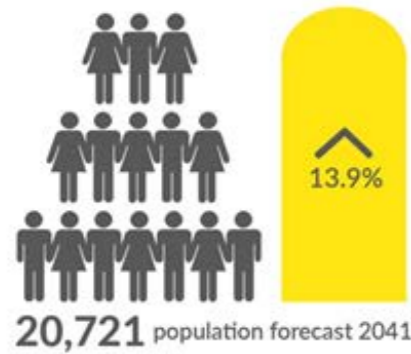
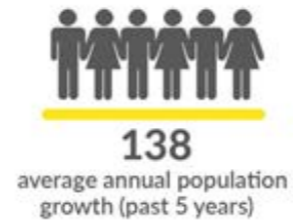
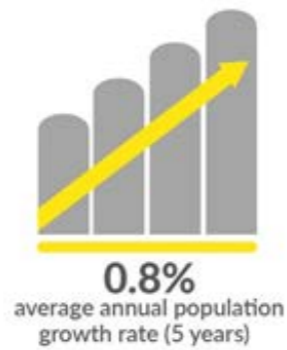
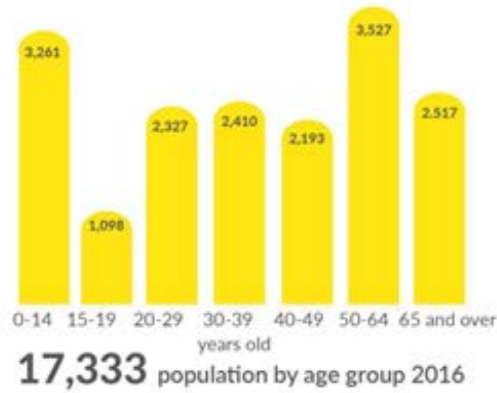
The retail sector is adapting to a changing environment caused by the growing online retailing market including online food services such as Uber Eats, Menulog and Deliveroo. Specialised niche retailers are performing well in Capalaba and are the most active in taking up retail space. Retailers offering 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.

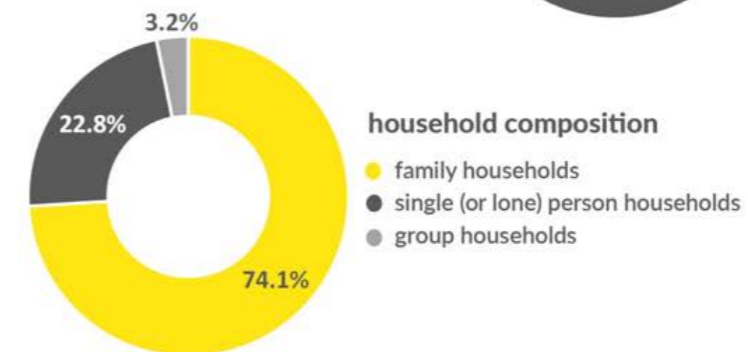
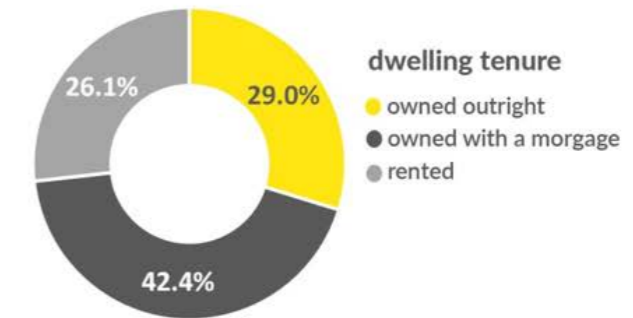
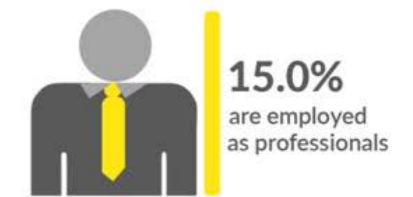
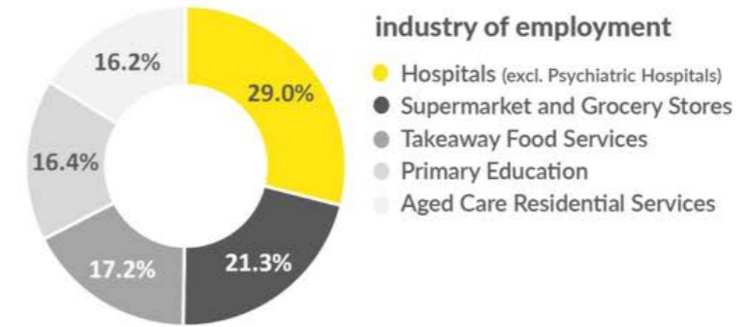
Average yields across all asset types have witnessed some compression over the past 12 months due to lack of available inventory and limited new supply forecast to enter the market in the short term. Coupled with low interest rates fuelling a competitive acquisition market, current initial yields range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

Showroom



INTERNAL PHOTOS (CONTINUED)

Mezzanine level offices



Open plan office



Boardroom



INTERNAL PHOTOS (CONTINUED)

MD office



Kitchen



INTERNAL PHOTOS (CONTINUED)

Warehouse



Storage mezzanine



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
19	Title Search	GlobalX
21	Registered Plan	GlobalX
23	Rates Notice	Provided by Owner
25	Body Corporate Notice	Provided by Owner
27	Land Tax	Provided by Owner

ANNEXURE A

TITLE SEARCH

CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND
Request No: 33123176
Search Date: 29/01/2020 09:21
Title Reference: 18537132
Date Created: 31/05/1993

Previous Title: 13714105

REGISTERED OWNER

Dealing No: 714630600 21/08/2012

STARDOT PROPERTIES PTY LTD A.C.N. 158 435 495
TRUSTEE
UNDER INSTRUMENT 714630600

ESTATE AND LAND

Estate in Fee Simple

LOT 1 GROUP TITLES PLAN 3476
Local Government: REDLAND
COMMUNITY MANAGEMENT STATEMENT 19707

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 12852210 (POR 5)

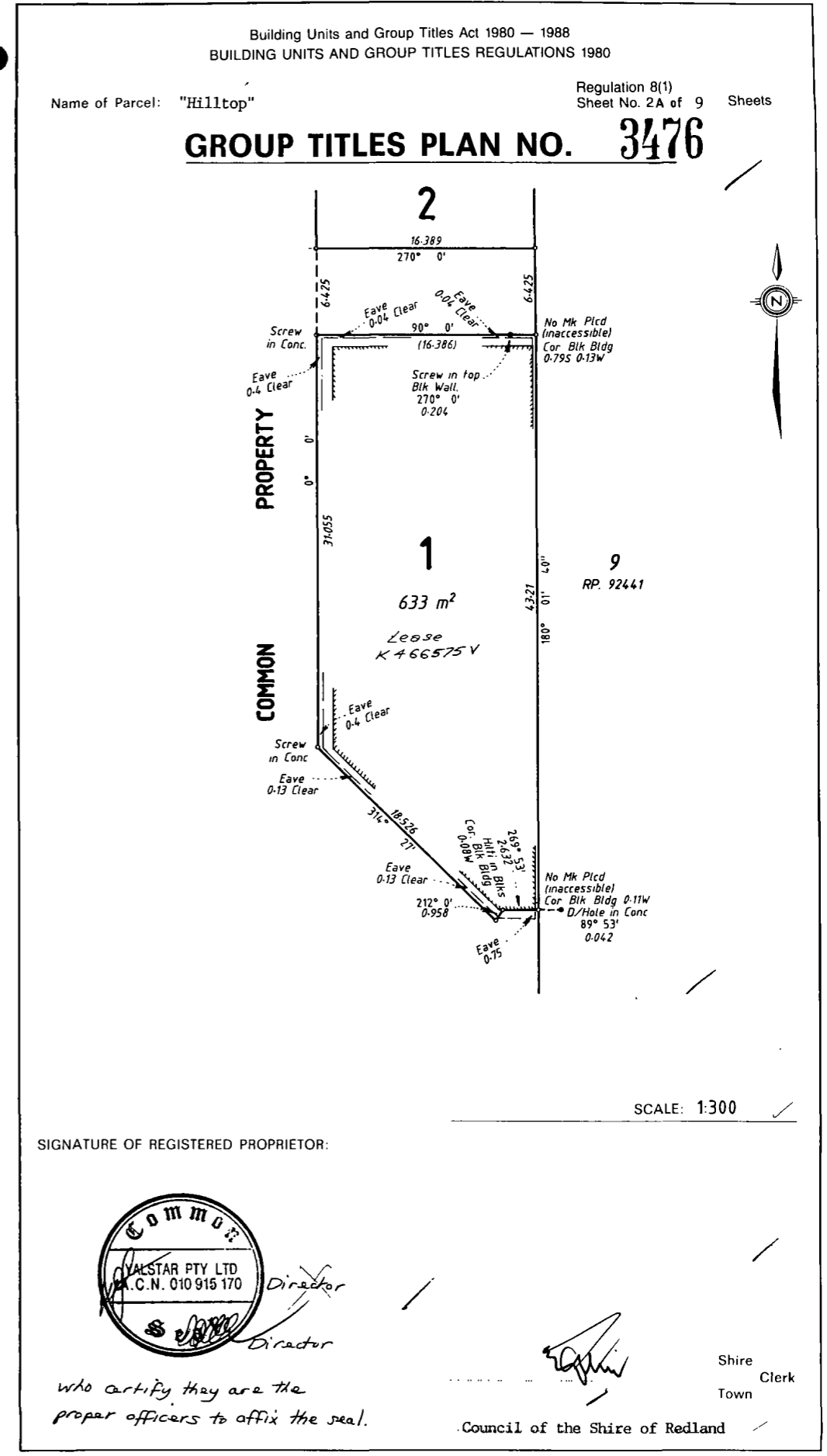
ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2020]
Requested By: D-ENQ GLOBAL X

ANNEXURE B

REGISTERED PLAN



ANNEXURE C

RATES NOTICE



Redland
CITY COUNCIL

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.	11676
Valuation 2019-2020	\$493,000
Rating Category	6a
Billing Period	1 Oct 2019 - 31 Dec 2019
Property Location	
HILLTOP, 1/150 Redland Bay Road Capalaba QLD 4157 Lot 1 GTP 3476	

Due Date **08 Nov 2019** Total Amount **\$1,634.28**

Summary of Charges

Balance Brought Forward	\$ 0.00
Rates and Charges	\$ 883.71
Subtotal	\$ 883.71
Water and Wastewater charges	\$ 396.61
Subtotal	\$ 396.61
State Government Charges	\$ 353.96
Sub-total State Government Charges and Subsidies	\$ 353.96
Total Amount Payable	\$ 1,634.28

Payments made after 26/09/2019 may not be included in the calculation of this rate notice.

PAPERLESS BILLING

Register now to have your rate notice delivered by email

1. Log on to www.redland.qld.gov.au
2. Click on **ONLINE SERVICES**
3. Click on **myServices** and register

Payment By BPAY



Billers Code: 53058
Ref: 1116762

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

Payment Online



www.redland.qld.gov.au
Use your credit card to pay 24 hours 7 days per week.
Reference No: 1116762

Payment By Phone

1300 300 943
Visa, Mastercard. 24 hours.
7 days per week.
Reference No: 1116762

PAID

30/10/19



Redland
CITY COUNCIL

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 1116762

Account Summary

Property Number 11676

Stardot Properties Pty Ltd As Trustee

Total Amount **\$1,634.28**

ANNEXURE D

BODY CORPORATE INVOICE

BODY CORPORATE HILLTOP

C.T.S. 19707 A.B.N. 42 369 907 978

P.O. BOX 1352
CLEVELAND
QLD. 4163
Ph. 04-39873400

TAX INVOICE
No. 5769

14/01/2019

To: STARDOT PROPERTIES Pty. Ltd.
P.O. Box 839
Capalaba Qld. 4157
Email :

Re: premises 1/150 Redland Bay Rd. Capalaba

Body corporate admin. fee 01.01.2019 to 30.06.2019	\$2174.30
sinking fund fee 01.01.2019 to 30.06.2019	\$ 510.00
	<hr/>
	\$2684.30

G.S.T. \$ 268.43

Total : \$ 2952.73

PAID

21/1/19

Terms : NET 14 days Balance due : \$2952.73

LATE PAYMENT FEE \$49.50 INTEREST WILL BE CHARGED ON OVERDUE ACCOUNTS

ANNEXURE E

LAND TAX



Office of State Revenue
 ABN 90 856 020 239
 Phone 1300 300 734
 Email landtax@treasury.qld.gov.au
 Web www.qld.gov.au/landtax



261645-001 004687(14851) D038
 The Trustee/s for Stardot Properties SBI Trust
 30/135 Shore Street West
 CLEVELAND QLD 4163

BPAY 13/9/2019
 \$3495-65 ✓
 # 4086389

Assessment details

The attached land tax summary provides details on how your assessment is calculated. Further information (for example, about exemptions and taxable value) is available at www.qld.gov.au/landtax

Please read the 'Your obligations and entitlements' section of this notice.

Assessment comments

N/A

Geoffrey Waite

Acting Commissioner of State Revenue

Preferred payment method

See over for more payment options including payments by credit card or instalments.



Bill code: 625178
 Ref: 40008122659

Telephone and Internet Banking—BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings or transaction account.

More info: www.bpay.com.au

*Registered to BPAY Pty Ltd ABN 69 079 137 518

Land tax Assessment notice 2019–20

for land owned as at midnight 30 June 2019
Issued under the Land Tax Act 2010 and Taxation Administration Act 2001

Issue date **15 August 2019**
 Payment reference **400008122659**
 Client number **3716413**

Amount payable **\$3,495.65**
 (for this assessment)

Due date **13 November 2019**

If you pay late, it will cost
 you more.
 Pay online now!

Your land tax pays for roads, hospitals
 and other government services right
 here in Queensland.

Due date **13 November 2019**
 Payment reference **400008122659**

Amount payable **\$3,495.65**
 (for this assessment)

400008122659



Your 2019–20 land tax summary

2019–20 assessment **\$3,495.65**
 Reassessment—N/A **\$0.00**
 Total assessed liability **\$3,495.65**
 Payments received/Refund **\$0.00**
 Unpaid tax interest (UTI) **\$0.00**
 Penalty tax **\$0.00**
Total amount due \$3,495.65

How your land tax was calculated

Property address	Property ID (from your valuation notice)	Property description	Valuations* 3 year averaging may be applied (If blank - State wide averaging factor of .95 used)			Capped value	Your share of value	Less exemption	Exemption code	Your taxable value
			2019–20	2018–19	2017–18					
LAND OWNED SOLELY BY Stardot Properties SBI Trust 150 REDLAND BAY RD CAPALABA	215984	1/GTP/3476	\$488,000			\$470,333	\$470,333.00			\$470,333.00
Exemption codes										
D Subdivider discount applied										
A Aged-care facilities										
E Other exemption										
M Moveable dwelling park										
P Primary production										
R Home										
S Supported accommodation										
T Transitional Home										
Total taxable value							\$470,333.00			\$470,333.00
Tax rate ***										\$1,450 + 1.70c for each \$1 more than \$350,000
Total assessed liability										\$3,495.65

* These values are provided by the Department of Natural Resources, Mines and Energy (DNRME, www.qld.gov.au/landvaluations) under the Land Valuation Act 2010 and are required to be used to calculate your taxable value. They may only be amended by DNRME. Therefore the Office of State Revenue cannot consider an objection/variation to your assessment on the basis of these values being excessive.

*** Different rates apply to foreign trusts. To find out more about tax rates, including determining your status and obligations visit our website (www.qld.gov.au/landtax).

261645-001 004687(14853)

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raywhitecommercialbayside.com

RAY WHITE COMMERCIAL BAYSIDE