



Sales/Leasing
Investment
Portfolio
Auctions
Management

Beenleigh QLD Suite 113 / 58 Manila Street

Information Memorandum

For Sale by way of Private Treaty





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Title Reference

Available on Request

Sale Contract and Lease

Introduction

Burgess Rawson are delighted to offer for sale Suite 113 / 58 Manila Street, Beenleigh QLD. The property will be offered for sale by way of private treaty.

Burgess Rawson

Since being established in 1975, our Sales, Leasing, Property Management, Valuation and Advisory services fulfil the complete and ongoing needs of our clients. Burgess Rawson has a network of offices throughout Australia and extensive regional partnerships with local property specialists, giving unmatched depth and reach in all commercial property market sectors.

At every stage of ownership, our clients benefit from our specialist knowledge, experience, market insights and advice. Our strong market position, plus our targeted and effective marketing campaigns through a highly qualified database, generates maximum exposure for properties.

Burgess Rawson's iconic Portfolio Auctions are held in Melbourne and Sydney bringing together

a diverse range of national commercial and investment grade properties.

Our renowned auction program, together with a large pool of eager, qualified investors continues to generate premium results. With eight, two day Investment Portfolio Auction events held each year, Burgess Rawson are the leaders in the selling of quality property investments.

Based on our knowledge and experience, Burgess Rawson are confident in recommending the property as an outstanding investment opportunity.



Investment Features

- Leased to National Academy of Learning – 3 years plus options till 2025
- Existing tenant has been in occupation since 2015
- Tenant pays all outgoings excluding land tax as per lease
- 7 Exclusive use car parks
- Located in Corridor Business Centre, within Beenleigh CBD
- Modern A-grade office building comprising 3 levels of office space and 2 levels of basement carparks
- Minutes from the Pacific Hwy
- CPI annual increases, including options, with market reviews
- Beenleigh – high growth suburb, 36 km's south of Brisbane
- Net Income: \$70,200pa + GST

Location

Suite 113 / 58 Manila St, Beenleigh QLD 4207

Building Area

242 sqm (approx.)

Site Details

Lot 113 SP218233

Title Reference

50736228

Zoning

Comprehensive Development - Centre Frame (Beenleigh)

Local Authority

Logan City Council

Net Income

\$70,200 pa + GST

Method of Sale

For Sale by Private Treaty



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Location

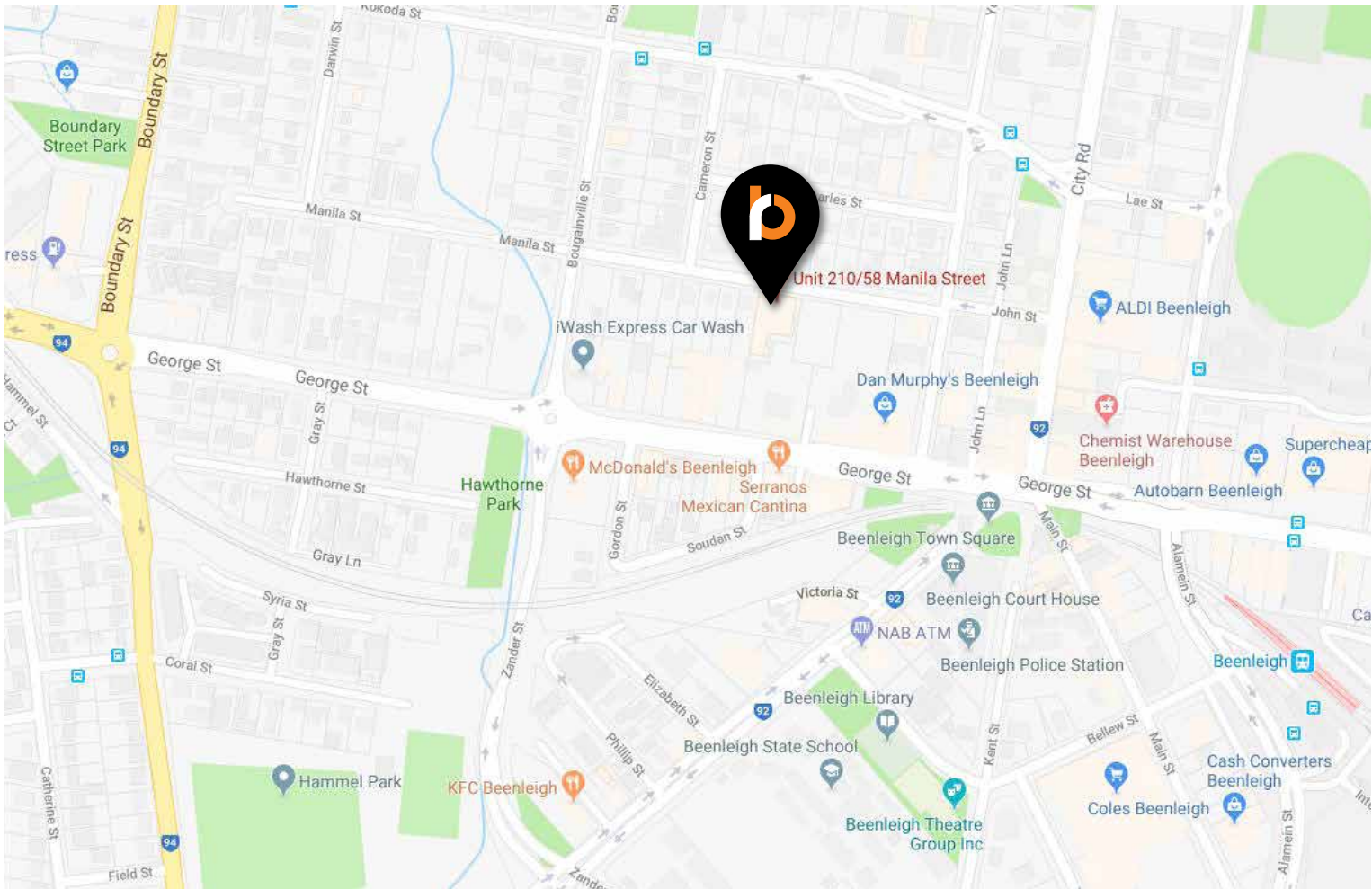
Beenleigh is part of Logan City which is a major local government precinct and home to a population of around 300,000. Beenleigh is located approximately 36 kilometres south of the Brisbane CBD and 43 kilometres from Southport on the Gold Coast. Beenleigh is just off the M1 Pacific Motorway which is the connecting freeway between Brisbane and the Gold Coast.

Beenleigh supports a substantial residential population and business precinct with diverse retail and commercial facilities all situated within easy walking distance of this property.

Beenleigh has a strong social and economic relationship with Brisbane, particularly for employment, higher order health facilities and services, tertiary education, recreational, cultural and arts amenities and higher order commercial, legal and financial services.

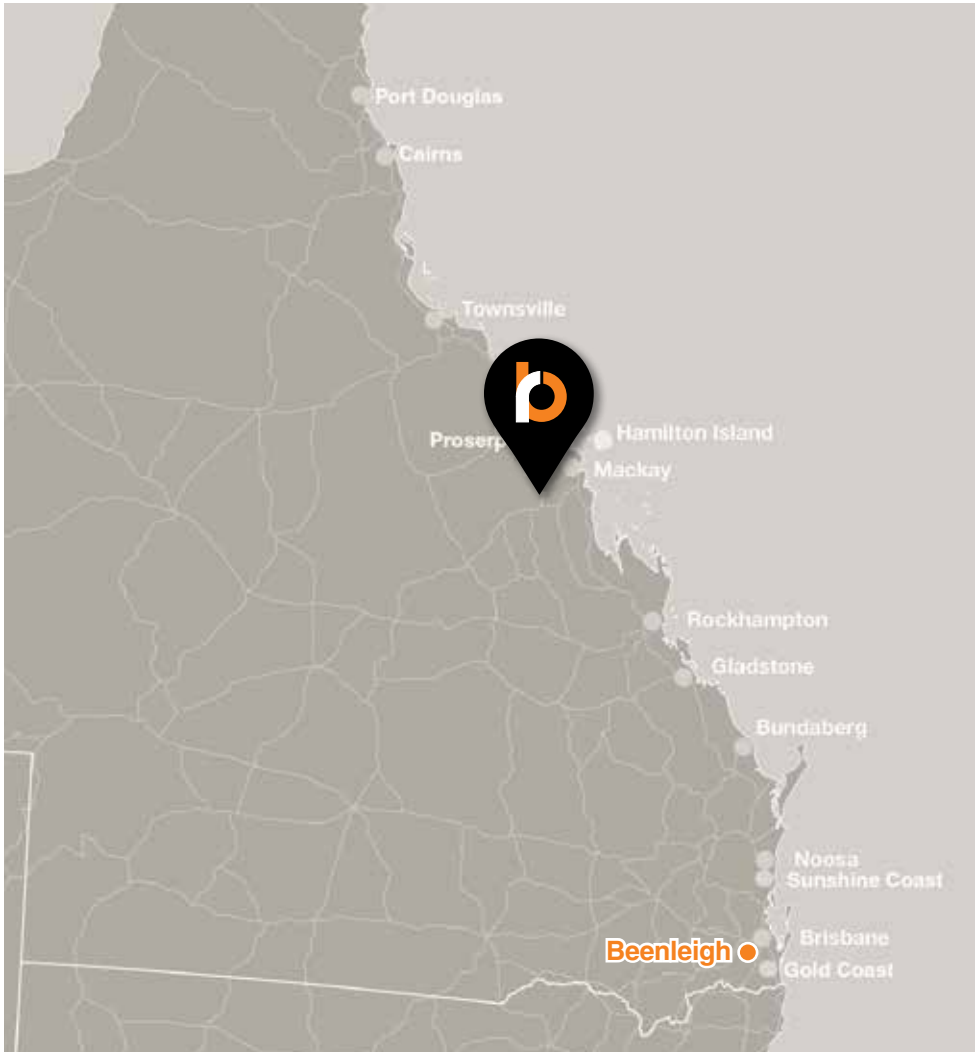
Uniquely, Beenleigh is located along two major regional transport corridors, the Pacific Motorway and the Brisbane to Beenleigh railway line, which provide Beenleigh with commuter access to the Metropolitan centres of Brisbane and the Gold Coast. This established co-dependency provides the opportunity for 'origin based' transit oriented high density residential development to be facilitated with Beenleigh.

Major retailers within Beenleigh include all the major Banks, Coles, Woolworths, Dan Murphy's, BI-LO, Big W, Mitre 10 Mega and ALDI to name a few.



Beenleigh

36 kms South East of Brisbane and 48 kms north west of the Gold Coast.



Property Details

Address
Suite 113, 58 Manila Street, Beenleigh,
QLD

Title Details
Lot 113 on SP218233

Title Reference
50736228

Net Lettable Area
242 sqm (approx.)

Zoning
Comprehensive Development
Centre Frame (Beenleigh)

Local Authority
Logan City Council

Tenancy Details

Lessee:	Logan City Council
Lease:	Three (3) Years - March 2022
Options:	Three (3) Years
Annual Reviews:	CPI Increases
Outgoings:	Paid by Lessee
Net Rent:	\$70,200 + GST



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Tenant Profile



Provides in-home solutions for children of all ages.
With years of experience providing Maths and English tuition for Australian children we have real teachers with proven systems, and the know how to help.

- Our Australian Curriculum delivers:
- *Individual courses designed for each student.
 - *Progressive revision pathways for each student.
 - *Real hands-on teaching by real teachers.
 - *Interactive & unique lessons that students love to use.
 - *Active reporting back from real teachers.
 - *Individual student monitoring by real teachers.

We use real teachers not just based on their academic achievements, but also based on suitability and personality. We look for teachers that specialise in helping children who lack confidence or those that have fallen through the cracks in the system. This rigorous selection criteria ensures that your child receives the highest level of tutoring and the best chances of success.

<https://www.1300hometutor.com.au>

Sale Process

Method of Sale

For sale by Private Treaty



Burgess Rawson Brisbane
Level 24, 324 Queen Street
BRISBANE QLD 4000

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Inspections

Inspections can be arranged by prior appointment.

Terms of Sale

The contract will be on the basis of:

- 10% deposit to be paid on exchange of contracts
- 30/60/90 day settlement period (settlement time frames are at the discretion of the vendor)

Contracts and Leases

Contract for Sale and Lease are available for the property.

Purchasing Entity

If you are buying in a Company, Trust structure or for your Self-Managed Super Fund, please discuss and resolve the name and structure with your solicitor or accountant. This is to ensure you sign the contract in the name of the correct purchasing entity. If successful at the auction you will be required to sign the contract on the day of auction, you may also need to supply the auctioneer with an authority from the Purchasing Entity authorising you to sign the contract on the day of auction.

Property Management

Burgess Rawson is not only a market leader in investment sales; we are also regarded as highly professional property managers. With an Australia-wide management portfolio of well in excess of \$2billion, we are able to equally manage property whether it is CBD, metropolitan or regionally located.

- More than Rental Collection - care for your property and investment. Professional property management enhances and secures your tenant relationship, provides property accounting (including tax invoicing/GST/BAS) reports and maximises rental. We take the weight off your shoulders.
- Achieve \$ savings - through our buying power and access to the best providers: insurance brokers, maintenance contractors etc. We have the contacts and long standing relationships to be at your disposal.
- Improve your cash flow - Apart from ensuring regular rental increases are enacted to maximum sustainable levels, a professional property manager reviews council rating values, as well as accessing the best taxation depreciation assessment to improve your after income tax bottom line. We aim to add more to your overall capital value.
- Not missing a beat - With our daily contact in the market, we hear about new developments, tenants on the move etc. Whether this information helps protect your investment or leads to further opportunities, we have our ears to the ground.
- Problem solvers Owning property has never been more complicated, and highly regulated. We are fully conversant with the Retail Tenancies Act, Town Planning and Occupational Health and Safety Regulations. We can anticipate and prevent problems.
- Experience and involvement - Our professional property managers offer a wide range of expertise. Time in the profession, and continuous improvement and involvement in the property sector is an intellectual pursuit. We can provide a pool of such experience to individual clients in a way we believe self-managed property owners cannot.
- Value for money - free yourself up to concentrate on the returns of your investments, rather than the daily issues which can arise from your property. The small cost involved in professional management is money well spent. We have the resources to service your needs.

To discuss your particular property management's needs, please contact either your Burgess Rawson selling agent or Katie Goodall today.



Katie Goodall
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Disclaimer

The information contained in the report/information memorandum has been prepared in good faith and due care by the Vendor, Burgess Rawson. Any projections contained in the report therefore, represent best estimates only and may be based on assumptions.

The information contained herein is supplied without any representation as to its truth or accuracy. All interested parties should make their own enquiries to satisfy themselves in all aspects and obtain their own independent advice in order to verify any of the information. All stated dimensions and areas are approximate.

The vendor does not represent or warrant the accuracy of any information contained in this document. Subject to any statutory limitation on its ability to do so, the vendor disclaims all liability under any cause of action, including negligence, for any loss arising from reliance on this document.

Specifically, we make the following disclosures:

- All areas, measurements, boundaries, car space numbers, rents are approximate only and subject to final confirmation;
- The indicative depreciation schedule has been provided by Napier & Blakeley and is an estimate only and cannot be used for tax purposes.

The information contained in this document is provided as a guide and an aid to further investigation by potential purchasers. Prospective purchasers should seek legal, financial and other appropriate expert advice in order the verify the accuracy of the information presented in this document

GST Disclaimer

Burgess Rawson advises that the financial information in this report relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

Retail Leases Act 2003 – Tenant outgoings

Prospective buyers should note that the recovery of outgoings from a tenant is subject to the application of and proper compliance with the Retail Leases Act 2003 (Vic). The Act applies to leases of retail premises in Victoria. If the Act applies, certain outgoings, such as land tax and some maintenance costs, cannot be recovered from the tenant. If the Act applies, other outgoings, such as management fees, can only be recovered from the tenant if the Act has been complied with.