



# **PIALBA – QLD – CASE STUDY**

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**Welcome to The Commercial Property  
Cashflow Webinar**

# PIALBA CASE STUDY QLD

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**RayWhite**

\* Outline & locations Indicative



Industrial/Warehouse for Sale

## 97 OLD MARYBOROUGH ROAD AND 94 ISLANDER ROAD

PIALBA, QLD 4655

—  
Contact Agent

# PIALBA CASE STUDY QLD

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- Multi-tenanted investment located on Old Maryborough Road
- Situated between two main arterial roads which allows for easy access
- Ideal location for trade services and supplies in the region
- Impressive **4,073m<sup>2</sup>\*** approx block situated in the heart of Piabla industrial estate.
- Tenancy mix comprises of businesses focusing on essential services for regional areas; Automotive, Business to Business, Engineering and Farm Supplies
- Islander Road presents opportunities for development of the land
- Direct access between the properties through the rear boundary fence
- Net Rent **\$178,863.78\*** approx.

# PIALBA CASE STUDY QLD

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# PIALBA CASE STUDY QLD

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# PIALBA CASE STUDY QLD

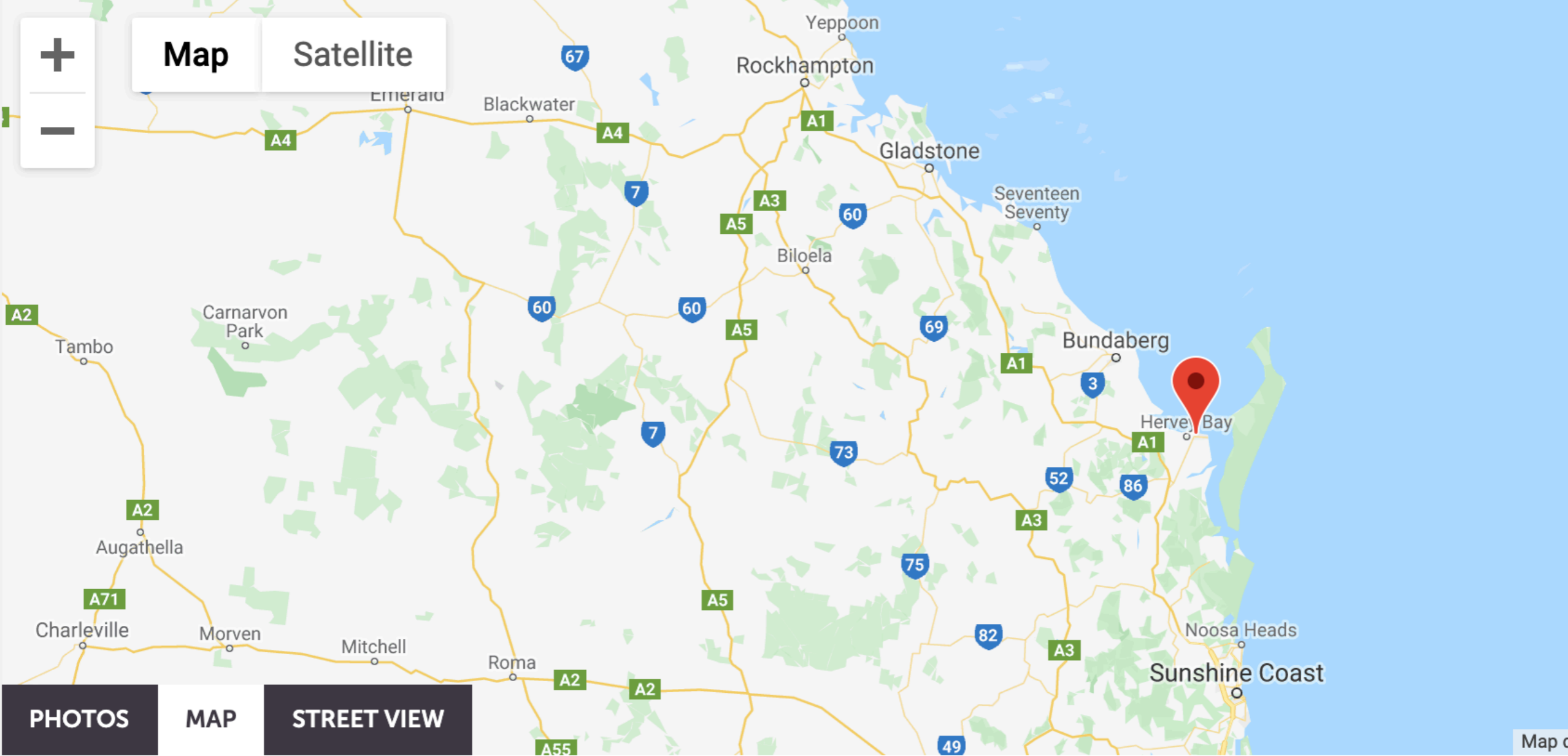
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# PIALBA CASE STUDY QLD

97 Old Maryborough Road and 94 Islander Road, PIALBA QLD, 4655

NEW



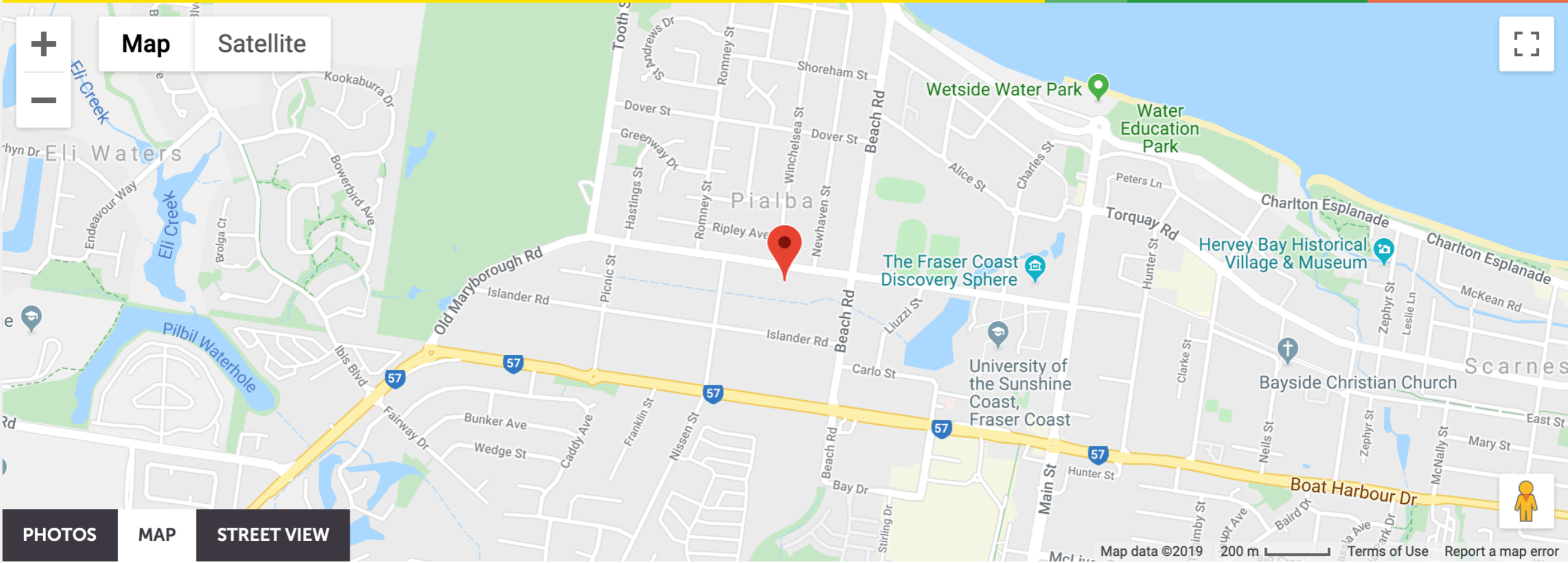
# PIALBA CASE STUDY QLD

97 Old Maryborough Road and 94 Islander Road, PIALBA QLD, 4655

NEW

FOR SALE

☆ SAVE



# PIALBA CASE STUDY QLD- DEMOGRAPHICS – HERVEY BAY




## 2016 Census QuickStats

Australia | Queensland | State Electoral Divisions

### Hervey Bay

Code SED30036 (SED)

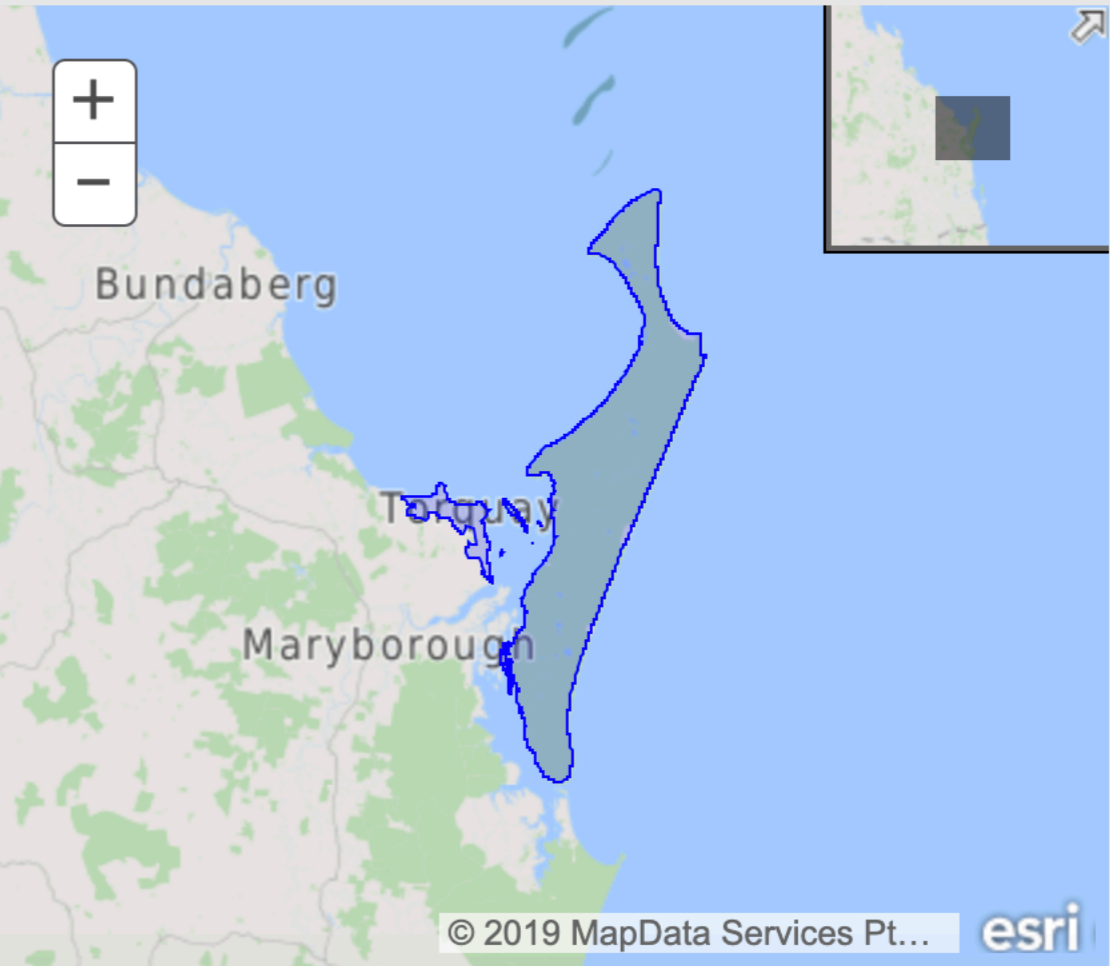
[Search for a Community Profile](#)

	<b>People</b>	<b>53,035</b>
	Male	47.8%
	Female	52.2%
	Median age	48
	<b>Families</b>	<b>14,609</b>
	Average children per family	
	for families with children	1.8
	for all families	0.6
	<b>All private dwellings</b>	<b>25,707</b>

QuickStats Search

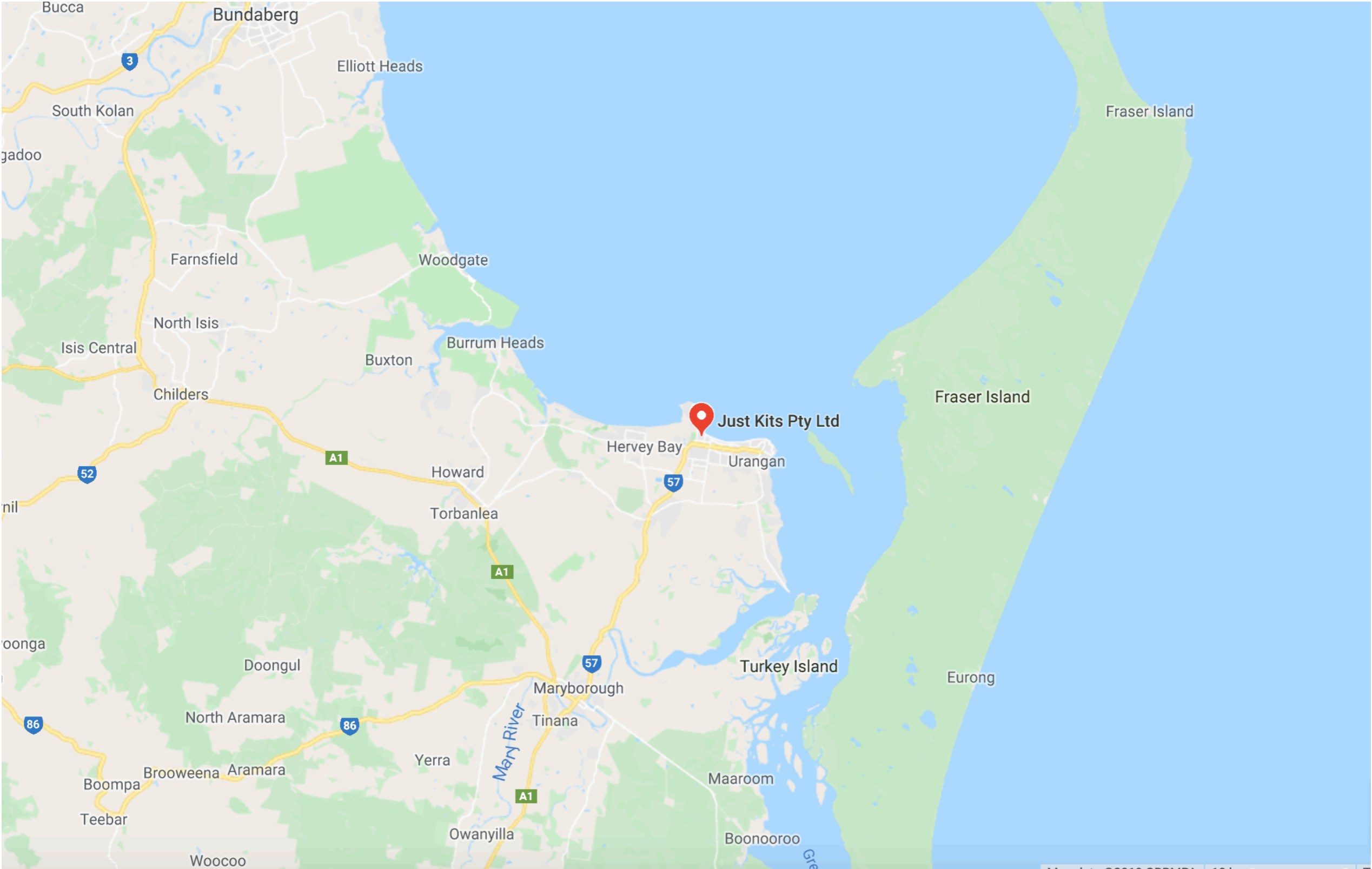
Enter a location

GO



# PIALBA CASE STUDY QLD – HERVEY BAY – FRASER ISLAND

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# PIALBA CASE STUDY QLD

Occupation	Hervey Bay		Queensland		Australia	
Employed people aged 15 years and over		%		%		%
Professionals	3,103	18.3	423,917	19.8	2,370,966	22.2
Community and Personal Service Workers	2,649	15.6	241,956	11.3	1,157,003	10.8
Technicians and Trades Workers	2,399	14.1	305,441	14.3	1,447,414	13.5
Sales Workers	2,043	12.0	207,795	9.7	1,000,955	9.4
Labourers	2,035	12.0	225,268	10.5	1,011,520	9.5
Clerical and Administrative Workers	1,896	11.2	291,317	13.6	1,449,681	13.6
Managers	1,605	9.5	258,509	12.1	1,390,047	13.0
Machinery Operators and Drivers	987	5.8	147,636	6.9	670,106	6.3

The most common occupations in Hervey Bay (State Electoral Divisions) included Professionals 18.3%, Community and Personal Service Workers 15.6%, Technicians and Trades Workers 14.1%, Sales Workers 12.0%, and Labourers 12.0%.

[View the data quality statement for Occupation \(OCCP\)](#)

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# PIALBA CASE STUDY QLD



Industry of employment, top responses <i>Employed people aged 15 years and over</i>	Hervey Bay		Queensland		Australia	
		%		%		%
Hospitals (except Psychiatric Hospitals)	975	5.8	91,756	4.3	411,808	3.9
Aged Care Residential Services	690	4.1	40,967	1.9	211,621	2.0
Primary Education	605	3.6	54,394	2.5	231,198	2.2
Supermarket and Grocery Stores	594	3.5	52,291	2.4	254,275	2.4
Accommodation	520	3.1	29,602	1.4	113,377	1.1

Of the employed people in Hervey Bay (State Electoral Divisions), 5.8% worked in Hospitals (except Psychiatric Hospitals). Other major industries of employment included Aged Care Residential Services 4.1%, Primary Education 3.6%, Supermarket and Grocery Stores 3.5% and Accommodation 3.1%.

# PIALBA CASE STUDY QLD



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# PIALBA CASE STUDY QLD

Area:

Benchmark area:

Comparison year:

Gender:

Hervey Bay

Fraser Coast Region

2011

Persons

reset

Industry sector	Number	%	Fraser Coast Regional Council area %	Number	%	Fraser Coast Regional Council area %	2011 to 2016
Agriculture, Forestry and Fishing	133	0.9	2.7	90	0.6	2.4	+43
Mining	165	1.2	1.8	243	1.7	1.7	-78
Manufacturing	440	3.1	5.5	729	5.2	8.0	-289
Electricity, Gas, Water and Waste Services	145	1.0	1.5	281	2.0	2.1	-136
Construction	1,204	8.6	8.7	1,267	9.0	8.8	-63
Wholesale trade	149	1.1	1.5	253	1.8	2.3	-104
Retail Trade	1,920	13.6	12.3	1,949	13.9	12.6	-29
Accommodation and Food Services	1,544	11.0	8.6	1,491	10.6	8.3	+53
Transport, Postal and Warehousing	444	3.2	3.9	519	3.7	4.4	-75
Information Media and Telecommunications	75	0.5	1.0	69	0.5	1.2	+6
Financial and Insurance Services	173	1.2	1.2	202	1.4	1.4	-29
Rental, Hiring and Real Estate Services	349	2.5	1.7	265	1.9	1.8	+84
Professional, Scientific and Technical Services	465	3.3	3.3	528	3.8	3.4	-63
Administrative and Support Services	475	3.4	3.4	471	3.4	3.1	+4
Public Administration and Safety	788	5.6	6.2	755	5.4	5.9	+33
Education and Training	1,418	10.1	9.7	1,411	10.1	8.8	+7
Health Care and Social Assistance	2,932	20.8	17.8	2,545	18.2	16.2	+387
Arts and Recreation Services	111	0.8	0.9	55	0.4	0.8	+56

+656

# PIALBA CASE STUDY QLD

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Arts and Recreation Services	111	0.8	0.9	55	0.4	0.8	+56
Other Services	603	4.3	4.2	639	4.6	4.2	-36
Inadequately described or not stated	544	3.9	4.3	248	1.8	2.4	+296



+296 = 952

# PIALBA CASE STUDY QLD

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Area:		Benchmark area:		Comparison year:		Gender:			
Hervey Bay		Fraser Coast Region		2011		Persons		reset	
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-808

# PIALBA CASE STUDY QLD

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- Hervey Bay quieter- and Regional-so expect to attain a higher yield... perhaps around 10% ??? So around \$1,788,600
- Opportunity to develop further and add more showroom / warehouse (with office) or storage.
- <https://raywhitecommercialnortherncorridorgroup.com.au/properties/commercial-for-sale/qld/pialba-4655/industrial-warehouse/2206840?>
- <https://www.commercialview.com.au/97-old-maryborough-road-and-94-islander-road-pialba-qld/commercial-for-sale-details-11367384>

# PIALBA CASE STUDY QLD- SOLD 2016

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SOLD


97 Old Maryborough Road and 94 Islander Road

Pialba, QLD 4655

Warehouse, Factory & Industrial

SOLD PRICE

Contact Agent

 Land area  
0.81ha (2.01 acres)

 Floor area  
2000.0m<sup>2</sup>

 Sold on  
05 Oct 2016

HUGE PRICE REDUCTION ON THIS QUALITY INVESTMENT WITH REDEVELOPMENT POTENTIAL

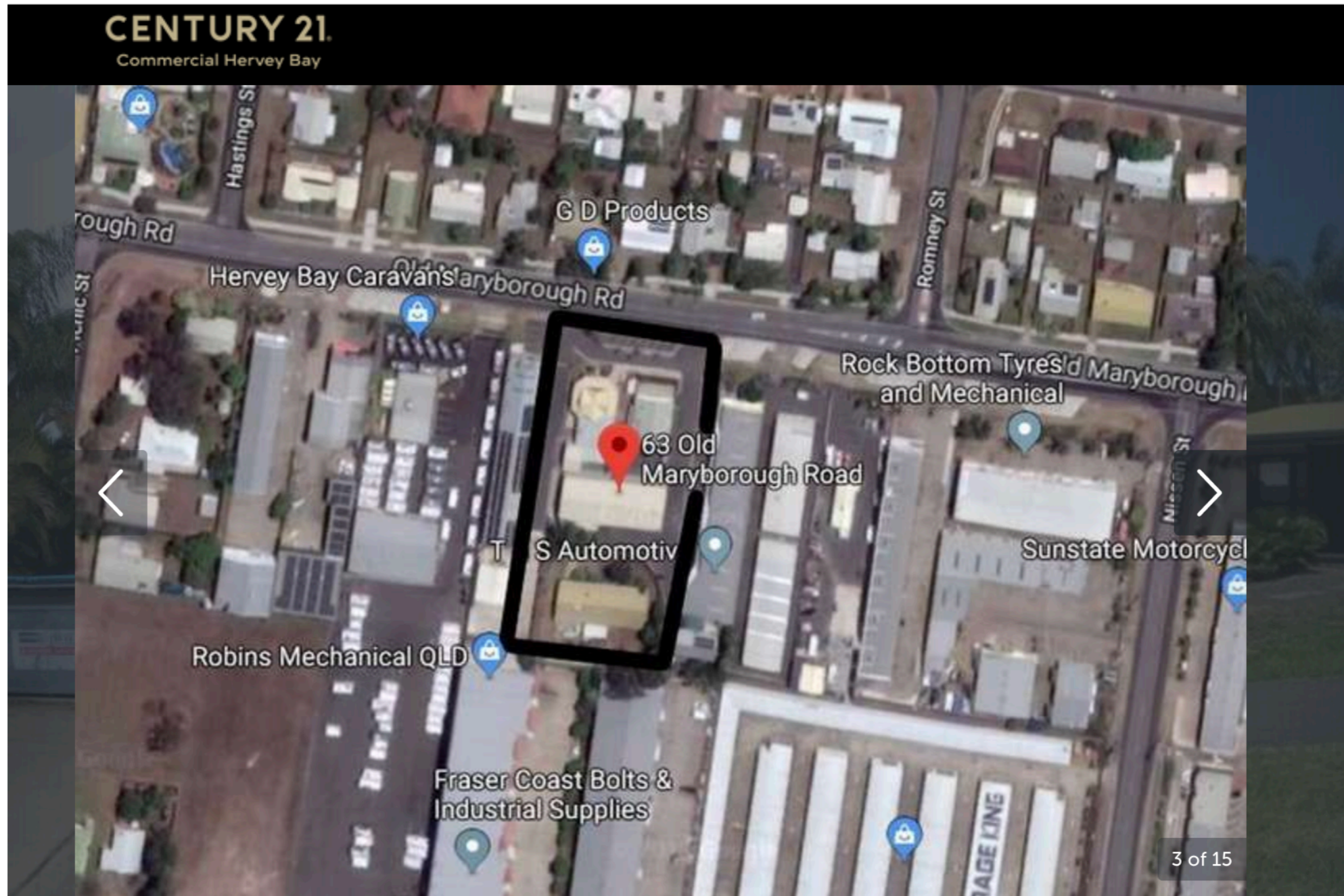
# PIALBA CASE STUDY QLD

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- **Sold Oct 2016- HUGE PRICE REDUCTION ON THIS QUALITY INVESTMENT WITH REDEVELOPMENT POTENTIAL**
- This top quality industrial property is now even better value. With a total land area of **8147m<sup>2</sup>** zoned low impact industry and over 2000m<sup>2</sup> of building area, it offers two street frontages and is centrally located near Hervey Bay's CBD.
- Several long term tenants are in place including Just Kits who have recently signed a new 5 year lease.
- With a solid return of **8%** and redevelopment potential, this site would be a great investment for a super fund with the opportunity of a **12%** net return once fully leased.
- Recently reduced to only **\$1.65 million**, this property is selling for well below replacement value so be quick to secure this fantastic investment and redevelopment opportunity.
- <https://www.realcommercial.com.au/sold/property-97-old-maryborough-road-and-94-islander-road-pialba-ql-4655-501208339>

# PIALBA CASE STUDY QLD – COMPARABLE PROPERTY

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FOR SALE

63 Old Maryborough Road  
Pialba, QLD 4655

SALE PRICE

\$1,365,000.00 going  
concern

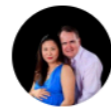
# PIALBA CASE STUDY QLD – COMPARABLE PROPERTY

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- 3,941m<sup>2</sup> of land - close to Hervey Bay's CBD
- Priced for Sale at \$1,365,000 going concern,
- the property offers a net return of **9.6%**.
- freehold property located on Old Maryborough Road, Pialba.
- fully tenanted with a combination of light industrial, retail and professional office tenancies plus 1 residential dwelling.

# BRISBANE 1 DAY EVENT CANCELLED

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**Helen Tarrant**

Admin · 2 hrs

TO ALL,

**Hi everyone unfortunately,  
Brisbane event for this  
weekend has been cancelled  
due to insufficient registration.**

**We have also decided  
to push it back again  
to February 2020,  
so that we can give a complete  
start with a new projects.**

**For the February  
Brisbane events, we will  
revised states asap.**

**Thank you.**



# PODCAST **SUBSCRIBE**



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

**Commercial Property  
Roadshow with Helen  
Tarrant**

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- <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 blue header with the text 'COMMERCIAL PROPERTY ROADSHOW WITH HELEN TARRANT' and a collage of five images: a modern building, a whiteboard with diagrams, a red car on a road, Helen Tarrant standing outdoors, and Helen Tarrant holding a phone. Below the banner is the channel profile with a circular profile picture of Helen Tarrant, the channel name, and '186 subscribers'. Navigation tabs include HOME, VIDEOS, PLAYLISTS, CHANNELS, DISCUSSION, and ABOUT. To the right of the tabs are 'SUBSCRIBED' and a notification bell icon, both with green arrows pointing to them. Below the navigation is the 'Uploads' section with a 'PLAY ALL' button. Five video thumbnails are displayed in a row, each with a title, duration, and view count:

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

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*Remember To Lock In These Dates*

# MEET-UPS 2019 DATES

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## **Sydney:**

- Location: Eastwood Ryde Leagues Club

## **Brisbane:**

- Location: Colmslie Hotel

## **Melbourne:**

- Location: Blackburn Hotel

**Sydney: Every Month-  
Wednesday from March to  
November**

- 18 September, 16 October

**Brisbane: Every 2 months**

- 26 September

**Melbourne: Every 2 months**

- 2020



# AGENDA

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- 6:30pm Registration
- 7pm Start - Presentation on a Commercial Property Topic by Helen Tarrant
- 7:45 - 8:15pm - Networking/Break
- 8:15pm - Guest Speaker
- 8:45pm - Q n A
- 9pm Conclusion
- Registration links to come



# MEET-UP LINKS

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## **SYDNEY: 18th September**

- <https://www.eventbrite.com.au/e/high-yield-commercial-property-meet-up-group-sydney-tickets-59934259985?>

## **BRISBANE: 26th September**

- Coming Soon

## **MELBOURNE:**

- Next year 2020



# MEET-UP UPDATES



Commercial Cashflow Mentoring Program



Commercial Cashflow Mentoring Program

Closed group

About

Discussion

Chats

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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