

OFFER PREPARATION MANSFIELD – BRISBANE CASE STUDY

**Welcome to The Commercial Property
Cashflow Webinar**

MANSFIELD – BRISBANE – QLD CASE STUDY

- Retail Multi- Tenanted - Set of 4 retail shops
- <https://www.commercialrealestate.com.au/property/18-aminya-street-mansfield-ql-4122-2015777547>



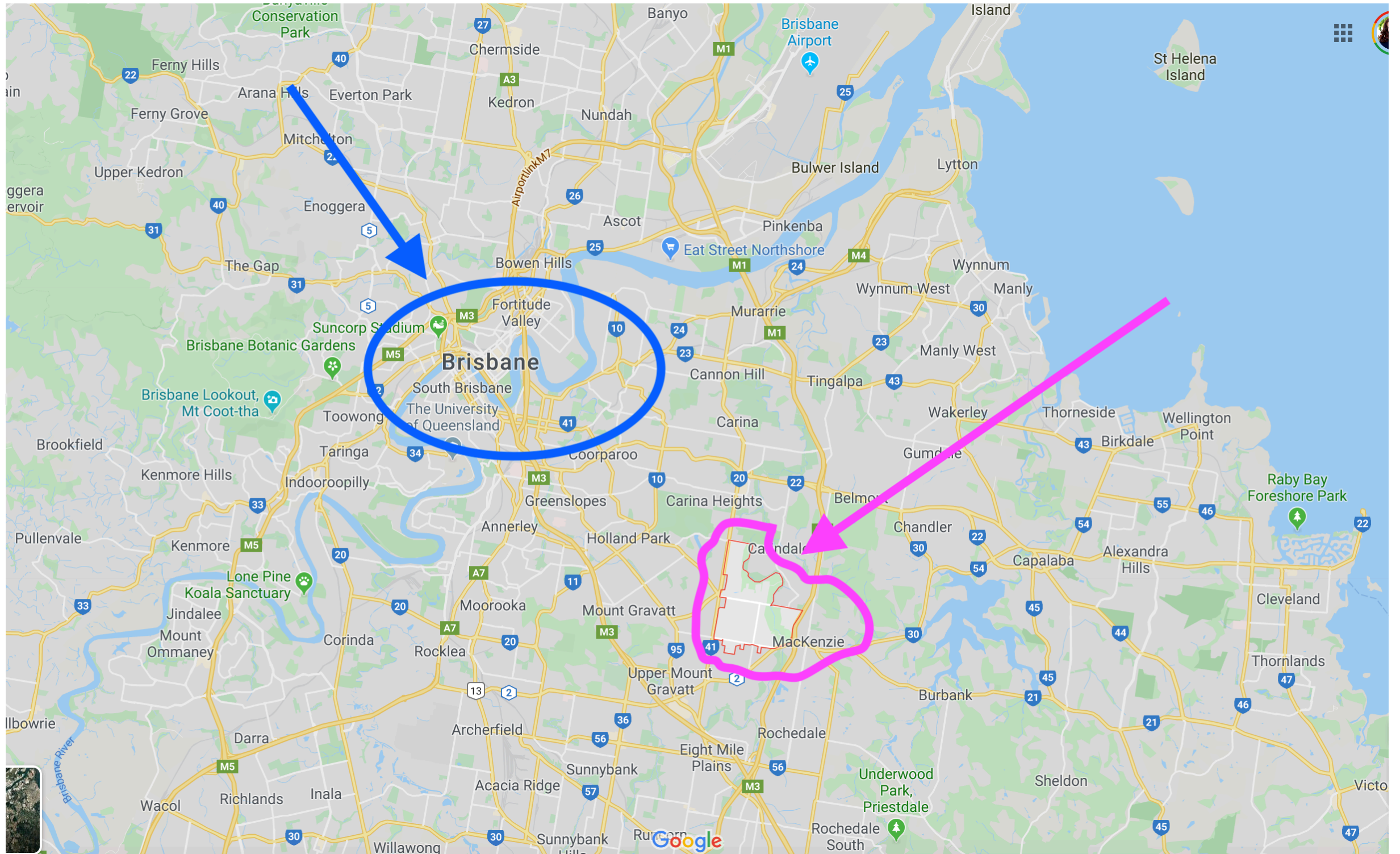
MANSFIELD – BRISBANE – QLD CASE STUDY

- Retail Multi- Tenanted - Set of 4 retail shops



MANSFIELD – BRISBANE – QLD CASE STUDY

► Southern Brisbane Suburb



MANSFIELD – BRISBANE – QLD CASE STUDY

- Retail Multi- Tenanted
- 610m2 shopping strip
- Fully tenanted
- Net income of \$106,303.41* per annum
- Tenants include Pharmacy, Coffee Shop, Hair Salon & Pizza Shop
- Busy neighbourhood Centre with ample car parking
- Surrounding businesses include Food Works, Australia Post, Doctors, Dentist, Bakery and more.
- For Sale, \$1,475,000
- Yield 7.2%

MANSFIELD – BRISBANE – QLD CASE STUDY

➤ Surrounded by schools and Childcare & kindergartens Serves local community

Government schools

Mount Gravatt East State School

Newnham Road Mount Gravatt East QLD 4122 Mount Gravatt East 4122
0.72km

PrimaryGovernmentCo-Ed283 Students

Mansfield State School

174 Ham Road Mansfield QLD 4122 Mansfield 4122
0.8km

PrimaryGovernmentCo-Ed1032 Students

Mansfield State High School

Corner Broadwater & Ham Road Mansfield QLD 4122 Mansfield 4122
0.95km

SecondaryGovernmentYears 7 to 12Co-Ed2448 Students

Private schools

Brisbane Adventist College

Mansfield 4122
0.67km

CombinedNon-GovernmentCo-Ed522 Students

Seton College

Mount Gravatt East 4122
1.25km

SecondaryNon-GovernmentYears 7 to 12Co-Ed326 Students

Disclaimer

MANSFIELD – BRISBANE – QLD CASE STUDY

➤ Sales History

➤ [https://
www.domain.com.
au/property-
profile/18-aminya-
street-mansfield-
ql-4122](https://www.domain.com.au/property-profile/18-aminya-street-mansfield-ql-4122)



MANSFIELD – BRISBANE – QLD CASE STUDY

.....

- 1 property leased in 2013- Major refurb work done



LEASED

18 Aminya Street
Mansfield, QLD 4122

Shop & Retail

LEASED PRICE

Contact Agent

 Floor area
74.0m²

 Parking info
PLENTY

 Leased on
11 Sep 2013

MANSFIELD – BRISBANE – QLD CASE STUDY

- Butcher in 2013- And Re-leased



NEGATIVES & CONS

- Possible Roof rust and cost to repair if problematic??



NEGATIVES & CONS

- Residential isolated group of shops - not in a major shopping precinct
- All retail currently- what if retail has a major downturn down the track?
- not purchased long ago, so I'm wondering if there is any relevant problem and why they are selling after only 1.5 years

POSITIVES & PROS

- 4 tenants in one- Will almost always be tenanted in at least 1 premise to cover outgoings
- Great surrounding supporting shops - Bakery- Doctors Clinic- Post Office - Foodworks supermarket - Barber - Indian Grocery - reals Estate Agents - Dental Surgery - Pathology - Accountant - Asian Take Away food - KinderMusic ++
- Collectively, these businesses create foot traffic for each other- Especially supermarket, post office and Drs Clinic
- Could also be used as office for other services professionals... eg- Solicitor, Hair Dresser etc
- Close to schools

POSITIVES & PROS

- Easy parking for customers
- residential around, not other major shopping nearby
- pro-it's the local shops for big residential area

LIST OF QUNS & DUE DILIGENCE

- Leases - Terms, Bond, rental increases- reviews - options... ??
- Parking? If any allocated for business owners for each property
- Any flooding risks?
- What would the land value be approx. ?
- Is this strata or freehold?
- State of Air conditioning inside?
- Market Growth upsides? For ultimate fallback...and residential land will rise- in the area.

LIST OF QUNS & DUE DILIGENCE

- Check roof status- needs repairs? How much - deduct from sales price
- is giving 622 sqm, but building 610... so need to be investigated
- where the rubbish is collected and stored? Grease traps?
- search zoning, to see if there is any high rise building in the area in the near future - could be a great opportunity for increased residents & shopping... so opportunity for council perhaps to re-zone and increase existing commercial space- you may be able to build on top.
- really needs a walk around to get the vibe

LIST OF QUNS & DUE DILIGENCE

- or car parks for tenants at the back? extra lease opportunity?
- What is the Crime Rate for this area? Why do they have bars and wire over the back? Maybe security is an issue?
- cladding ?? asbestos ??? Roof ??- Building & Pest inspection report with asbestos- the walls look like bessa block on the back with some asbestos cladding but looks like low %
- investigate solar panels in roof and could sell to other local businesses but reduced electricity bills - better to fix the roof before putting panels on, else the cost to remove to fix can be quite high
- grease trap from the old butcher?? Or looks like an interceptor trap... It's a tank that separate water from oily waste

LIST OF QUNS & DUE DILIGENCE

- What is the age of the building, as water pipes may be Asbestos too?
- Looks like it was built in 1971 so Asbestos may be issue-
<https://www.onthefhouse.com.au/property/qld/mansfield-4122/18-aminya-st-mansfield-qld-4122-4150118>
- Services separated for tenants
- issue with water course ? water runs downhill ? property middle of street
- Anything we can depreciate?

LIST OF QUNS & DUE DILIGENCE

- In some commercial properties they use an interceptor trap is used to separate oil or heavy materials prior to the water going to sewer would need to make sure there is a trade waste agreement in place for that and who will carry the cost if not.??? Costs who takes care of this??
- want the tenants schedule of payment and banking statements?
- How long has each tenant been there in business? How strong is that business?
- the property is unloved with limited \$ spent on the bones

PODCAST **SUBSCRIBE**



Keep updated with Helen's
Tips and Strategies on her
Podcast channel...

**Commercial Property
Roadshow with Helen
Tarrant**

- <https://podcasts.apple.com/ph/podcast/commercial-property-roadshow-with-helen-tarrant/id1484804524?>

YOUTUBE ROAD-SHOW **SUBSCRIBE**

The screenshot shows the YouTube channel page for 'Commercial Property Roadshow With Helen Tarrant'. The channel banner features a collage of images including a modern building, a whiteboard with diagrams, a red car on a road, and Helen Tarrant in various settings. Below the banner is the channel name and a subscriber count of 186. Navigation tabs for HOME, VIDEOS, PLAYLISTS, CHANNELS, DISCUSSION, and ABOUT are visible. On the right, there are 'SUBSCRIBED' and notification bell icons, both highlighted with green arrows. The 'Uploads' section shows a row of five video thumbnails with their titles and view counts:

Video Title	Duration	Views	Time Ago
How To Create \$72,000 per year in Passive Income &... HOW DID HE ACHIEVE THAT?!	11:08	86 views	5 days ago
COMMERCIAL PROPERTY INSPECTION Kuranda Villag...	12:58	65 views	6 days ago
COMMERCIAL PROPERTY ROADSHOW WITH HELEN...	3:08	161 views	1 week ago
COMMERCIAL PROPERTY ROADSHOW WITH HELEN...	2:25	219 views	2 weeks ago
FINDING YOUR TOP 3 COMMERCIAL PROPERTY...	11:53	176 views	2 weeks ago

Keep updated with Helen's Tips and Strategies on her YouTube channel... **Commercial Property Roadshow with Helen Tarrant**
- <https://www.youtube.com/channel/UCnw-fdCKbEScizdoTcGyDJw>



HIGH YIELD COMMERCIAL MEET-UP

More Dates Coming for 2020

MEET-UP UPDATES



Commercial Cashflow Mentoring Program



Commercial Cashflow Mentoring Program

Closed group

About

Discussion

Chats

Announcements

Members

Events

Videos

Photos

Files

Search this group

Shortcuts



Write a comment...



OLDER



Helen Tarrant

shared a link.

 Admin · Yesterday at 10:00 AM

Time for Brisbane meet up!
Dont forget to register if your in Brisbane



HIGH YIELD

COMMERCIAL



MEET UP GROUP

EVENTBRITE.COM.AU

HIGH YIELD Commercial Property Meet Up Group - Brisbane