

RayWhite.



Information Memorandum

Lot 2, 71 Raubers Road, Northgate QLD 4013

INTRODUCTION

Ray White Commercial (QLD) is delighted to offer Lot 2, 71 Raubers Road, Northgate for Sale at \$4,750,000 + GST or Lease at \$330,000 per annum net + GST.

On offer is a significant industrial/commercial site with the following compelling features:

- 2,294m²* Freestanding industrial accommodation
- 3,606m²* General Industry C site
- Corporate tilt panel facility
- Minimum warehouse clearance of 8.25 metres
- Twin 5 tonne gantry cranes in front bay
- Crane rails in place in rear bay
- Superb airport proximity

We look forward to assisting with your enquiries.

Sincerely,



ANDREW DOYLE
Manager - Brokerage Services
Ray White Commercial (QLD)
0412 853 366
andrew.doyle@raywhite.com

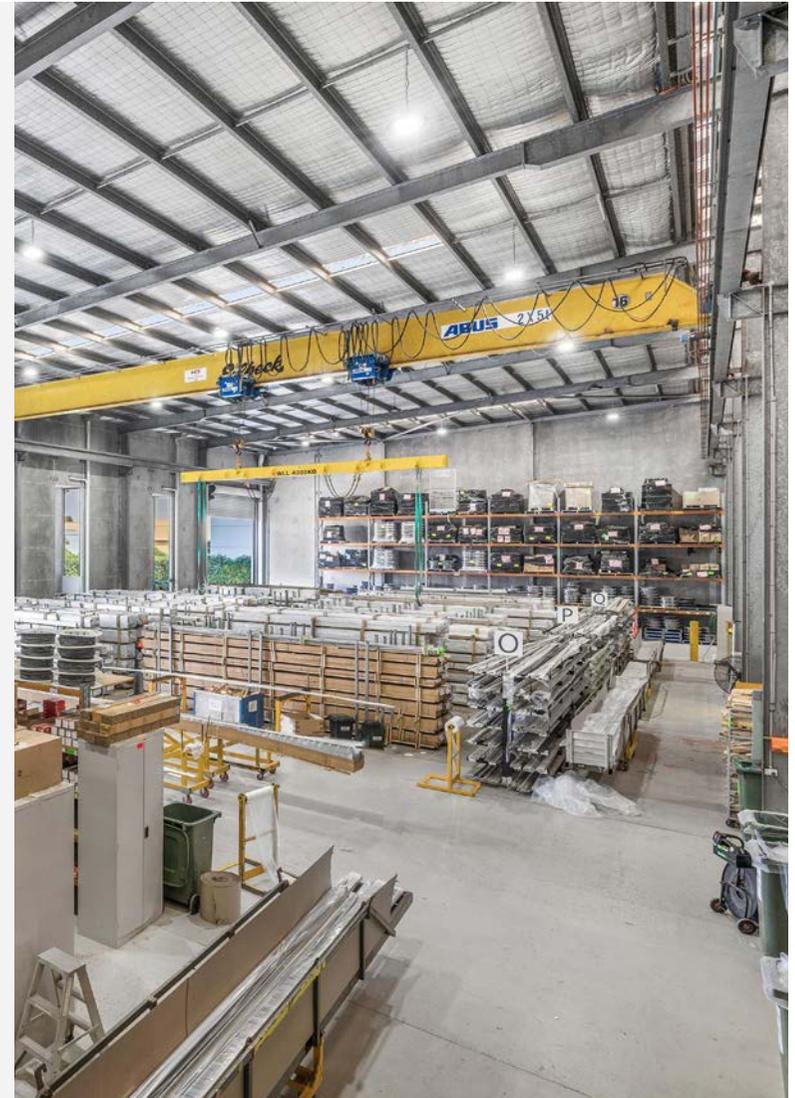


AARON ALECKSON
Manager - Brokerage Services
Ray White Commercial (QLD)
0434 258 601
aaron.aleckson@raywhite.com



PAUL ANDERSON
Director - Brokerage Services
Ray White Commercial (QLD)
0438 661 266
paul.anderson@raywhite.com

*subject to survey



CONTENTS

- 04 EXECUTIVE SUMMARY
- 05 PROPERTY AND PLANNING
- 06 LOCATION
- 07 IMPROVEMENTS
- 08 FINANCIAL ANALYSIS
- 09 SALES PROCESS
- 10 CONCLUSION
- 11 ANNEXURES:
 - FLOOR PLANS
 - RATES NOTICE
 - LAND TAX
 - OFFER TO PURCHASE FORM
 - LEASE PROFORMA
- 20 DISCLAIMER



EXECUTIVE SUMMARY

Address	Lot 2, 71 Raubers Road, Northgate Qld 4013
RPD	Lot 2 on GTP 105309
Local Government	Brisbane City Council
Land Area	3,606m ² *
Building GFA:	
Office	409m ² *
Warehouse	<u>1,885m²*</u>
Total Area	2,294m ² *
Zoning	General Industry C
Tenure	100% Leased with expiry 24th March 2020. Exiting tenant is in the process of requesting an additional 2-3 months tenure post primary term expiry.
Current Passing Rental	\$310,000.00 per annum net + GST
Sale / Lease Price	For Sale: \$4,750,000 + GST For Lease: \$330,000 per annum net + GST

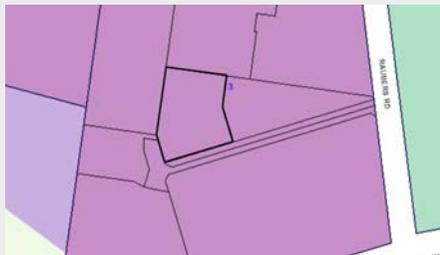
*subject to survey



PROPERTY AND PLANNING

BRIEF OVERVIEW

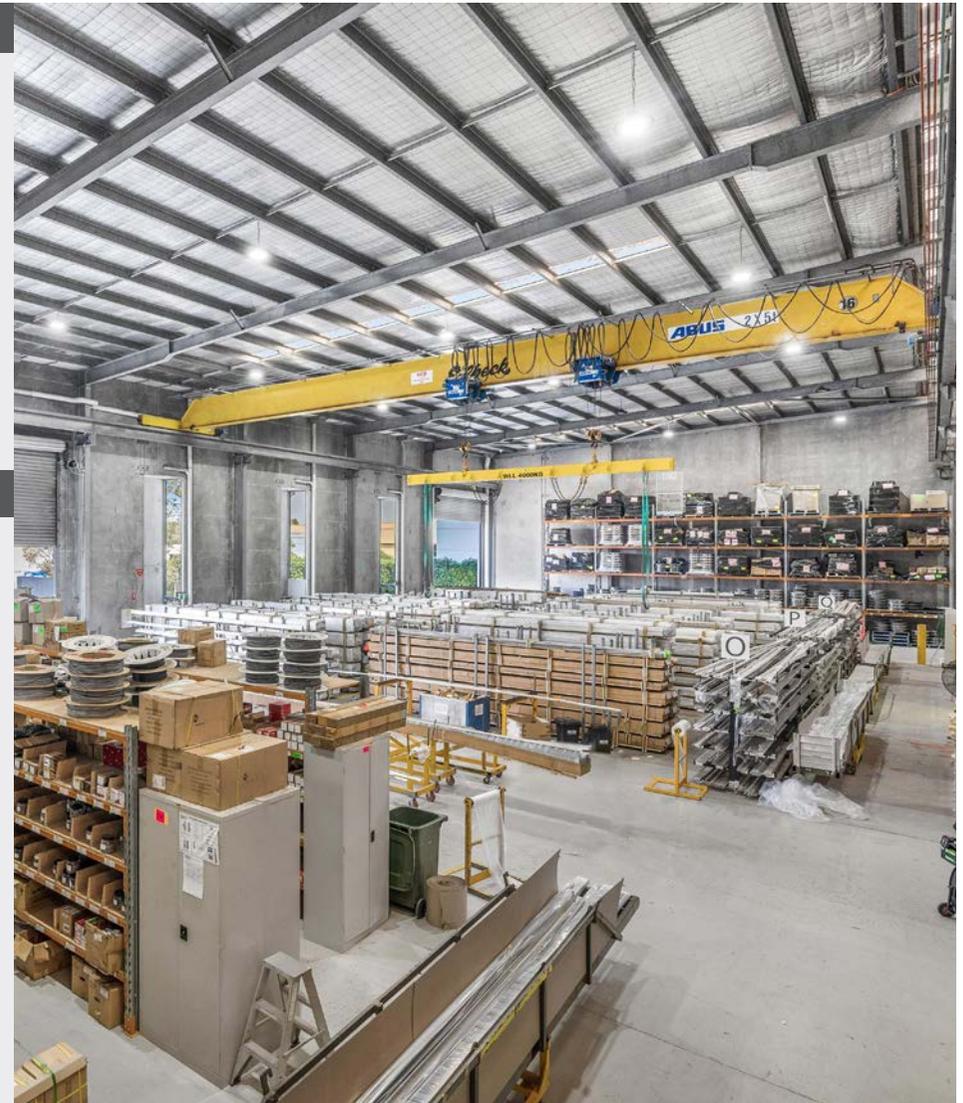
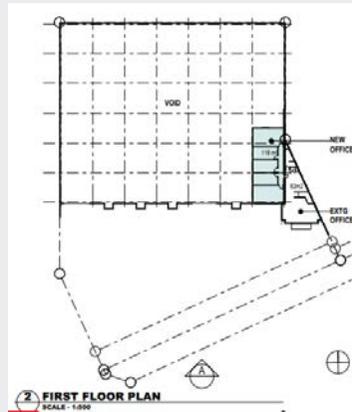
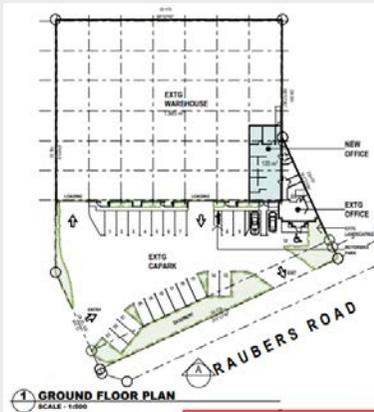
The site is designated Industry (General Industry C) Zone under the Brisbane City Plan 2014. The property is further within the bounds of the Banyo-Nudgee Neighbourhood Plan.



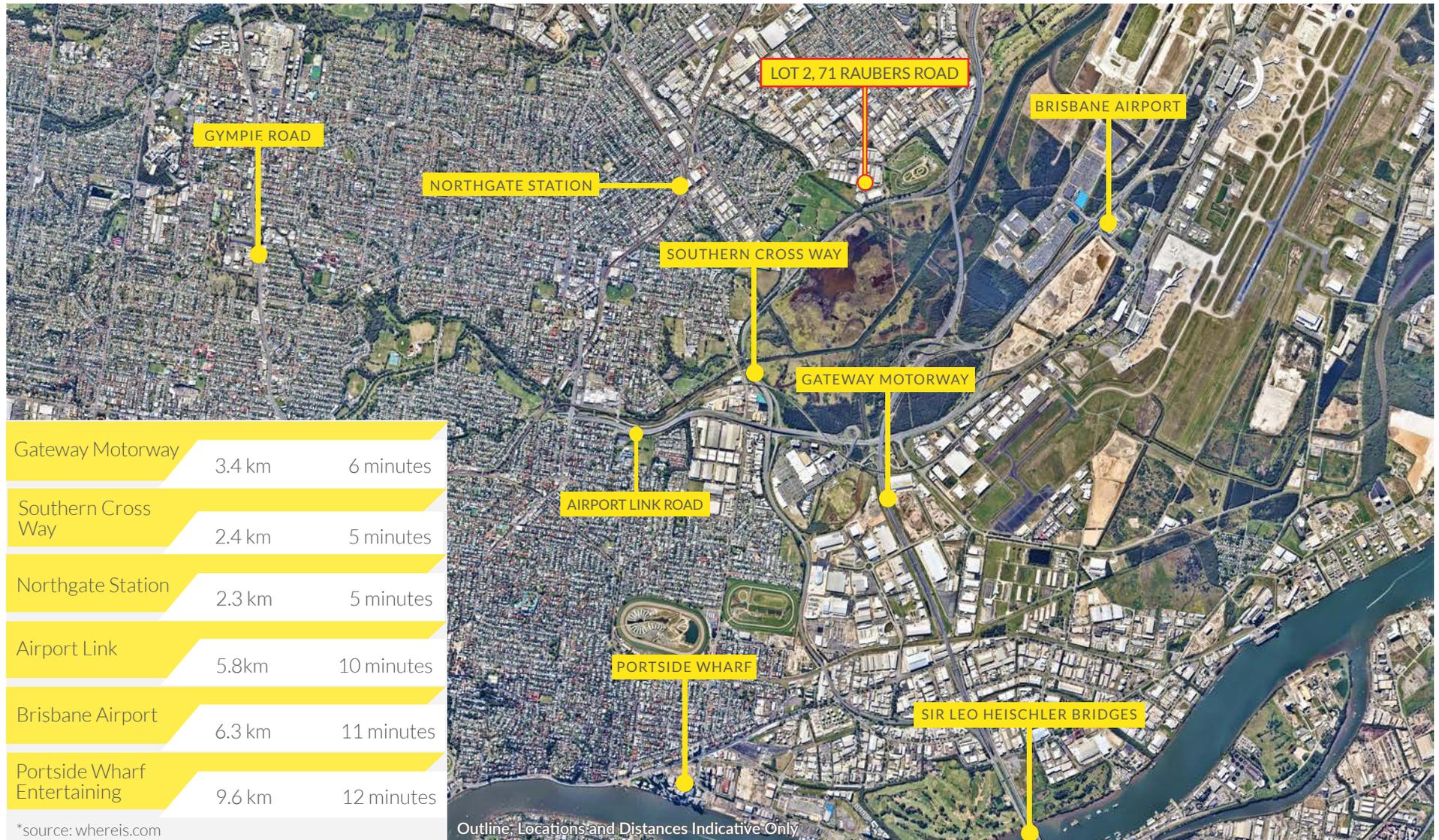
IN3 General industry C

DEVELOPMENT APPROVAL

The property has development approval and certification with the Brisbane City Council for the 238m² of office accommodation situated on the ground and first floor. An extract of the Approved Plans for the existing office extension is outlined below:



LOCATION



IMPROVEMENTS

Erected onsite is a freestanding office/ warehouse facility with a total GFA of 2,294m² (subject to survey). Modern presentation and superb natural light with tilt panel and glazed side elevations.

The subject site forms Unit 2 within a Group Title Plan, which encompasses the adjoining unit to the east (Unit 1/71 Raubers Road). The GTP structure allows ownership of the building and land, while minimising payable Land Tax due to the site value apportionment over the two units.

The warehouse space is approximately 1,885m² in area, has 8.25 metre internal clearance. Included in the sale are twin 5 tonne gantry cranes running the length of the front warehouse bay. Access is via 2 container height roller shutters offering superior functionality.

The airconditioned office is situated over two levels and is approximately 409m² in area. The space has ducted air-conditioning and commercial grade fittings throughout. Significant partitioning and bathroom amenities provide significant infrastructure for the successful purchaser.

The site offers ingress and egress crossovers, providing easy truck access. There is security fencing to the perimeter of the site.

Gross Floor Area*

Ground Floor Office	209m ²
Mezzanine Office	200m ²
Warehouse	1,885m ²
TOTAL	2,294m ²

*all areas subject to survey



FINANCIAL ANALYSIS

LEASE OVERVIEW

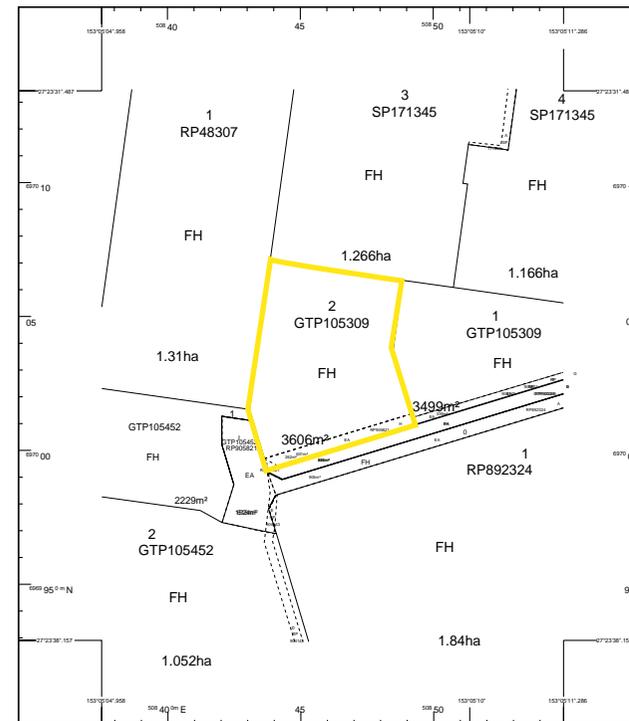
Lessee	Ezi Aluminium Systems Pty Ltd
Lease Term	7 years
Lease Expiry	24 March 2020
Option	5 years
Rental Review	The greater of CPI and 3%. The rental review has a ratchet clause and will not increase by more than 4.0%.
Passing Rent	\$310,000 per annum, GST is payable in addition to the rent.
Outgoings	Payable by Lessee, including Land Tax.
Make Good	The tenant is to redecorate the lease land to the reasonable satisfaction of the landlord during the last three months of the term of this lease.

OUTGOINGS OVERVIEW

The 2018/2019 outgoing budget is outlined below:

Item	Amount	Amount
Municipal Rates	\$12,672	
Water & Sewerage	\$2,246	
Land Tax	\$10,528	
Total Statutory Charges		\$25,446
Insurance	\$8,352	
Repairs & Maintenance	\$3,617	
Ground Maintenance	\$3,588	
Strata Levies	\$2,959	
Administration/Management Fee	\$5,766	
Occupiers Compliance (Fire & Safety)	\$1,990	
Total Operating Expenses		\$26,272
Total Outgoings		\$51,718

SMARTMAP



STANDARD MAP NUMBER
8543-33142

MAP WINDOW POSITION & MAPSHEET LOCATION

SUBJECT PARCEL DESCRIPTION

DCSR	GTP105309
Lot/Plan	2/3606
Address/Name	FREEMOLD
Tenure	FREEMOLD
Local Government	BRISBANE CITY
Locality	NORTHGATE
Segment/Parcel	1200181

CLIENT SERVICE STANDARDS

PRINTED (date/yyyy) 12/09/2019

DCSR 11/09/2019

Based upon an extraction from the Digital Cadastral Data Base

SmartMap
An External Product of SmartMap Information Services

Based upon an extraction from the Digital Cadastral Data Base

Queensland Government
(c) The State of Queensland, (Department of Natural Resources, Mines and Energy) 2019.

GDA

*Outline Indicative Only

SALES PROCESS

METHOD OF SALE

Lot 2, 71 Raubers Road, Northgate is being offered:

- For Sale at \$4,750,000 + GST, or
- Lease at \$330,000 per annum net + GST.

OFFER TO PURCHASE

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 Offer to Purchase Form which is located in the Annexure section of this Information Memorandum.

OFFER TO LEASE

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

- Completed Lease Proforma which is located in the Annexure section of this Information Memorandum.

DUE DILIGENCE

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

- Plans
- Lease document
- Utilities notices
- BCC Approval
- Classification certificate



CONCLUSION

Lot 2,71 Raubers Road, Northgate is a compelling investment and occupier opportunity:

Modern Improvements:	Corporate Presentation
Security:	Tilt Panel Improvements
Access:	2 crossovers and 2 container height roller shutters
Gantry Cranes:	Certified, twin 5 tonne gantry cranes
Airport Proximity:	Located in Northgate Brisbane, nearby Brisbane Airport
Gateway Motorway Access:	Northgate offers exceptional access via the Gateway Motorway

Lot 2, 71 Raubers Road, Northgate
For Sale at \$4,750,000 + GST or Lease at \$330,000 per annum net + GST



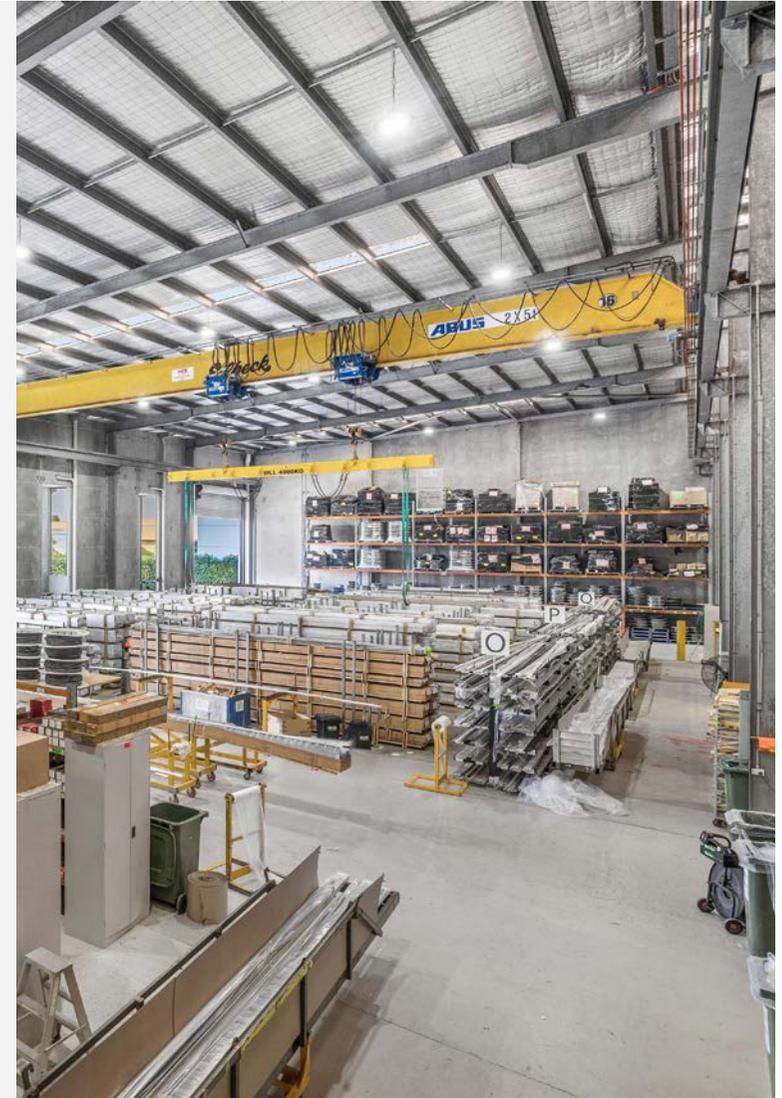
ANDREW DOYLE
Manager - Brokerage Services
Ray White Commercial (QLD)
0412 853 366
andrew.doyle@raywhite.com



AARON ALECKSON
Manager - Brokerage Services
Ray White Commercial (QLD)
0434 258 601
aaron.aleckson@raywhite.com

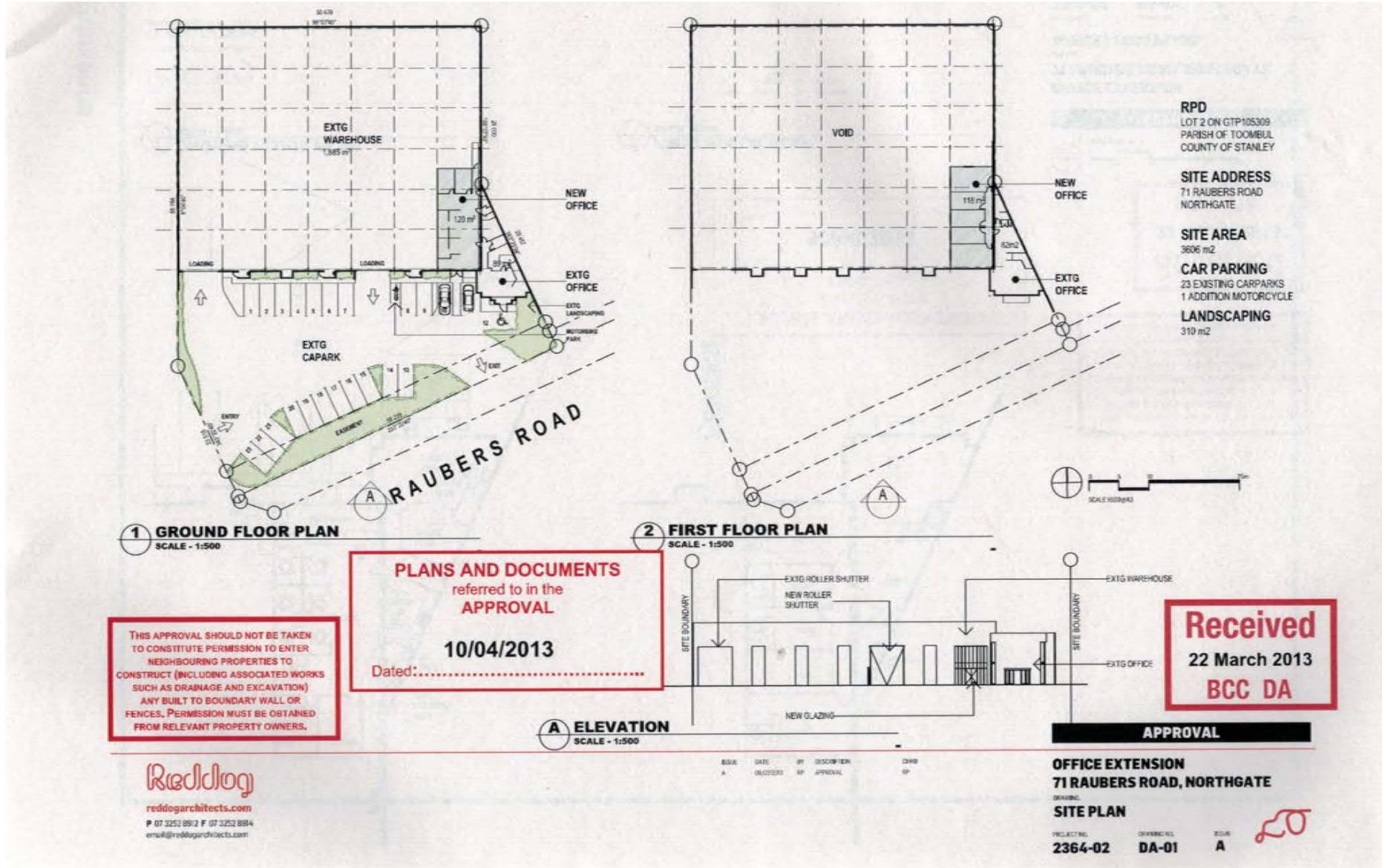


PAUL ANDERSON
Director - Brokerage Services
Ray White Commercial (QLD)
0438 661 266
paul.anderson@raywhite.com

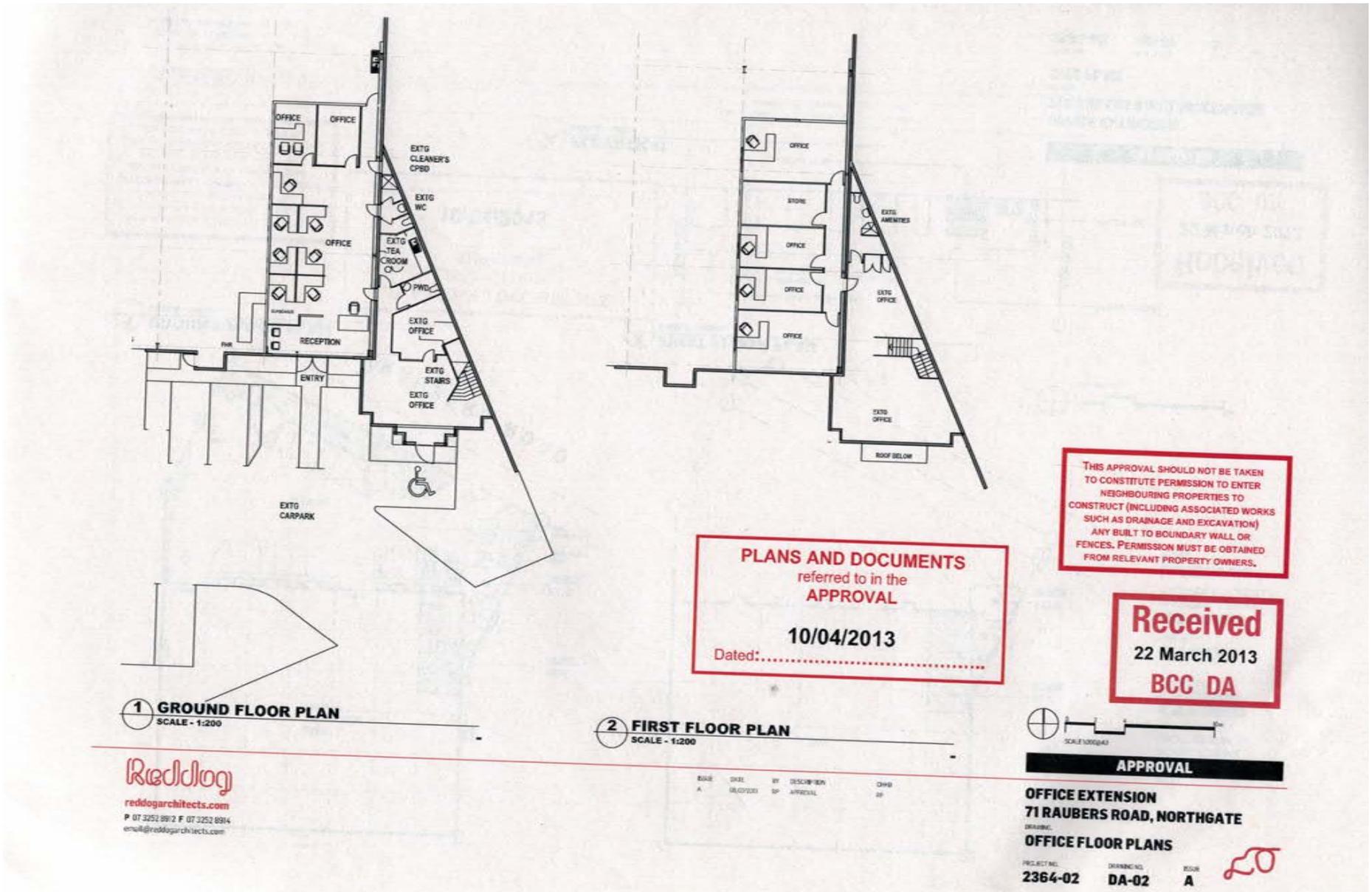


ANNEXURES

FLOOR PLANS



FLOOR PLANS (CONTINUED)



RATES NOTICE



BRISBANE CITY COUNCIL ABN 72 002 765 795

Rate Account

Property Location 2/71 RAUBERS RD
NORTHGATE

Issue Date 3 Jul 2019

Dedicated to a better Brisbane

Account number

Bill number

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jul 2019 - 30 Sep 2019




000
BCC_RATES_35862_20190701013XPBILR_A-0000514-0002053

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Compounding interest of 9.83% per annum will accrue daily on any amount owing immediately after this date.

Summary of Charges

Opening Balance	0.00
Brisbane City Council Rates & Charges	2,353.49
State Government Charges	814.90
Gross Amount	3,168.39
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	3,168.35

Nett Amount Payable

\$3,168.35

Due Date

2 Aug 2019

Make a statement. Go paperless!

Switch to paperless billing and access your rates notice anytime, anywhere.

You can also opt-in for a free SMS reminder of your bill's due date.

Visit brisbane.qld.gov.au/rates to sign up and help keep Brisbane clean, green and sustainable.



ENTERED
05 JUL 2019
BY:

If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.



Snip
Pay using your smartphone
Download the Snip App and scan the code to pay now.



Pay in person at any Post Office



*439 500010354817865

Due Date

2 Aug 2019



50

Gross Amount
\$3,168.39

Nett Amount

\$3,168.35

RATES NOTICE (CONTINUED)

Property Details

Owner

Property Location	2/71 RAUBERS RD NORTHGATE	
Real Property Description	L.2 GTP.105309 PAR TOOMBUL 51/100	
Valuation effective from	1 Jul 2017	\$790,500
	1 Jul 2018	\$790,500
	1 Jul 2019	\$1,071,000
Average Rateable Valuation (A R V)		\$884,000

Account Details

Opening Balance		
Closing Balance Of Last Bill		2,934.74
Payment Received - 01-Apr-2019		2,934.70 CR
Discount/Rounding Allowed		0.04 CR
Total		0.00

Period: 1 Jul 2019 - 30 Sep 2019

Brisbane City Council Rates & Charges

General Rates - Category 11a (Annually 0.9451 Cents In The A R V \$) @ Parity Factor (P/F) 1.000000	2,088.67
Waste Utility Charge - 1 Charge(S) @ \$85.59 Qtr	85.59
Bushland Preservation Levy Category 11a (Annual 0.0331 Cents In The A R V \$) @ P/F 1.000000	73.15
Environmental Mgt Compliance Levy Category 11a (Annual 0.048 Cents In The A R V \$) @ P/F 1.000000	106.08
Total	2,353.49

State Government Charges

Emergency Management Levy - Group 6	799.90
Commercial Waste Utility Charge - 1 Charge(S) @ \$15.00 Qtr	15.00
Total	814.90

Other Information

A surcharge of 0.52% will apply when you choose to pay your rates by credit card, with the exception of credit card payments made using BPAY. The amount of the surcharge will appear on, and be payable with your next rate account. A credit card surcharge is not applicable on charges that attract GST.

LAND TAX 2019-20



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



PAID
08/11/2019

BY: BSF

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.



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 21 August 2019

Payment reference

Client number

Amount payable **\$10,528.00**
(for this assessment)

Due date 19 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 19 November 2019

Payment reference

Amount payable **\$10,528.00**
(for this assessment)

LAND TAX 2019-20 (CONTINUED)

Your 2019–20 land tax summary

2019–20 assessment	\$10,528.00
Reassessment—N/A	\$0.00
Total assessed liability	\$10,528.00
Payments received/Refund	\$0.00
Unpaid tax interest (UTI)	\$0.00
Penalty tax	\$0.00
Total amount due	\$10,528.00

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)			Averaged value	Capped value	Your share of value	Less exemption	Exemption code	Your taxable value
			2019–20	2018–19	2017–18						
AND OWNED SOLELY BY Northgate Property Trust											
1 RAUBERS RD NORTHGATE	1293047	2/GTP/105309	\$1,071,000	\$790,500	\$790,500	\$884,000		\$884,000.00			\$884,000.00
Exemption codes										Total taxable value	\$884,000.00
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										Tax rate ***	\$1,450 + 1.70c for each \$1 more than \$350,000
										Total assessed liability	\$10,528.00

These values are provided by the Department of Natural Resources, Mines and Energy (DNRM, www.qld.gov.au/landvaluations) under the Land Valuation Act 2010 and are required to be used to calculate our taxable value. They may only be amended by DNRM. 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 companies and trustees of foreign trusts. To find out more about tax rates, including determining your status and obligations visit our website (www.qld.gov.au/landtax).

OFFER TO PURCHASE FORM

Clearly mark your Offer to Purchase for the attention of:

Paul Anderson - Director - Brokerage Services
Andrew Doyle - Manager - Brokerage Services
Aaron Aleckson - Manager - Brokerage Services

Return your Offer to Purchase 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: LOT 2, 71 RAUBERS 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: _____

LEASE PROFORMA

Clearly mark your Lease Proforma for the attention of:

Paul Anderson - Director - Brokerage Services
Andrew Doyle - Manager - Brokerage Services
Aaron Aleckson - Manager - Brokerage Services

Return your Lease Proforma 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

Premises

Address Lot 2, 71 Raubers Road, Northgate QLD 4013

Building Area 2,294m²*

RPD Lot 2 on GTP 105309

Lessee Details

Lessee Entity _____

Address for Entity _____

Lessee Solicitor _____

Lessee Director _____

Commercial Terms

Commencement Date _____

Commencement Rental _____

Primary Term _____

Option/s _____

Outgoings Contribution _____

Annual Reviews _____

Market Reviews _____

Director Guarantee _____

Bank Guarantee _____

*subject to survey



Signed: _____

Date: _____

LEGAL INFORMATION

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. Eagle Street Brisbane Pty Ltd trading as Ray White Commercial Queensland 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.

**BROKERAGE SERVICES
RAY WHITE COMMERCIAL QUEENSLAND**

SATELLITE OFFICE: Suite 1.3/371 MacArthur Avenue, Hamilton QLD 4007
HEAD OFFICE: Level 26, ONE ONE ONE, 111 Eagle Street, Brisbane QLD 4000

T 07 3231 2176
F 07 3832 4777