



RayWhite.



Outline Indicative Only

Information Memorandum

739 Nudgee Road, Northgate Qld 4013

INTRODUCTION

Ray White Commercial Qld is delighted to offer 739 Nudgee Road, Northgate for Sale by Expressions of Interest.

On offer is a high exposure investment opportunity with a parent site area of 2,080m²*. Improved with 1,367m²* of semi-modern office and warehouse delineated into 3 separate tenancies.

The site has a current passing income of \$148,454 per annum with a vacancy that could achieve say \$41,985 per annum. Providing a fully leased income of say \$190,439 per annum net.

Tenancy 2 has a limited lease legacy remaining providing scope for users to owner occupy tenancies 1 and/or 2, then enjoying income on the balance site.

An alternative strategy for astute investors is to reset the income profile to fully leased, and enjoy the many benefits that a multi-tenanted investment offers.

Each tenancy is on a separate strata title, which provides future divestment options; i.e. sell in 1 line or individually.

Finally, the location of this asset speaks for itself. Superb corner location with exposure to both Toombul and Nudgee Roads, providing exposure to 43,000 vehicles daily*.



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*approximately



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EXECUTIVE SUMMARY

Address	739 Nudgee Road, Northgate Qld 4013
RPD	Lots 1,2,3 on BUP 9638
Parent Site	2,080m ² *
Total BUP Areas:	1,367m ² *
Unit 1	463m ² *
Unit 2	593m ² *
Unit 3	311m ² *
Income Analysis:	
Passing Rental	\$148,454
Plus Vacancy (say)	\$41,985
Equals	
Potential Fully Leased	\$190,439 pa net + GST
Tenure:	
Unit 1	Leased (Expires April 2020), with 1+1 Year Options
Unit 2	Leased (Expires November 2019), with 5 Year Option
Unit 3	Vacant, currently marketed for Lease as above
Sales Process	Expressions of Interest

*subject to survey



PLAN AND SITE OVERVIEW

PLAN AREAS

UNIT	PER BUP	PER REALSERVE PLANS
Unit 1	463m ²	440m ²
Unit 2	593m ²	603m ²
Unit 3	311m ²	311m ²
TOTAL	1,367m ²	1,354m ²

Breakdown of Building Plan Areas based on the RealServe Building Plans provided in the Annexures section of this Information Memorandum

UNIT 1

Ground Floor Warehouse	257m ²
Ground Floor Office & Amenities	91m ²
First Floor Office	92m ²
TOTAL	440m ²

UNIT 2

Ground Floor Warehouse	433m ²
Ground Floor Office & Amenities	35m ²
First Floor Office	135m ²
TOTAL	603m ²

UNIT 3

Ground Floor Warehouse	114m ²
Ground Floor Office & Amenities	78m ²
First Floor Office	119m ²
TOTAL	311m ²

*all areas are subject to survey

SITE OVERVIEW

The subject site forms a rectangular shaped corner allotment, which provides a level topography for the existing improvements. The property is accessed via a concrete crossover from Nudgee Road (southbound).

The site benefits from excellent exposure to two of North Brisbane's busiest transport routes, fronting Nudgee Road to the north-western alignment, and Toombul Road to the eastern alignment.

The sites total frontage outlined as follows:

Nudgee Road: 45 metres

Toombul Road: 56 metres

The site has enormous exposure to passing vehicular traffic to both Road frontages. SiteWisely indicates the property has daily exposure to the following traffic volumes:

Nudgee Road: 13,700 vehicles

Toombul Road: 29,300 vehicles

Total Vehicular Exposure: 43,000 vehicles



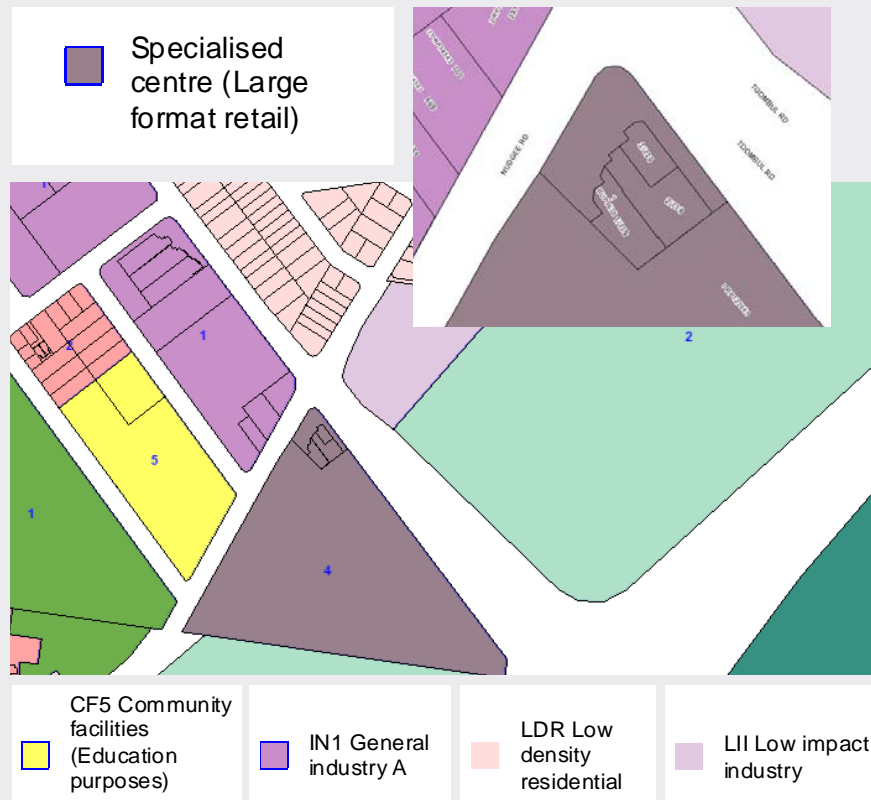
TOWN PLANNING

BRIEF OVERVIEW

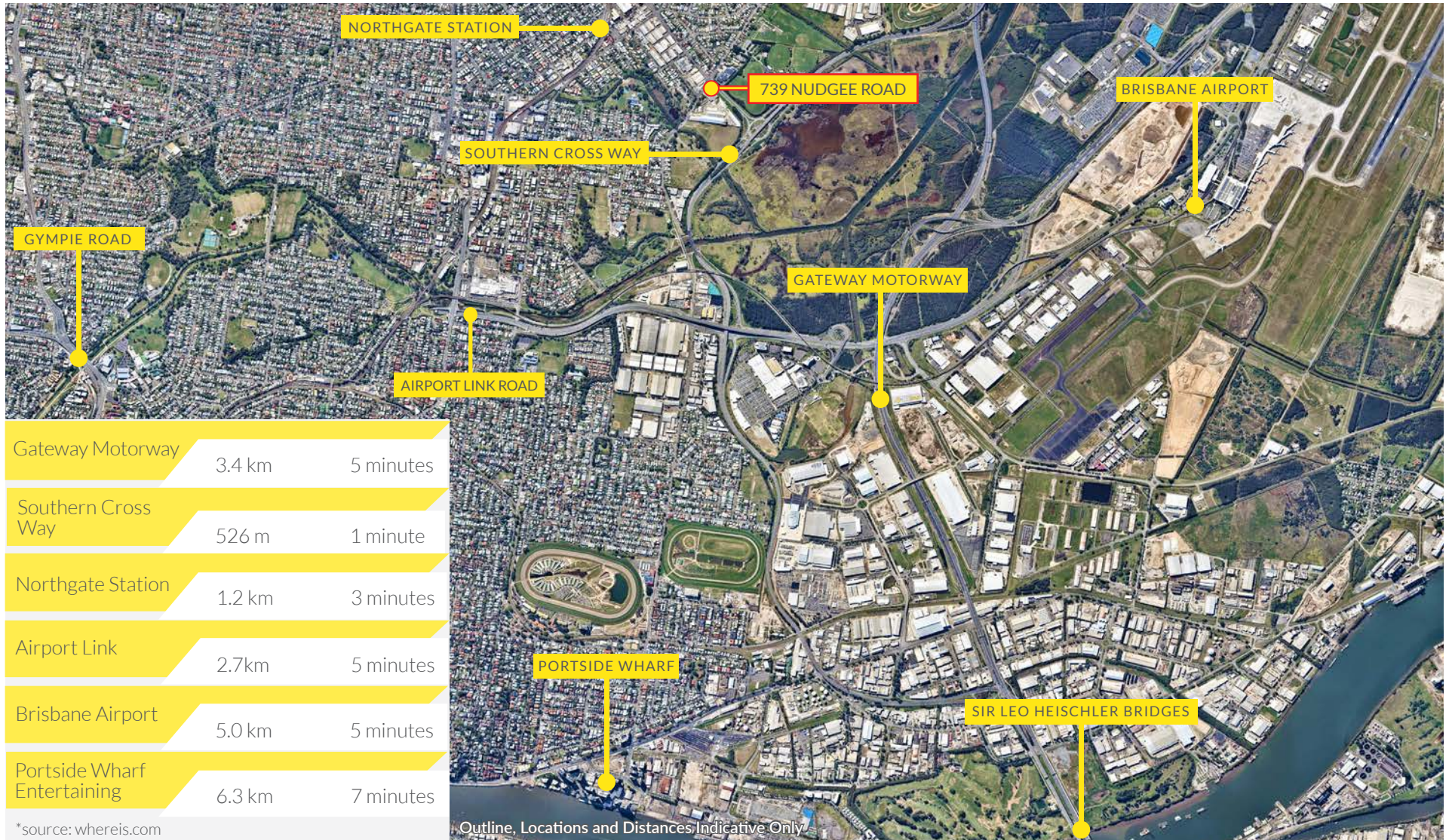
The subject site is designated Specialised Centre (Large Format Retail) Zone.

The zoning allows for a wide variety of industry and retail uses, utilising the high exposure nature of the site with dual frontage to Nudgee Road and Toombul Road.

This site further falls within the bounds of the Nundah District Neighbourhood Plan.



LOCATION



LOCATION (CONTINUED)



*All Outlines and Locations Indicative Only

IMPROVEMENTS

739 Nudgee Road, Northgate comprises a semi-modern industrial building which has been delineated into 3 tenancies (each on an individual strata title).

The front and side elevations contain numerous glass panels which provide each tenancy with an abundance of natural light to its office section.

The warehouse space is column free and each tenancy is accessed via a motorised roller shutter.

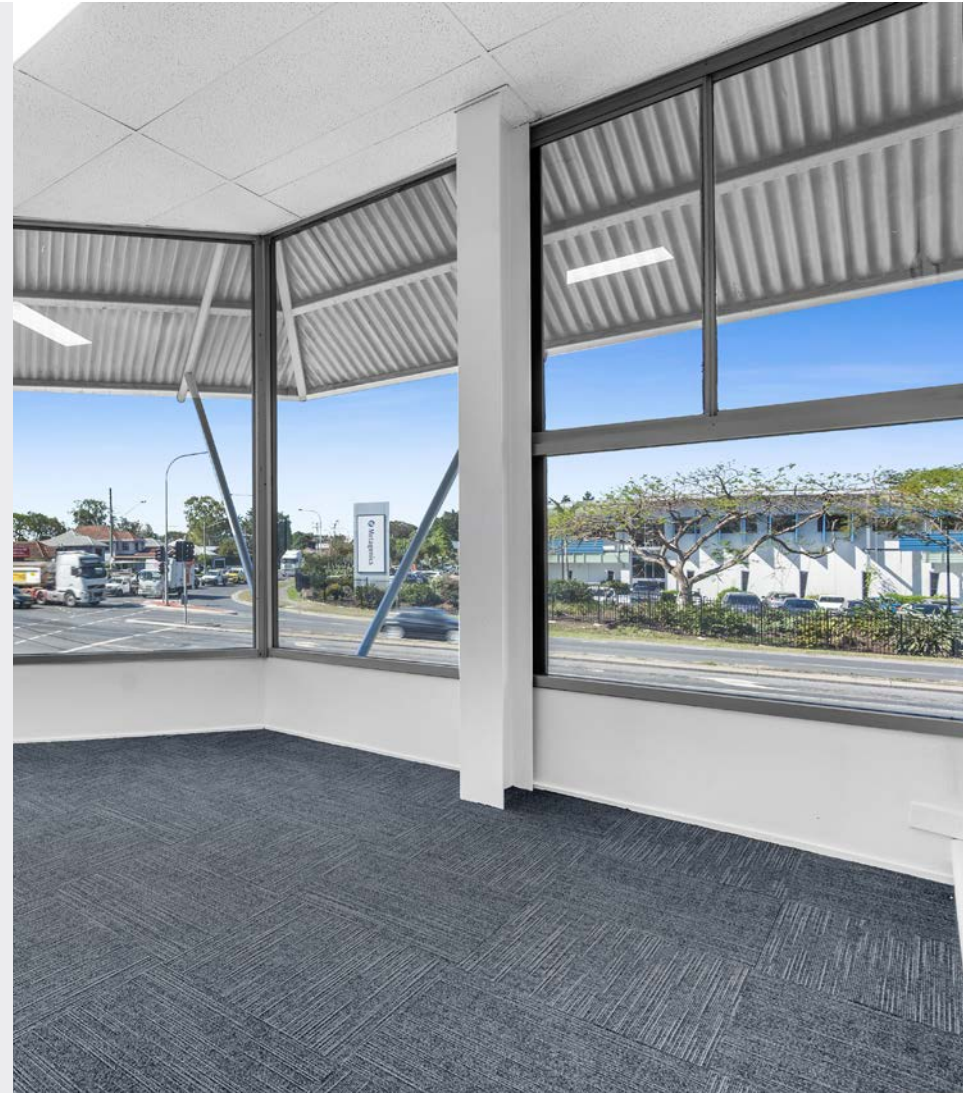
The offices are situated over 2 levels, are airconditioned and have commercial grade fittings throughout.

There are 19 lined car spaces onsite, with the surface being concrete.

The established gardens offer corporate presentation.

Gross Floor Area*	Unit 1	Unit 2	Unit 3
Ground Office	91m ²	35m ²	78m ²
Warehouse	257m ²	433m ²	114m ²
First Floor Office	92m ²	135m ²	119m ²
TOTAL	440m ²	603m ²	311m ²

*based on RealServe plans provided - refer to the annexure section of this information memorandum



FINANCIAL ANALYSIS

TENANCY SCHEDULE

Tenancy	Tenant	Lettable Areas	Commencement	Expiry	Term	Option	Review	Base Rental (Fully Leased)	Net Rent \$/m ²	Annual Recoveries
1	Bytecraft (Tabcorp)	440m ²	30 - Apr - 19	30 - Apr - 20	1 year	1 + 1 year	Greater of CPI or 3.5%	\$78,672	\$179	\$15,409
2	Bargain Car Rentals	603m ²	1 - Dec - 14	30 - Nov - 19	5 years	5 years		\$69,782	\$116	\$19,736
3	Vacant	311m ²						\$41,985*	\$135	-
Total		1,354m ²						\$190,439	\$139.31	\$35,145

*Market Rental for Vacancy at an estimated market rate of \$135/m²

NET INCOME ASSESSMENT

Total Passing Net Income	\$148,454*
Reason for Vacant Tenancy	\$41,985
Estimated Net Income	\$190,439

*100% of outgoings are recoverable under the provisions of the existing leases.



SALES PROCESS

METHOD OF SALE

739 Nudgee Road, Northgate is being offered for Sale by Expressions of Interest.

EXPRESSION OF INTEREST SUBMISSIONS

Intending Buyers are welcome to submit offers in the following format:

- Signed Contract of Sale, with deposit cheque (preferred). Please contact the agents nominated in this report for assistance with contract preparation.
- Completed EOI Form. The EOI Form is located in the Annexure section of this Information Memorandum.

DUE DILIGENCE

A google drive with the following information is available upon request:

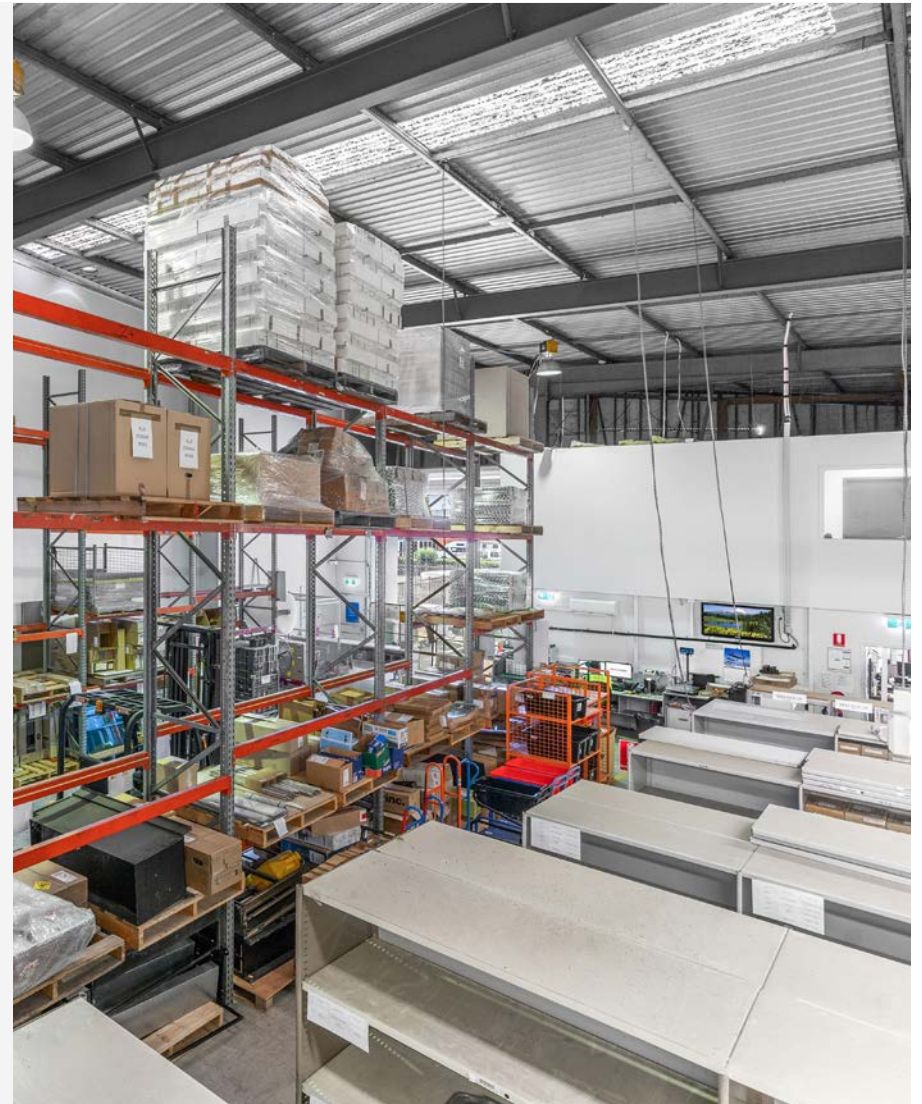
- Plans
- Title Searches & EMR/CLR Searches
- Rate Notices
- Urban Utilites
- Body Corporate Levies

GST

Tenancies 2 & 3 are currently leased, with unit 1 formally being marketed for Lease. GST outcomes will be on a case by case basis and dependent on the Buyer's intentions for the property.

GST Scenarios:

1. Buyer intends to 100% Lease and continue the Leased enterprise; Sale as a going concern (GST Exempt).
2. Buyer intends to occupy a portion of the property; GST payable pro-rata to non going concern element of the transaction.
3. All GST treatments subject to professional accounting advice.



CONCLUSION

739 Nudgee Road, Northgate is a compelling investment and occupier opportunity:

- Super Exposure: Exposure to approximately 43,000 vehicles daily via Toombul and Nudgee Roads.
- Diversified Income: Configured as 3 separate tenancies
- Divestment Opportunity: Sell in one line or 3 individual strata titles
- Functional Improvements: Renovated, semi-modern tilt panel improvements
- Airport Proximity: One of the closest privately owned buildings to Brisbane Airport
- Gateway Motorway Access: Direct connectivity to the Gateway Motorway

739 Nudgee Road, Northgate
For Sale by Expressions of Interest



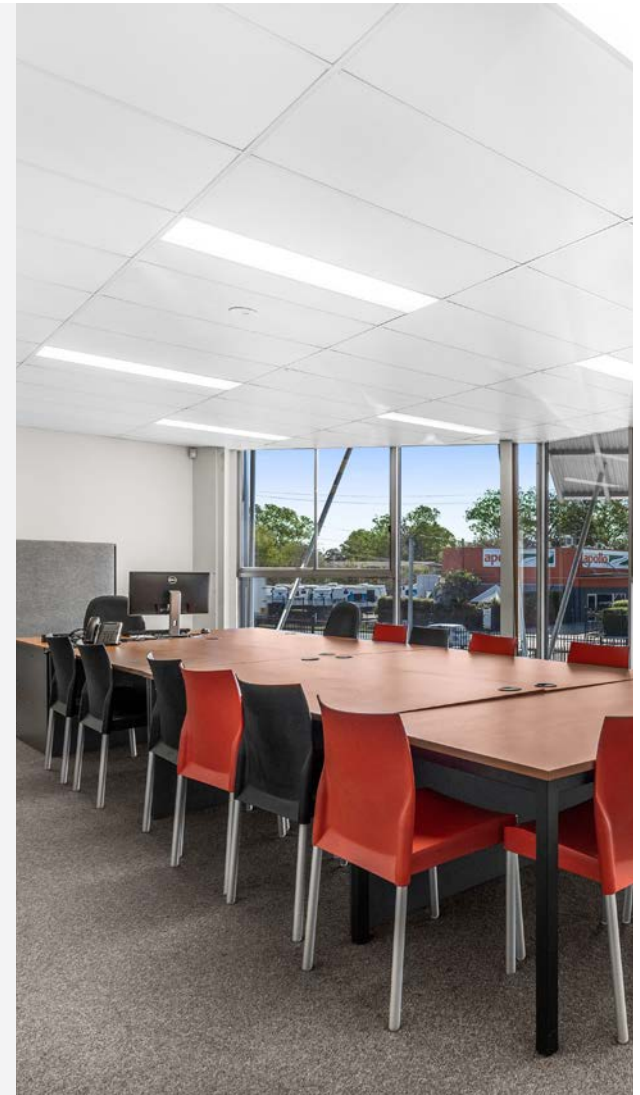
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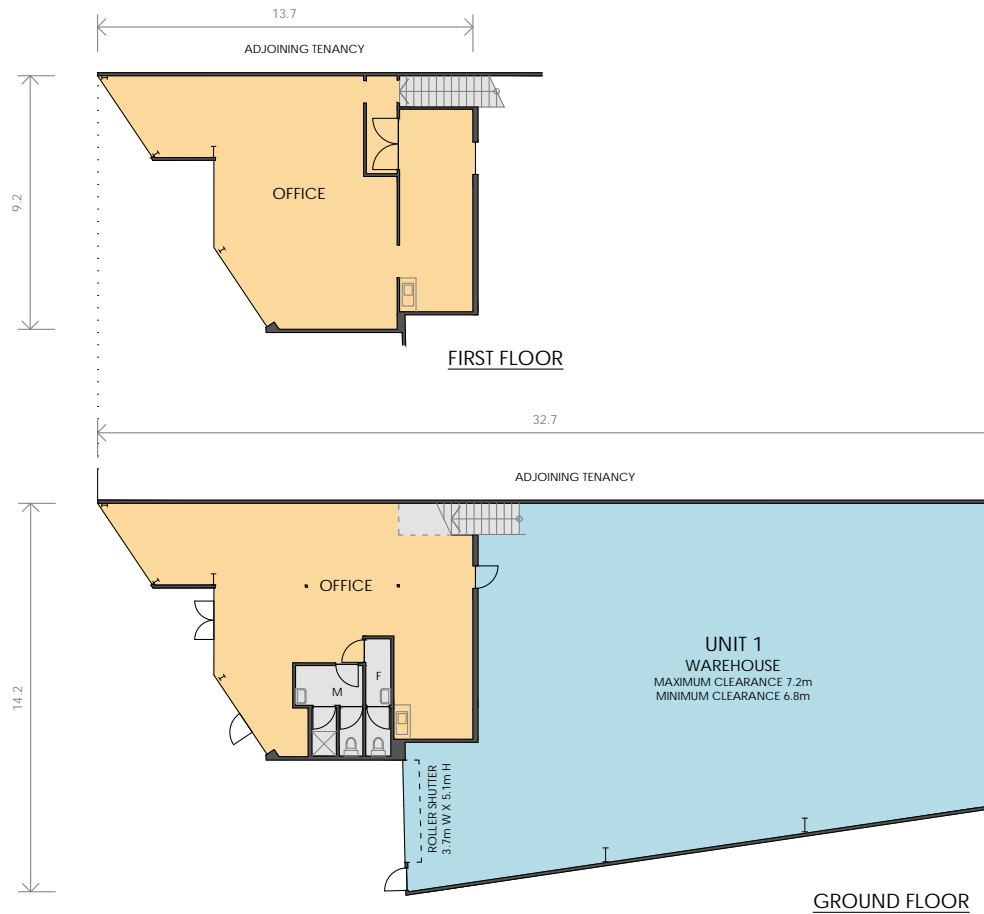


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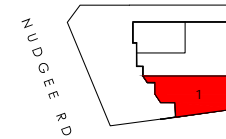


ANNEXURES

REALSERVE PLANS



LOCATION PLAN



NOT TO SCALE

SCHEDULE OF AREAS

GROUND FLOOR	
WAREHOUSE	257 m ²
OFFICE & AMENITIES	91m ²
FIRST FLOOR	
OFFICE	92 m ²
TOTAL AREA	440 m²

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES.



NOTES:
AREAS HAVE BEEN CALCULATED FROM EXISTING BUP PLANS
WHERE APPLICABLE

CLIENT:

Ray White

UNIT 1
739 NUDGEE ROAD
NORTHGATE, QLD

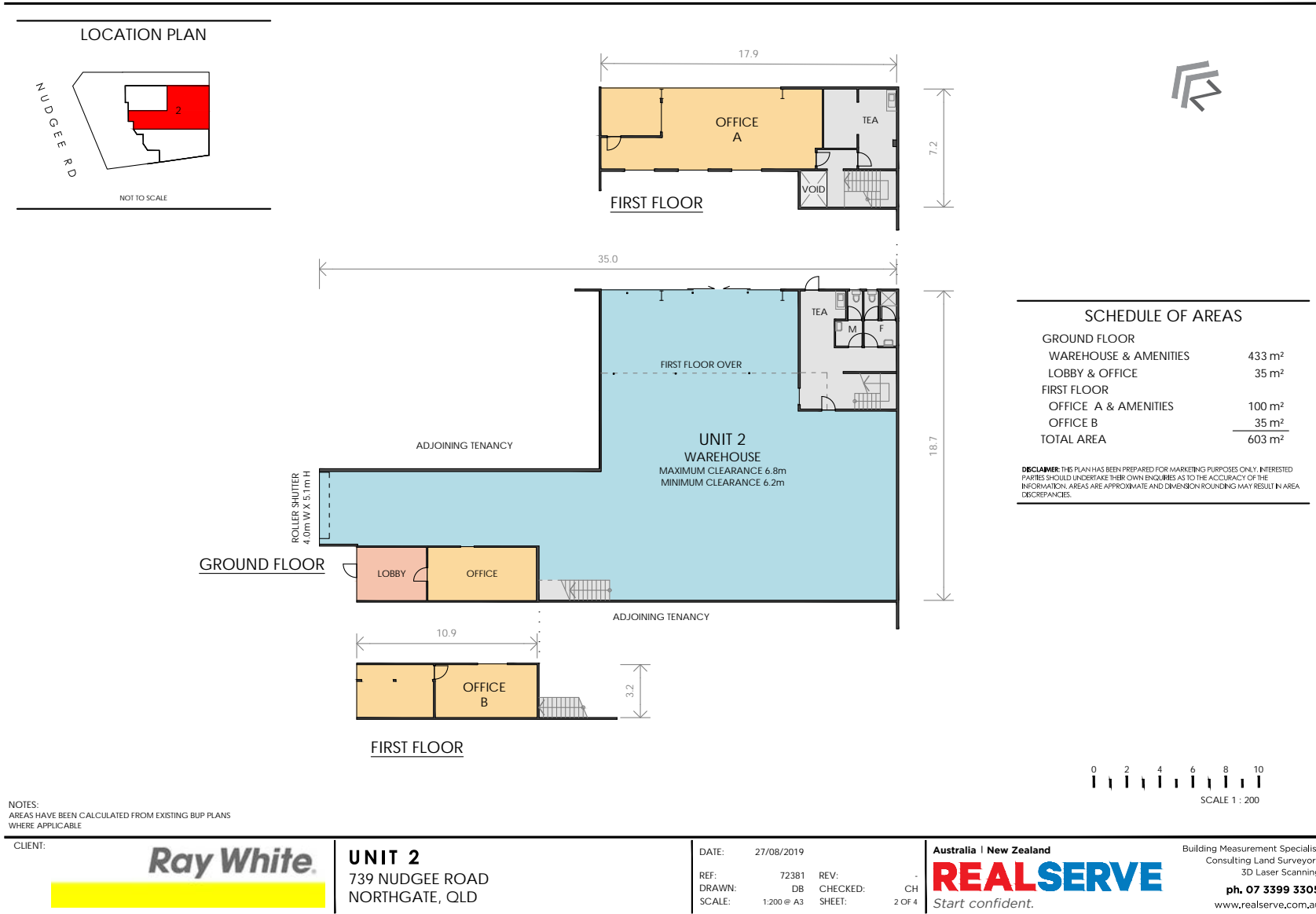
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SCALE: 1:150 @ A3 SHEET: 1 OF 4

Australia | New Zealand

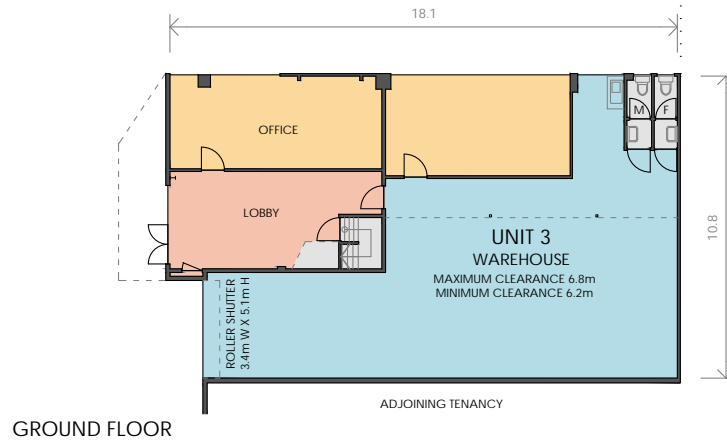
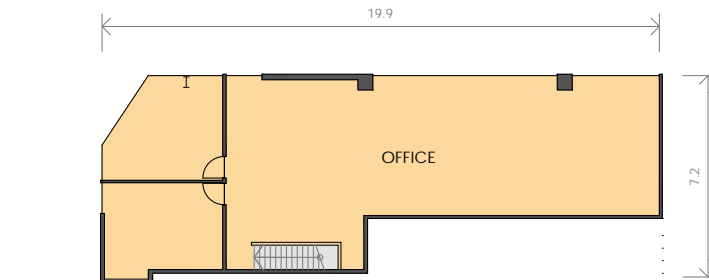
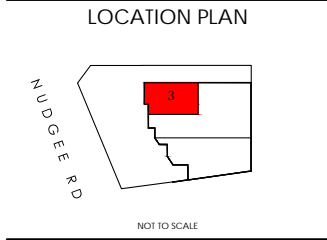
REALSERVE
Start confident.

Building Measurement Specialist
Consulting Land Surveyors
3D Laser Scanning
ph. 07 3399 3305
www.realserve.com.au

REALSERVE PLANS (CONTINUED)



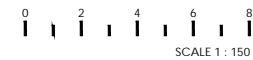
REALSERVE PLANS (CONTINUED)



SCHEDULE OF AREAS

GROUND FLOOR	
WAREHOUSE & AMENITIES	114 m ²
OFFICE & LOBBY	78 m ²
FIRST FLOOR	
OFFICE	119 m ²
TOTAL AREA	311 m ²

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES.



NOTES:
AREAS HAVE BEEN CALCULATED FROM EXISTING BUP PLANS
WHERE APPLICABLE

CLIENT: **Ray White**

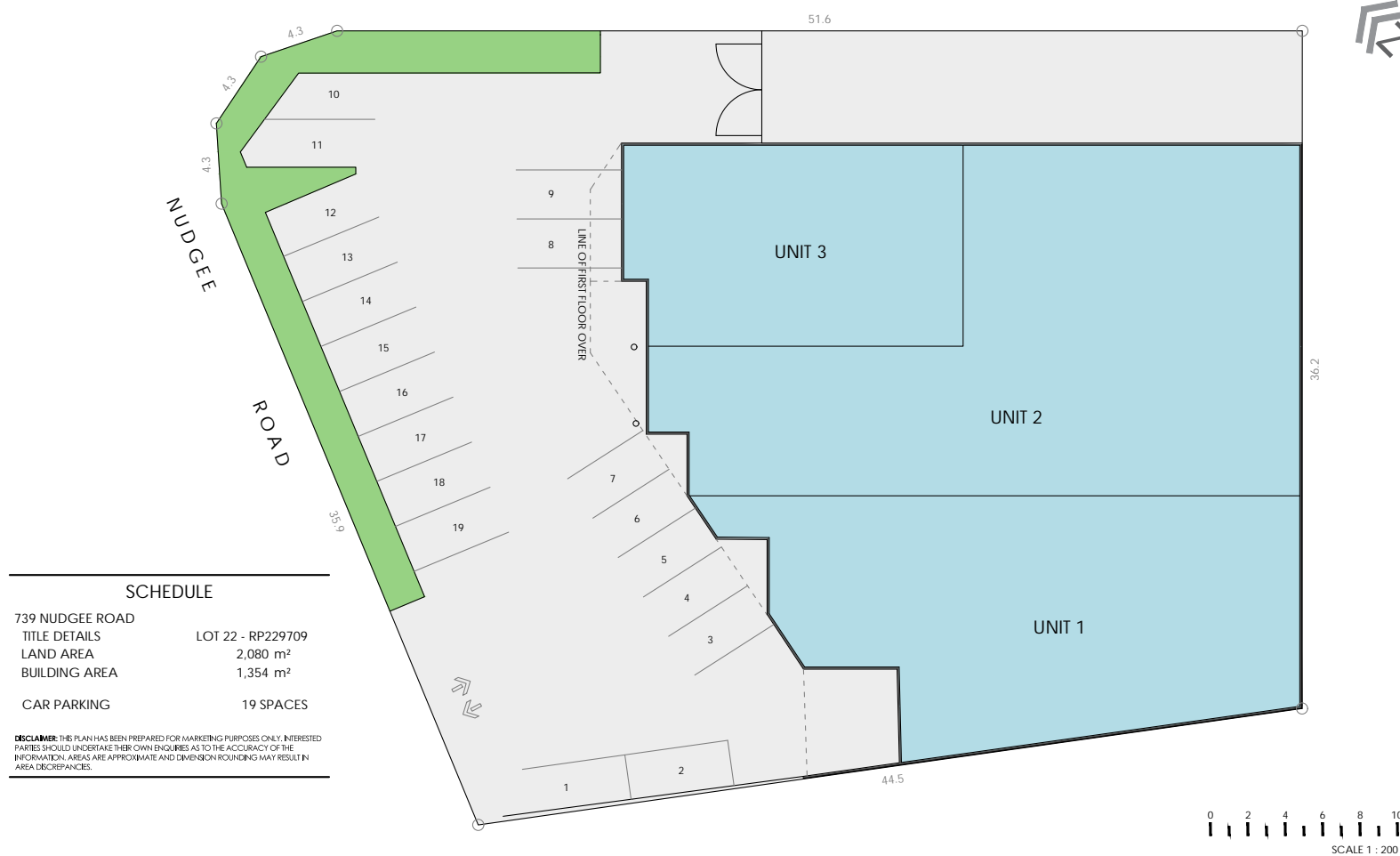
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739 NUDGEE ROAD
NORTHGATE, QLD



DATE: 27/08/2019
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DRAWN: DB CHECKED: CH
SCALE: 1:150 @ A3 SHEET: 3 OF 4

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Consulting Land Surveyors
3D Laser Scanning
ph. 07 3399 3305
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REALSERVE PLANS (CONTINUED)



CLIENT: 	CARPARKING PLAN 739 NUDGE ROAD NORTHGATE, QLD	DATE: 27/08/2019	Australia New Zealand  Start confident.	Building Measurement Specialist Consulting Land Surveyors 3D Laser Scanning ph. 07 3399 3305 www.realserve.com.au
		REF: 72381 DRAWN: DB SCALE: 1:200 @ A3	REV: - CHECKED: CH SHEET: 4 OF 4	

TITLE SEARCH - LOT 1

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32270470

Search Date: 03/10/2019 18:04

Title Reference: 17428198

Date Created: 23/11/1989

Previous Title: 17412009

REGISTERED OWNER

Interest

Dealing No: 718075588 09/06/2017

NBC FINANCIAL GROUP PTY LTD A.C.N. 057 330 944

TRUSTEE

1/2

UNDER INSTRUMENT 718075588

WILCOX INVESTMENTS QLD PTY LTD A.C.N. 161 036 586

TRUSTEE

1/2

UNDER INSTRUMENT 718075588

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 1

BUILDING UNIT PLAN 9638

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 5689

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10024047 (POR 329)
2. LEASE No 714694691 25/09/2012 at 16:15
BYTECRAFT SYSTEMS PTY LTD A.C.N. 007 136 361
OF THE WHOLE OF THE LAND
TERM: 01/05/2012 TO 30/04/2015 OPTION 2 YEARS
3. AMENDMENT OF LEASE No 716667215 03/08/2015 at 15:38
LEASE: 714694691
TERM: 01/05/2012 TO 30/04/2017 OPTION 2 YEARS
4. AMENDMENT OF LEASE No 718417880 23/11/2017 at 14:59
LEASE: 714694691
TERM: 01/05/2012 TO 30/04/2019 OPTION NIL
5. MORTGAGE No 718075589 09/06/2017 at 11:13
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS

Dealing Type

719615061 AMEND LEASE

Lodgement Date

11/09/2019 12:42

Status

UNVERIFIED

CERTIFICATE OF TITLE ISSUED - No

TITLE SEARCH - LOT 2

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32270476

Search Date: 03/10/2019 18:05

Title Reference: 17428199

Date Created: 23/11/1989

Previous Title: 17412009

REGISTERED OWNER

Interest

Dealing No: 718075588 09/06/2017

NBC FINANCIAL GROUP PTY LTD A.C.N. 057 330 944

TRUSTEE

1/2

UNDER INSTRUMENT 718075588

WILCOX INVESTMENTS QLD PTY LTD A.C.N. 161 036 586

TRUSTEE

1/2

UNDER INSTRUMENT 718075588

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 2

BUILDING UNIT PLAN 9638

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 5689

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10024047 (POR 329)
2. LEASE No 716297432 04/02/2015 at 15:23
BARGAIN CAR RENTALS AUSTRALIA PTY LTD A.C.N. 115 153 930
OF THE WHOLE OF THE LAND
TERM: 01/12/2014 TO 30/11/2019 OPTION 5 YEARS
3. MORTGAGE No 718075589 09/06/2017 at 11:13
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBAL X

TITLE SEARCH - LOT 3

CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32270478

Search Date: 03/10/2019 18:06

Title Reference: 17428200

Date Created: 23/11/1989

Previous Title: 17412009

REGISTERED OWNER

Interest

Dealing No: 718075588 09/06/2017

NBC FINANCIAL GROUP PTY LTD A.C.N. 057 330 944

TRUSTEE

1/2

UNDER INSTRUMENT 718075588

WILCOX INVESTMENTS QLD PTY LTD A.C.N. 161 036 586

TRUSTEE

1/2

UNDER INSTRUMENT 718075588

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 3

BUILDING UNIT PLAN 9638

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 5689

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10024047 (POR 329)
2. LEASE No 714694710 25/09/2012 at 16:17
THE PRIDE GROUP (QLD) PTY LTD A.C.N. 086 453 269
OF THE WHOLE OF THE LAND
TERM: 16/04/2012 TO 15/04/2015 OPTION 1 YEAR
3. AMENDMENT OF LEASE No 716382595 20/03/2015 at 14:58
LEASE: 714694710
TERM: 16/04/2012 TO 15/04/2016 OPTION 1 YEAR
4. AMENDMENT OF LEASE No 717015083 18/01/2016 at 15:43
LEASE: 714694710
TERM: 16/04/2012 TO 15/04/2018 OPTION 1 YEAR
5. MORTGAGE No 718075589 09/06/2017 at 11:13
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

EXPRESSION OF INTEREST FORM

Clearly mark your Expression of Interest for the attention of:

Paul Anderson - Director - Brokerage Services
Andrew Doyle - Senior Executive - Brokerage Services
Aaron Aleckson - Senior Executive - Brokerage Services

Return your Expression of Interest by:

Delivery: Level 26, ONE ONE ONE, 111 Eagle Street, Brisbane QLD 4000
Mail: GPO Box 2433, Brisbane QLD 4001
Email: paul.anderson@raywhite.com / andrew.doyle@raywhite.com / aaron.aleckson@raywhite.com

Address: 739 NUDGE ROAD, NORTHGATE QLD 4013

Purchase Price Offered (excluding GST):

Deposit:

Finance Period:

Due Diligence Period:

Purchasing Entity:

Purchaser Address:

Purchaser Solicitor:

Proposed Settlement Date:

Signed: _____

Date: _____

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**BROKERAGE SERVICES
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