



3 & 4, 139 MINJUNGBAL DRIVE,
TWEED HEADS SOUTH NSW 2486

Information Memorandum

Prepared by Ray White Commercial Robina
February 2019



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THE OPPORTUNITY

This two level office building in the South of Tweed Heads offers a partially tenanted investment that can't be missed! There are 12 tenancies housed within this property which has main road frontage and is opposite a major shopping centre Tweed City. It has rear street access to additional parking as well. There is plenty of potential to reconfigure and refurbish or tenant the vacancies as is. This property could also suit an owner occupier. There is great exposure and profile to Minjungbal Drive - a major arterial road.

- 568m²* Building, 435.5m²* NLA
- Two levels of offices, on 2 Titles
- Currently configured into 12 tenancies, 7 leased and 5 vacant
- 13 carparks
- Partially tenanted with plenty of potential for further income
- Could suit an owner occupier who requires office and income or in time an owner could occupy the entire building
- Opportunity to refurbish and modernise or leave as is
- Huge signage potential on the roof
- Opposite Major Shopping Centre - Tweed City
- Main road frontage + rear street access
- Rear parking access + front car park

Kelly Zeckovic

Ray White Commercial Robina

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E kelly.zeckovic@raywhite.com

* 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.

EXECUTIVE SUMMARY

Address	3 & 4/139 Minjungbal Drive, Tweed Heads South NSW 2486
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Method of Sale	The property is being offered for sale by Auction Sofitel, Broadbeach on Wednesday, 27th February 2019 at 6:00PM
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Sale Details

The Property is offered for sale by public auction and can be inspected by contacting the marketing agent.

Contract of Sale documents are available from the marketing agent upon request.

Outgoings are estimated at \$35,700. This includes an electricity charge of the whole building for approx \$10,100 per annum. The tenancies are not separately metered. Since we have taken over management of the building we will endeavor to have new tenants pay for their power assessed on a proportionate floor area to the whole and this will gradually lessen the outgoings and give a better rental return.

There is potential to negotiate the current leases as they come up for renewal. There is also an opportunity to move and change tenancies to suit a new owner and their requirements.

This property would suit an investor or an owner requiring some office space and some income or the opportunity to eventually occupy the entire area.

Marketing Agent	Kelly Zeckovic Ray White Commercial Robina M: 0418 790 201 E: kelly.zeckovic@raywhite.com
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PROPERTY OVERVIEW

Address	3 & 4, 139 MINJUNGBAL DRIVE, TWEED HEADS SOUTH NSW 2046
Real Property Details	Title Reference Lot 3 and 4 SP44731
Local Authority	Tweed Shire
Land Size	568m2*
Town Planning	B5 Business Development
Net Lettable Area	435.5m2*
Current Income	\$70,220.70* per annum
Estimated Outgoings	\$35,700.00* per annum
Current Net Rental	\$34,520.70* per annum
Potential Gross	\$122,170.70* per annum
Potential Net Rental	\$86,470.70* per annum

*Approximate

*As we re-lease tenancies there will be an opportunity to add outgoings to tenants rents or negotiate \$m2 and terms.

AERIAL VIEW



LOCATION MAP



ZONING

Zoning

The site is zoned B5 Business Development under Tweed Local Environmental Plan 2014 and has a 10m height limit. The B5 zone has the following objectives:

Zone B5 Business Development

1 Objectives of zone

- To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To provide for retailing activities that are not suited to, or desirable in, other business zones or that serve the needs of other businesses in the zone.
- To accommodate a wide range of employment generating uses and associated support facilities including light industrial, transport and storage activities.

2 Permitted without consent

Environmental facilities; Environmental protection works.

3 Permitted with consent

Bulky goods premises; Child care centres; Garden centres; Hardware and building supplies; Landscaping material supplies; Light industries; Passenger transport facilities; Respite day care centres; Roads; Take away food and drink premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Eco-tourist facilities; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Food and drink premises; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Information and education facilities; Jetties; Marinas; Markets; Mooring pens; Moorings; Open cut mining; Recreation facilities (major); Recreation facilities (outdoor); Residential accommodation; Restricted premises; Roadside stalls; Rural industries; Rural supplies; Sex services premises; Storage premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities; Wholesale supplies

LOCATION OVERVIEW

Tweed Heads is an established seaside suburb located on the Tweed River northern New South Wales, located next to the border with Queensland, adjacent to its 'Twin Town' of Coolangatta, which is a suburb of the Gold Coast.

Given its proximity to the Gold Coast, Tweed Heads has a shared economy with Coolangatta and southern Gold Coast and provide easy access to a number of popular tourist attractions. Residents and visitors are attracted by picturesque locations including nearby surfing beaches, or hiking trails on Mount Warning.

This area is benefited by its close proximity to the Gold Coast International Airport and Southern Cross University and is an approximate 80* minutes drive from Brisbane, 30* minute drive from central Surfers Paradise, and an easy 45* minute commute to Byron Bay.

Nearby Point Danger Lookout is a vantage point for spotting migrating whales, while a short stroll from Duranbah Beach, a popular surfing spot.

The Tweed is also home to some of Australia's largest licensed clubs such as Twin Towns, Tweed Heads Bowls Club and Club Banora which offer dining and entertainment and 18 hole golf courses. The area is also home to two major shopping centres, bus transport, the Tweed Hospital and a number of Primary and Secondary Schools.



LOCATION OVERVIEW

139 Minjungbal Drive, Tweed Heads South is located on the Tweed, situated on the northern New South Wales/ southern Queensland border.

The Tweed Shire population forecast for 2018 was 95,675, and is forecast to grow to 127,434 by 2036.

The recently gazetted North Coast Regional Plan sets out the forward growth strategy for the broader region to 2036. The regional plan sets out growth statistics underlying significant forecast growth across the various industry sectors and importantly the large requirement for new dwelling construction in the region.

Though this strategy, the North Coast will harness the opportunities provided by its spectacular environment, growing cities and centres and increasing connectivity between communities and with South East Queensland. Connectivity and prosperity will be delivered by significant infrastructure investment, led by the Pacific Highway and Gold Coast International Airport upgrades, which are expanding the global reach of the North Coast.

The North Coast Regional Plan focuses growth in the aforementioned urban centres to avoid damaging the surrounding environmental and cultural areas. As such, greenfield development on the Northern Coast of New South Wales is fast becoming scarce. State Authorities estimate the population increase to be approximately 76,200 people with an estimated additional 46,000 dwellings required to satisfy the economic and population growth up to 2036.

The site has access to a range of public amenities and major infrastructure including shopping centres, schools recreation facilities and parks, medical centres, and transport.

These include;

- Coolangatta retail/entertainment precinct and renowned surfing beaches
- Gold Coast International Airport
- Tweed City Shopping Centre and Tweed Mall
- Robina Town Centre
- Pacific Fair Shopping Centre
- Local primary and grammar schools
- Southern Cross University, Gold Coast
- Byron Bay
- Coolangatta
- Lamington and Springbrook National Parks
- Mount Warning
- The Tweed Hospital and John Flynn Hospital

TENANCY SCHEDULE

Tenancy Schedule - 139 Minjungbal Drive, Tweed Heads South													Last Updated 01/02/2019
Unit No	Tenant	Lettable m ²	Rental			Outgoings		Term	Option	Commence	Expiry	Next Rent Review	Bond
			Monthly rent excl GST	Annual Rent excl GST	\$/SQM	%	\$ P.A excl gst						
Ground Level													
1	Vacant	55	\$ 1,466.67	\$ 17,600.00	\$ 320.00	electricity							
2	Dubava Pty Ltd	46	\$ 1,057.62	\$ 12,691.42	\$ 275.90	electricity	\$ 720.00	1Y	1Y	15/05/2018	14/05/2020	15/05/2019	\$ 800.00
3	John Williams Myers	42	\$ 1,016.75	\$ 12,201.00	\$ 290.50	electricity	\$ 720.00	1 Y	NIL	08/08/2018	07/08/2019	08/08/2019	\$ 935.00
4&5	Sylvia Cinque	37	\$ 866.67	\$ 10,400.00	\$ 281.08	8.49%	Electricity %	1 Y	1 Y	18/06/2018	17/06/2019	18/06/2019	\$ 953.33
6	Dawn Mitchell	37	\$ 840.00	\$ 10,080.00	\$ 272.43	8.50%	Electricity %	1Y	1Y	06/03/2018	05/03/2019	06/03/2019	\$ 880.00
Level 1													
1A	Vacant	26.5	\$ 662.50	\$ 7,950.00	\$ 300.00	electricity							
2A	Vacant	32	\$ 800.00	\$ 9,600.00	\$ 300.00	electricity							
3A, 5A & 7A	Linda McKay	64	\$ 1,155.22	\$ 13,862.64	\$ 216.60	electricity	\$ 720.00	2Y	NIL	06/12/2015	05/12/2019	06/12/2019	\$ 1,130.80
4A	D3BK PTY LTD	18	\$ 449.09	\$ 5,389.08	\$ 299.39	4.13%	Electricity %	2Y	1year	14/08/2017	13/08/2019	14/08/2019	\$ 484.00
6A	Vacant	34	\$ 850.00	\$ 10,200.00	\$ 300.00	electricity							
8A	Vacant	22	\$ 550.00	\$ 6,600.00	\$ 300.00	electricity							
9A	ARD Corporate Services Pty Ltd	22	\$ 466.38	\$ 5,596.56	\$ 254.39	5.05%	Nil	3Y	NIL	01/12/2016	30/11/2019	01/12/2019	\$ 495.00
TOTAL		435.5	\$ 10,180.90	\$ 122,170.70		26.17%	\$ 2,160.00						

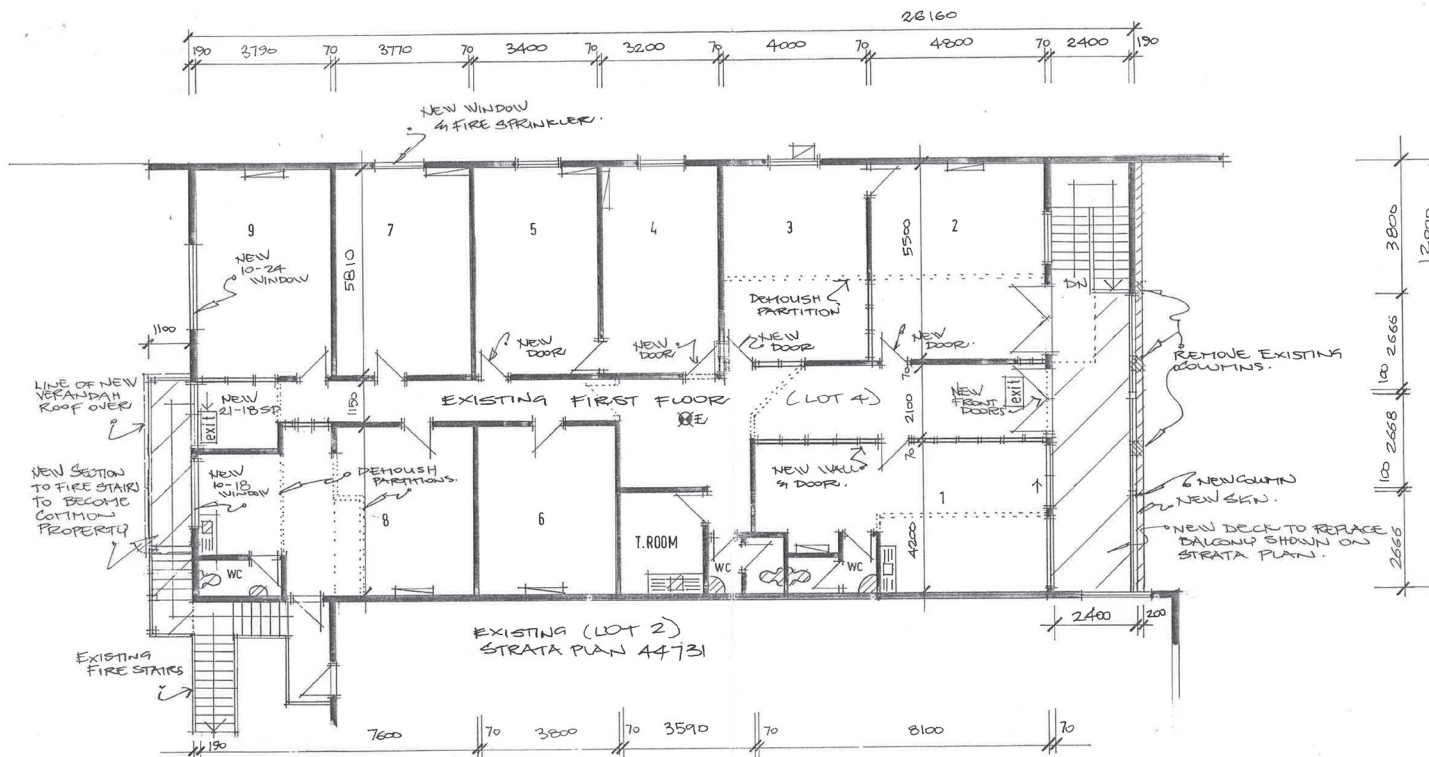
* Actual current rent \$70,220.70

*Vacancies - potential rent of \$51,950 gross

OUTGOINGS BUDGET 2018 - 2019

Management	\$3,000.00
Cleaning	\$4,300.00
Caretaking	\$400.00
Electricity	\$10,100.00
R & M	\$1,500.00
Council Rates	\$5,300.00
Body Corporate	\$10,600.00
Fire & Asbestos	\$500.00
TOTAL	\$35,700.00





FIRST FLOOR PLAN 1:100

exit ILLUMINATED EXIT LIGHT.

④ E = 'SPITFIRE' TYPE EMERGENCY LIGHT.

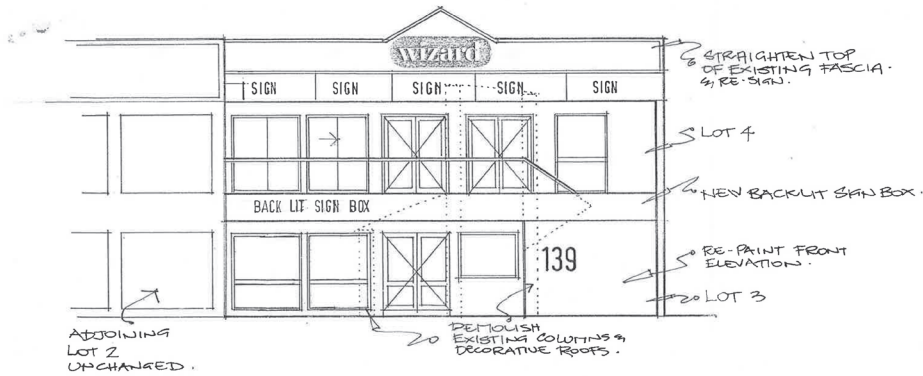
Additions at
139 Pacific Highway
SOUTH TWEED HEADS.
Lot 3 & 4
Strata Plan 44731

<p>MA4'07</p>
<p>DWG No 055</p>

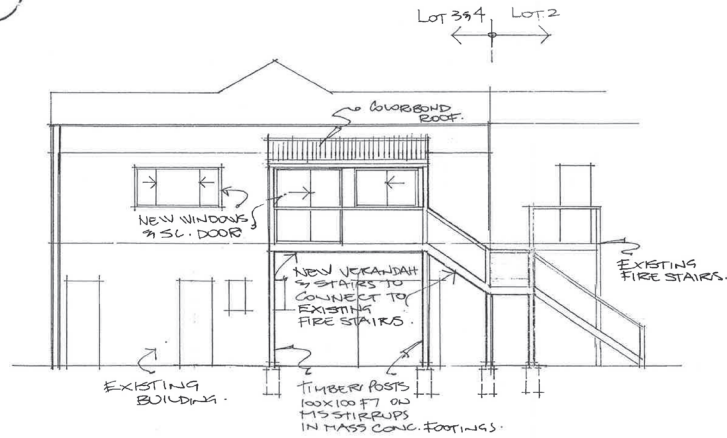
2

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Tallai Queensland 4213
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Fax: (07) 5533 2285
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FRONT ELEVATION 1:100



REAR ELEVATION 1:100

Additions at
139 Pacific Highway
SOUTH TWEED HEADS.
Lot 3 & 4
Strata Plan 44731

MAY '07

DWG NO 055

3

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PHOTOS





PROPOSED BUYER ACKNOWLEDGEMENT

*I/We the undersigned are of the understanding that I/We are in a position to enter in to a contract of sale for the property on the terms contained in the Offer to Purchase, and if a Contract Sale is entered into, I/we will do all that is necessary and complete all documentation required to facilitate the sale of the property.

I/We confirm that I/We have reviewed all the Information Memorandum and associated term and conditions (including the Disclaimer set out in the Information memorandum) and I/We accept the terms and conditions contained therein.

I/We have researched all details relevant to the property and have not relied upon any information supplied by the Vendor, the Agents for the Vendor or their respective partners, employees or agents.

The Vendor and the Proposed Buyer acknowledge that this is a non-binding Offer to Purchase.

In submitting an offer the proposed buyer of the Property also fully understands that the Vendor reserves the following rights:

The Vendor is not contractually bound in any way upon receipt of the Offer to Purchase.

To consider, prefer, accept or reject any Offer to Purchase in the Vendor's absolute discretion including whether to consider, prefer, accept or reject the highest Offer to Purchase made without having to attribute reason to be accountable in any way.

To consider any offer to purchase subject to any conditions.

If the Vendor accepts the Offer to Purchase, no binding agreement will exist between the Vendor and the Proposed Buyer until a Contract is agreed between the parties and signed by all parties.

Execution

Signed by the Proposed Buyer

Signature

Full Name

Position (if proposed buyer is not an individual or individuals)

Date signed

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. Anibor Pty Ltd ATF The Burgess Unit Trust ABN: 20 969 323 314 trading as Ray White Commercial Robina 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.

OFFER TO PURCHASE

Please note that the proposed buyer should only submit Offer to Purchase to:

Kelly Zeckovic

Mobile: 0418 790 201

Phone: 07 5593 2088

Fax: 07 5593 2188

Email: kelly.zeckovic@raywhite.com

Ray White Commercial Robina

Po Box 719

Robina, QLD 4226

Offer to Purchase Form/ Particulars

I/We register our offer to enter into negotiation to purchase the property located at 3 & 4, 139 Minjungbal Drive, Tweed Heads South NSW 2486

Property Details

Address 3 & 4139 Minjungbal Drive, Tweed Heads South NSW 2486

Real Property Description

Title Search

Local Authority

Land Area

Offer to Purchase

Proposed Price \$

Proposed Deposit \$

Proposed Settlement Date

Further Details/ information

(Finance, conditions etc.)

Details of Proposed Buyer

Full Name(s):

If Company:

Name:

ABN:

Registered for GST: Yes or No (please circle one)

Contact Details:

Address:

Mobile:

Email:

FIRB approval require to
purchase the Property:

Registered for GST Yes or No (please circle one)

Buyers should consult their adviser

Proposed Guarantors* (please
complete if the proposed Buyer
is a company or trustee of a trust)

Name:

Address:

Telephone:

Email:

Details of Proposed Buyer's Solicitor (If known)

Firm:

Name/ Contact:

Address:

Contacts:

Telephone:

Email: