



Myall Shopping Centre (Neighbourhood Shopping Centre)

**Anchored by Littlehands Early Learning Centre
Tenanted Investment Fully Leased with 5 Tenants**

INFORMATION MEMORANDUM

29 Coolibah Street, Southport

Prepared by Ryan Langham
Ray White Commercial Gold Coast
April 2019

RayWhite.

INVESTMENT HIGHLIGHTS



1. STRENGTH OF LOCATION

The property offers excellent connectivity to a wide variety of business and lifestyle amenities across the Gold Coast. Located in Southport, this suburb has long been regarded as the CBD of the Gold Coast and primed for future growth expansion. This site is situated between 4 major arterial roads Nerang Street to the North, Ashmore Road to the South, Ferry Road to the east and Currumburra Road to the West.



2. SECURE INCOME PROFILE

The property provides strong lease covenants and income security. With 6 tenancies and the potential to reconfigure lots in future while being anchored by Little Hands Childcare Centre this property's rental income is currently \$284,192.36* pa with neighbourhood zoning as a small shopping centre, there is certainly room for development upside, as well as the potential for rental upside.



3. GROWING POPULATION

The Gold Coast is on a high-growth trajectory. According to the Queensland Government, the region is expected to experience the second fastest growth rate of all Queensland sub state regions between 2011 and 2036. Growth in the region stems from significant investment in infrastructure projects, major residential land supply and increases in both intrastate and interstate migration.



4. STRONG ECONOMY

The Gold Coast has been the highest performing regional economy in Queensland for the last 2 years, with the highest levels of business profitability and total sales and revenue of any region in Queensland.

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RYAN LANGHAM

Ray White Surfers Paradise
0420 581 164
r.langham@rwsp.net



THE OPPORTUNITY

Impressive Neighborhood Shopping Centre with 100% occupancy across 5 tenants located in Southport and surrounded by medium residential housing with just a short drive to Southport CBD & Surfers Paradise.

- *Mixture of new and long-standing tenants.*
- *Annual rental of \$284,192.36* per annum plus annual increases plus outgoings*
- *2611m²* of land with approx. 1560*m² of site floor area.*
- *Recent upgrades to the childcare has seen the tenant invest \$100,000 into these upgrades*
- *Low annual outgoings majority recoverable from the anchor tenant which contributes 75*% of total outgoings*

This is a high-quality investment opportunity not to be missed. The sellers have invested into their core business and this asset is surplus to their needs.

The Property is For Sale by:

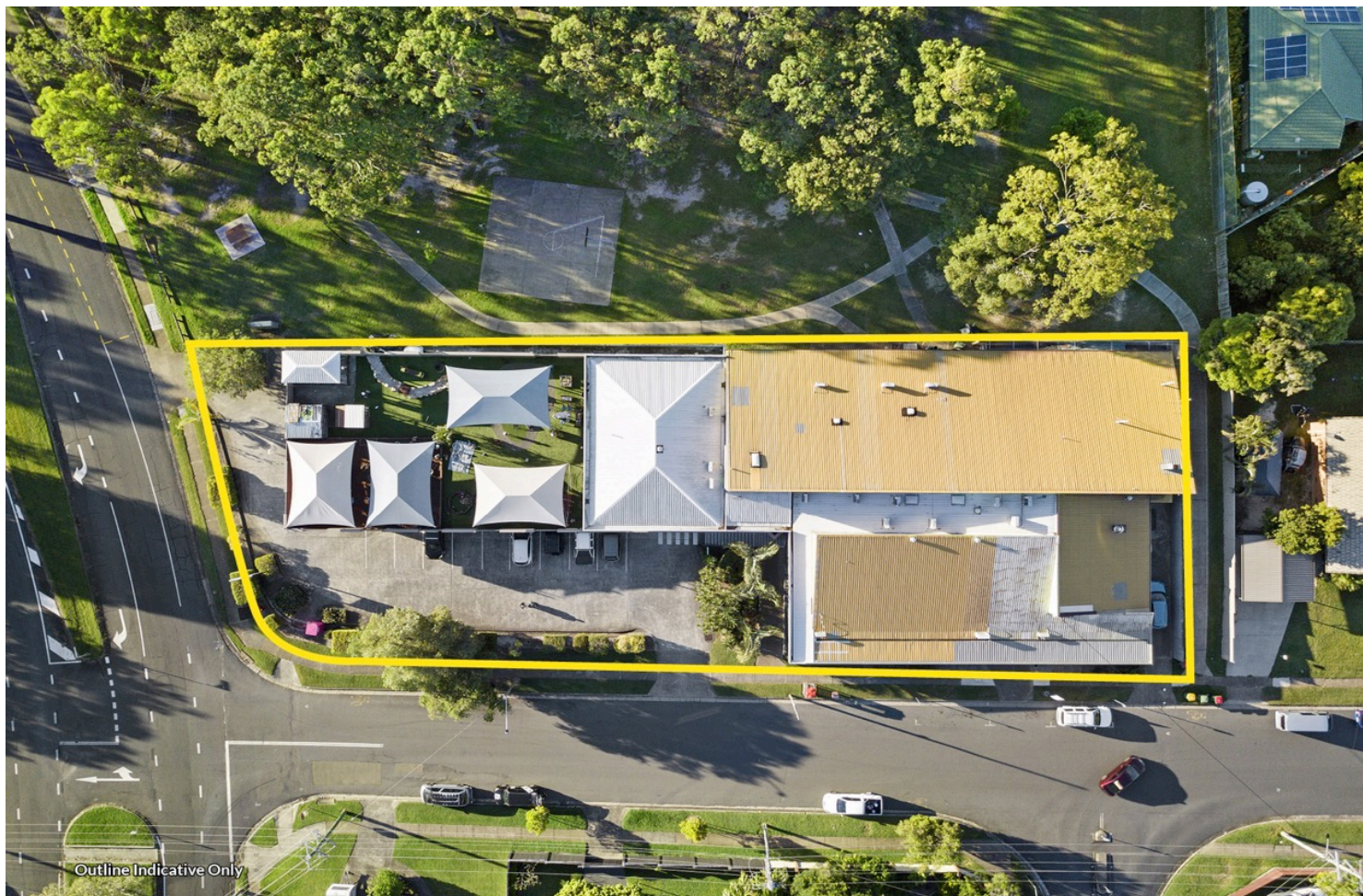
Public Auction

Date: 5th July 2019

Venue: Ray White Corporate In rooms

Address: Level 26,111 Eagle Street, Brisbane City, 4000

Warning - Please refer to the disclaimer clause
Please complete your own due diligence
*approximately



EXECUTIVE SUMMARY

| | |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| The Property | 29 Coolibah Street, Southport, QLD, 4215 |
| Property Description | 2611m ² * Freehold with GLA 1560m ² * spread across 6 shops anchored by Little Hands Childcare Centre |
| Real Property Details | Lot 415 WD5309 |
| Car Parking | 41 car spaces |
| Zoning | Neighbourhood Centre Land Use 1: Shopping Group (more Than 6 Shops) Zoning: Local Shopping (gold Coast) |
| Method of Sale | Offered for sale by Public Auction 5 th July 2019 |
| Marketing Agent | Ryan Langham Ray White Commercial Gold Coast M: 0420 581 164 E: r.langham@rwsp.net |

LEASE SUMMARY

| Tenant | Lettable Area | Rental amount | Lease Details | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------|---------------|-------------|----------|--------------|----------|
| | | | Term | Lease start | Expiry | Options | |
| Shop 2: Uyen Thi Nha Huynh T/A Vinny's Burger & Chicken (Food Take Away) | 40m2 | \$9,800*pa + GST | 1 | 1/6/19 | 31/05/20 | NIL | NIL |
| Shop 3: Thi Diem Hanh Nguyen and Anh Duy Le Nguyen T/A- TBC (Food Take Away /Restaurant) | 110m2 | \$26,400*pa + GST | 3 | 1/11/18 | 31/10/21 | 2 x 3 years | CPI |
| Shop 4: Balsara Parvin T/A- The Spice Trail (Fine Spices and Herbs Store) | 115m2 | \$25,992.36*pa + GST | 5 | 01 /04/12 | 31/3/22 | NIL | CPI |
| Shop 5: National Property Acquisitions PTY LTD | 88m2 | \$22,000*pa + GST | 3 | 1/7/19 | 31/6/22 | 2x 3yrs | Fixed 3% |
| Shop 6 & Shop 5a Little Hands Child care Centre (Current lease being surrendered and new lease being entered into) *see contract of sale Back office (Shop 1) (no formal lease – used as storage space for child care) | 1207m2 | \$ 200,000*pa + GST (+ 75% of all outgoings recoverable) | 10 | 01/07/19 | 10/7/29 | 2 x 10 years | Fixed % |
| Total | 1560m2 | \$284,192.36*pa + GST+ outgoings | | | | | |

*Approximately

The lease summary should be read in conjunction with the executed lease document and not relied upon in isolation. A copy of the lease can be provided upon request to the marketing agent.

ESTIMATED OUTGOINGS

| Item | \$ Per Annum |
|-------------------------------------------------------------------------------------------|-------------------------|
| Rates | \$13,672.60* |
| Water and Sewage Rates | \$8,186.56* |
| Insurance | \$6,930.60* |
| Waste Removal | \$528.00* |
| Security Patrol | \$4,200.00* |
| Management Fee's (Retail shops only) | \$3,300.00* |
| General Maintenance | \$2,000.00* |
| Common Area Cleaning | \$3,430.00* |
| Current Land Tax based on seller's circumstance | \$10,686.65* |
| Land tax if applicable for a company/trustee/individual (please do your own calculations) | |
| UCV - \$1,000,000* as at 30 th June 2018 | |
| Subtotal outgoings | \$52,934.41* |
| Recoverable outgoings 75% of the total outgoings | -(\$39,700.81*) |
| Estimated Annual Outgoings | \$13,233.60* |
| Estimated Net return | \$270,958.76* |

The above figures are estimated values of outgoings provided by information supplied by the Vendor and managing agent at 13 June 2019 and inclusive of gst

Copies are available upon request.

Note:

- Rates are based on rating period 1st January 2019 to 30th June 2019
 - Water rates are based on rating period 1st January 2019 to 31st March 2019
- *These figures are indicative only

Warning - Please refer to the disclaimer clause

Please complete your own due diligence

*approximately



Little Hands Early Learning Centre

Opened its first Centre in Southport in February 2011 and after much success and family encouragement, then established Little Hands Morayfield in September 2014. At Little Hands Early Learning Centres we are passionate about operating centres where children and families feel at home, where children learn through play, where they can explore and use their curiosity and wonder imagination in self created learning environments.

At Little Hands we are passionate about the learning journey the children and educators go on every day while they spend time in our environment. Our curriculum is grounded in the Early Years Learning Framework and inspired by Reggio Emilia & REI approach.

At Little Hands ELC, we appreciate and value the everyday learning journey of each child, every educator and families alike. Our curriculum is grounded by the Early Years Learning Framework and is inspired by Reggio Emilia & RIE approach.

Source: website: <https://www.littlehands.net.au/aboutus>





Aerial image source: <http://www.cbresi.com.au/apartments-for-sale/queensland/mermaid-beach/otto-mermaid-beach/202>

LOCATION PARTICULARS

LOCALITY AND SURROUNDING DEVELOPMENT

The subject property is located on the corner of Coolibah street and over 80m* of frontage on Myall Street within close proximity to pristine beaches, surrounding commercial businesses and a strong catchment area within this residential precinct. Surrounded by arterial roads such as Ferry Road to the East (State Route 3) Currumburra Road to the West (State Route 4), Southport Nerang Road to the North (State Route 20) and Ashmore Road to the South (State Route 24)

SOUTHPORT SUBURB PROFILE

Southport is a major centre for Government and private sector services and administration. It is a well serviced, growing central business district, which is ripe for development and business investment and is increasingly being recognized as an emerging innovation centre for medicine, education and new technologies.

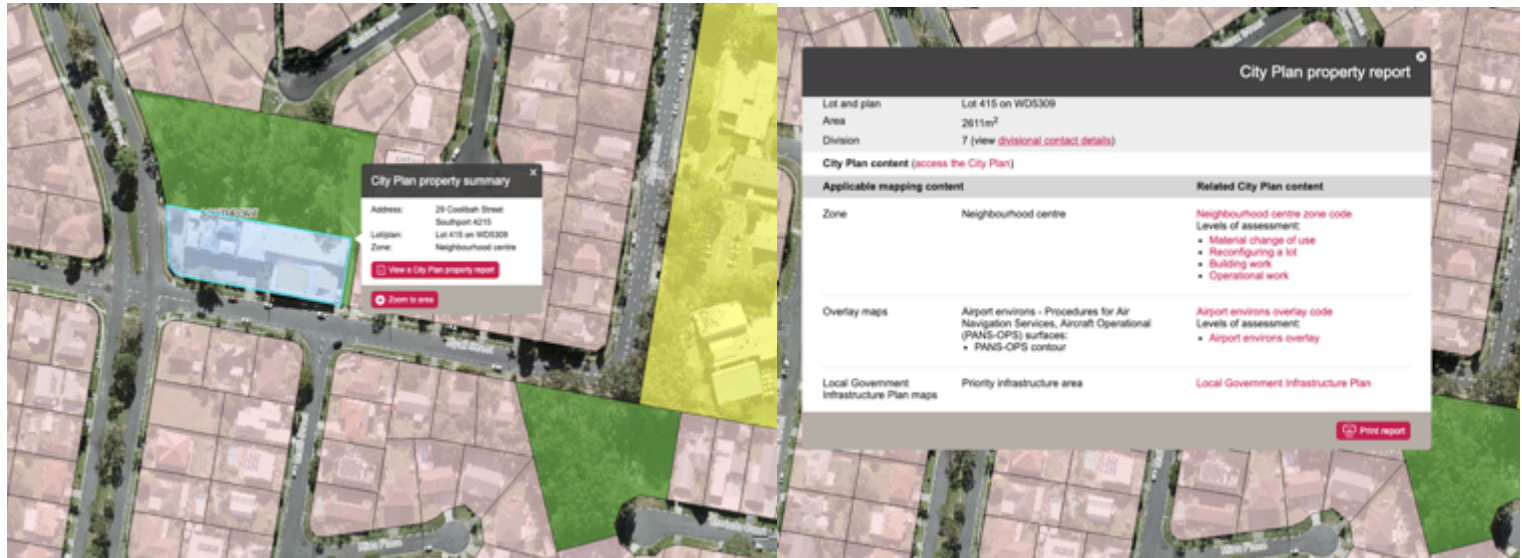
Southport is well serviced by arterial roads linking the upgraded Pacific Motorway and the transport interchange and is a major hub for bus services.

The subject property is in close proximity to many urban facilities and infrastructure, which include:

- The Brickworks situated within 2.4km*
- The Southport CBD, within 3.2km*
- Southport (Nerang St) station, which is approximately 2.3km* of the subject site and provides users with a direct connection to the entire GCRT network, Helensvale, Griffith University, the Gold Coast University Hospital, Surfers Paradise and Broadbeach
- Southport TAFE campus, within 3.2km*
- A variety of state and private schools
- Griffith University Gold Coast campus, approximately 4.8km* Northeast; and
- Gold Coast University Hospital, approximately 5.3km* Northwest of the subject property

TOWN PLANING

The property is located in the 'Neighbourhood centre' zone code in accordance with the *Gold Coast City Plan 2015*. The purpose of the mixed use zone code is to provide for a mix of activities that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact industrial uses. Early discussions with council and town planners show that a potential future development potential shows 31 units (mix of 2 & 3 beds) with commercial being retained further investigations suggest that potentially a push for 46 units may be achieved (STCA). For further information please refer to the *Gold Coast City Plan 2015*.



SURROUNDING AREA



PROPERTY PARTICULARS

This freestanding Neighbourhood Shopping Centre known as Myall Shopping Centre and comprises of 1229m²* floorspace. There is currently 5 tenancies plus a back office with 41 car parking spaces on the ground floor to west of the site along the southern and western boundary. This corner site has dual street frontages and dual entry & exit points. Site dimensions; Coolibah street frontage: 28.3m, Myall street frontage: 83.9m, Northern boundary: 89.9m, Eastern boundary: 30.4m

Access into the site is via a dual crossover to Coolibah and Myall Street on the Western and Southern property boundary.

There is a loading dock on the Eastern side of the property boundary, with access provided on Myall Street

| CONSTRUCTION | Year Built: Approximately 1989 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Foundations | Reinforced concrete |
| Floors | Concrete Suspended Slab |
| Structure | Masonry block |
| Windows / Doors | Aluminum fixed |
| Roof | Metal |
| Internal Floors | Typically concrete to warehouse and ceramic tile floor to wet areas |
| Internal Walls | Typically a mixture of plasterboard lined internal walls / masonry block |
| Internal Ceilings | Typically plasterboard and grid tile to retail areas |
| Amenities | Communal toilet amenities for retail and a small kitchenette to each lot |
| Ancillary | <ul style="list-style-type: none"> • Two concrete crossover points from Myall and Coolibah • Ample on site car parking • Hoarding signage • A mixture of ducted and split cycle air- conditioning throughout <p>* Asbestos found on site please refer to the register and plan</p> |





LIGHT RAIL



GOLD COAST INTERNATIONAL AIRPORT REDEVELOPMENT

Artist's Impression Only



GCHKP Artist's Impression only



GOLD COAST CULTURAL PRECINCT Artist's Impression only



COOMERA TOWN CENTRE Artist's Impression only



PACIFIC MOTORWAY UPGRADE



THE STAR GOLD COAST



HEAVY RAIL DUPLICATION AND UPGRADE

GOLD COAST PROFILE

A SNAPSHOT OF SIGNIFICANT INFRASTRUCTURE PROJECTS

GOLD COAST LIGHT RAIL RAPID TRANSIT (G:LINK)

- The Gold Coast Light Rail project is one of the biggest public transport projects in the country and the biggest transport infrastructure project ever undertaken on the Gold Coast
- Comprises 19 stations running north/south from Helensvale to Pacific Fair (Broadbeach) with a total length of 20.3 kilometres. Stage 3 of the route is proposed to extend the line from Broadbeach to the Gold Coast Airport and Coolangatta

HEAVY RAIL UPGRADE

- \$163 million duplication of the heavy rail line between Coomera and Helensvale, opening the way for more trains to service the Gold Coast line

PACIFIC MOTORWAY (M1) UPGRADE

- Upgrade between Mudgeeraba (Exit 79) and Varsity Lakes (Exit 85) will provide additional capacity to meet current and future traffic demands

GOLD COAST INTERNATIONAL AIRPORT UPGRADE

- Expected to generate additional tourism expenditure of around \$62 million per year and contribute approximately \$426 million to Gross Regional Product over 20 years from 2015/16 to 2034/35
- Proposed construction of a \$50 million* Rydges branded hotel, with up to 200 rooms, meeting / conference facilities, a roof top bar, resort-style swimming pool and a restaurant

THE STAR GOLD COAST

- Masterplan for the staged re-development of Jupiter's Island at Broadbeach. The masterplan provides for the construction of up to five new towers (hotel or residential); vibrant new restaurants and bars; re-energized gaming and entertainment areas and world class resort facilities.

GOLD COAST HEALTH & KNOWLEDGE PRECINCT (GCHKP)

- 9ha* of mixed use development within a fully masterplanned and infrastructure ready knowledge industries precinct in the Parklands PDA. The precinct will create thousands of new jobs and strengthen and diversify the local economy

GOLD COAST CULTURAL PRECINCT

- To be delivered on a 16.9ha* site, the Gold Coast Cultural precinct will be a heart for arts, culture and creative enterprise. The \$37* million Stage One has recently been completed and comprises an outdoor amphitheatre and concert lawn

COOMERA TOWN CENTRE

- The \$500* million first stage of the Coomera Town Centre is expected to open late 2018. Upon completion, the development will comprise 59,000m²* retail space

SALES PROCESS

The property is being offered For Sale via Public Auction on 5th July 2019

Location : Ray White Corporate Office, L26,111 Eagle Street, Brisbane QLD4 4000

CONTRACT FOR SALE

The contract document is available upon request to the marketing agent.

For more information on the sale process or to organise any inspections and placing an offer please contact the exclusive listing agent:

For Property Enquiries:

RYAN LANGHAM

Ray White Commercial Gold Coast

Mobile: 0420 581 164

Email: r.langham@rwsp.net

For Funding Enquiries:

RODNEY WEIR

Green Finance Group

Mobile: 0418 790 149

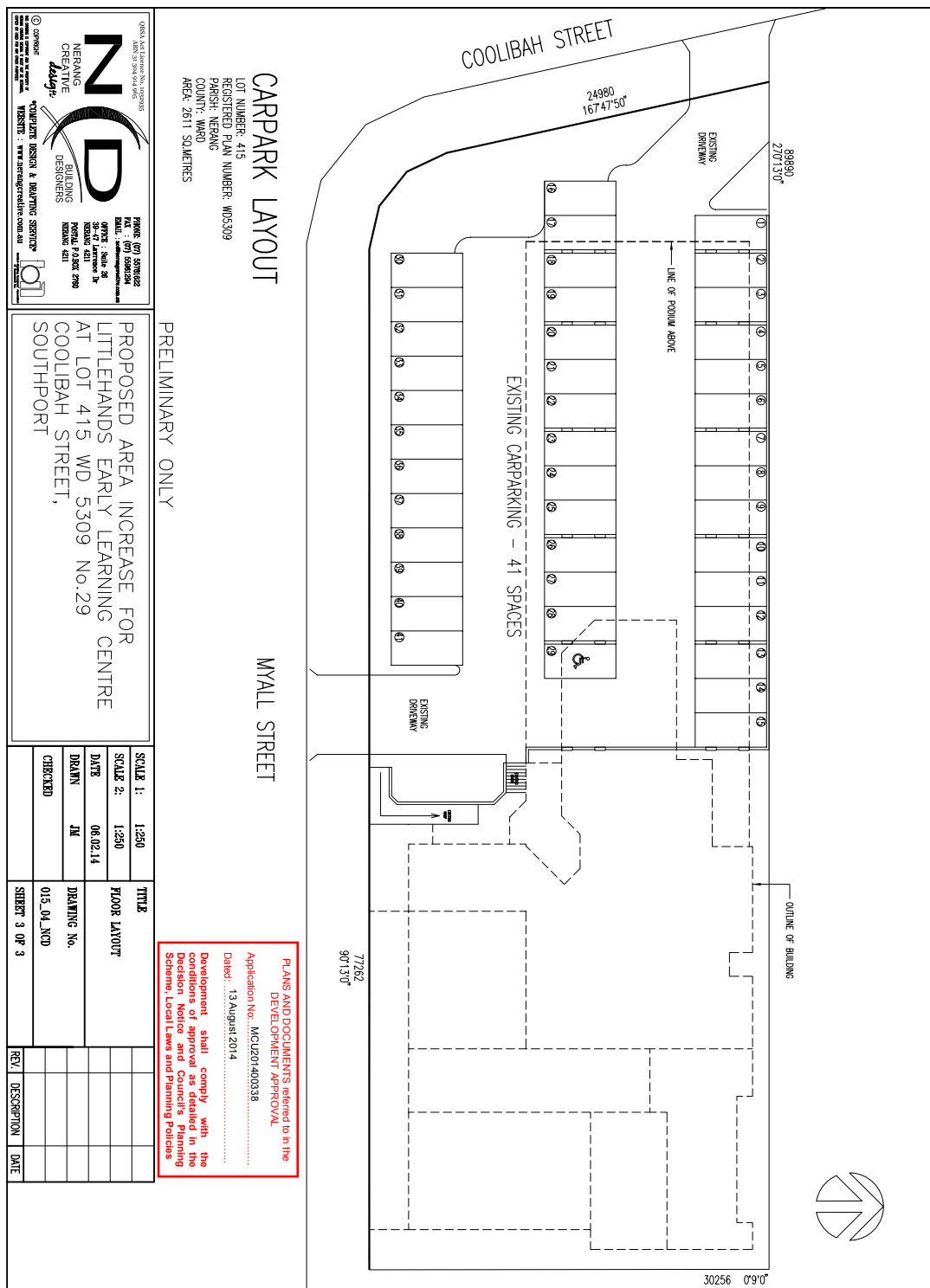
Email: rodney@greenfinancgroup.com.au

DISCLAIMER

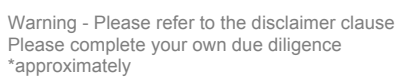
The information contained in this Information memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions:

1. Orchid Avenue Realty Pty Ltd trading as Ray White Commercial Gold Coast 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, artists 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 of 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.

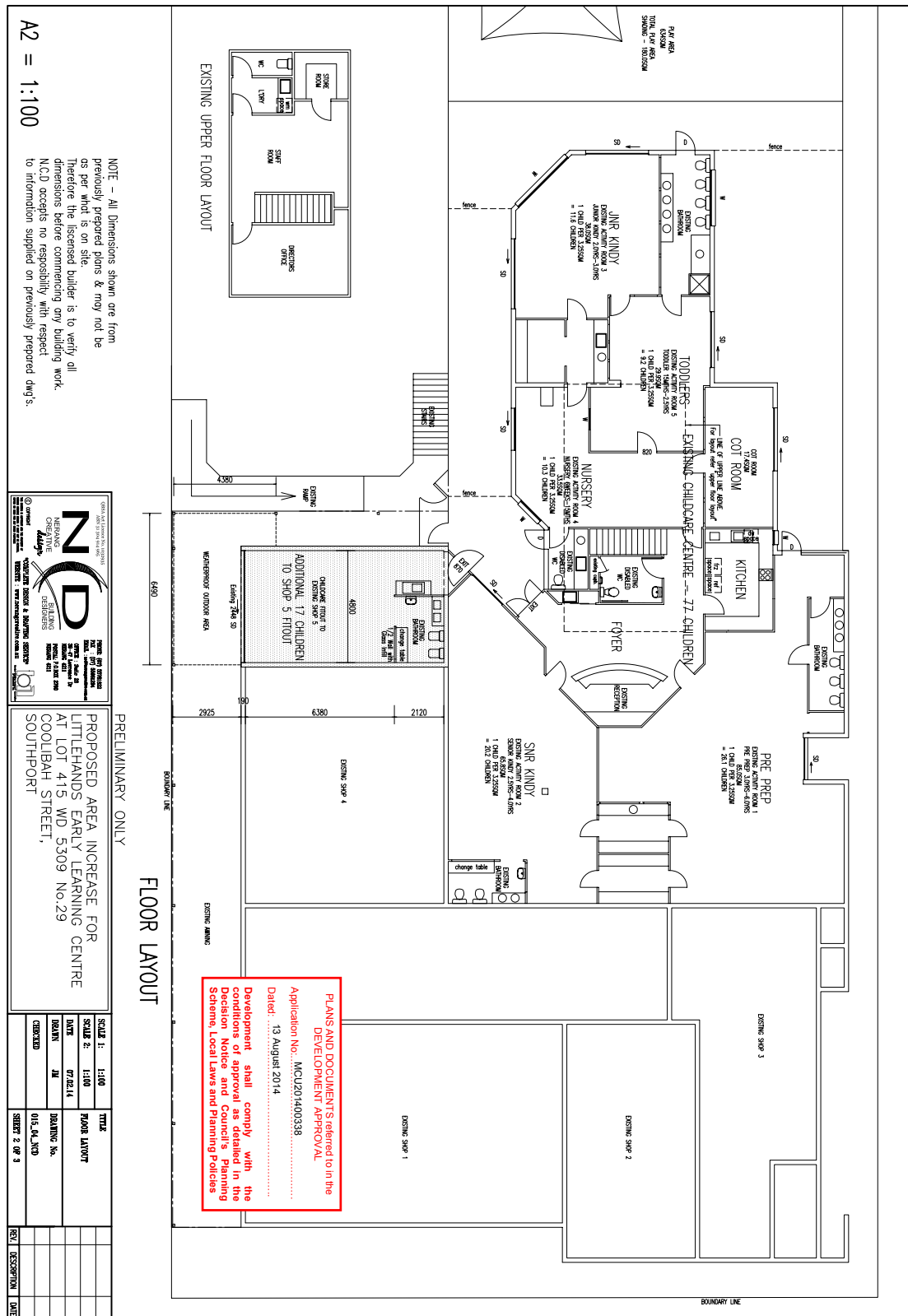
Note: Floor Plan is indicative only



Note: Floor Plan is indicative only



Note: Floor Plan is indicative only



Note: Floor Plan is indicative only

Sheet

1

of

1

FIRST FLOOR

544
WD4438

COOLIBAH STREET

MYALL STREET

F
1166m²

11.422
97°25'20"

24.98
347°04'50"

45°12'
8.434

SECOND FLOOR

544
WD4438

COOLIBAH STREET

MYALL STREET

G
41m²

11.422
97°25'20"

24.98
347°04'50"

45°12'
8.434

38.49

8.93
180°13'

ANDREWS & HANSEN PTY LTD, Cadastral Surveyor,
certify that the details shown on this sketch plan are correct.

Director & Cadastral Surveyor, _____ Date. _____

0 5 10 15 20 25 30 35 40 45 50 55 60
SCALE IN METRES 1 : 400

10 50mm 100mm 150mm

ANDREWS & HANSEN PTY LTD
CONSULTING SURVEYORS

ACN 010 742 784
21/39 LAWRENCE DRIVE, NERANG
PHONE (07) 5596 2150
FAX (07) 5596 0657

PLAN FOR LEASE PURPOSES OVER
PART OF THE FIRST & SECOND
FLOORS OF A THREE STOREY BUILDING
ERECTED ON LOT 415 ON WD5309

TITLE REFERENCE : 16517094
LOCAL
GOVERNMENT: GOLD COAST CITY LOCALITY: SOUTHPORT

Scale: 1 : 400

DRAFT 27/06/2019

REF : 16194-1D

DRAWN NM

ANNEXURE B

EXTRACT FROM DEVELOPMENT PERMIT

Note: indicative only

Date: 18 August 2014
Contact: Stephanie McNicholl
Location: City Development
Telephone: (07) 5582 8866
Your reference:
Our reference: PN43660/01/DA2
MCU201400338

CITY OF
GOLDCOAST.

Little Hands Early Learning Centre
C/- Town Planning Strategies
PO BOX 800
HAMILTON CENTRAL QLD 4007

Dear Sir/Madam

DECISION NOTICE TO APPLICANT

Application type: DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE
(IMPACT ASSESSMENT) FOR CHILD CARE CENTRE
(EXTENSIONS)
Property description: Lot 415 on WD5309
Property location: 29 Coolibah Street, Southport

I wish to advise that on 13 August 2014 the above application was resolved as outlined in the attached document. The conditions indicate whether the assessment manager or a concurrence agency imposed them.

The name and address of each referral agency is enclosed.

An extract from the *Sustainable Planning Act 2009*, which details your appeal rights, is attached.

For particular material changes of use, an appeal can also be made to a building and development committee. Please refer to the prerequisites in sections 519 and 522 of the *Sustainable Planning Act 2009*, attached to this decision notice, to determine whether you have appeal rights to a building and development committee.

If you do not appeal the decision, this decision notice is taken to be the development approval and has effect immediately.

Note: Please refer to the conditions of approval outlined in this decision notice to ensure all related approvals are completed. The applicant may need to gain Council endorsement for additional documents prior to obtaining the above development permits, compliance permits or compliance certificates (for example, endorsement of a management plan or technical report may be required prior to obtaining an approval for operational works). These instances are outlined within the conditions of this approval

45475579
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City of Gold Coast
PO Box 5042 GCMC Qld 9729 Australia
ABN 94055542490

E mail@goldcoast.qld.gov.au
W cityofgoldcoast.com.au
P 1300 GOLDCOAST (1300 465 326)

Surfers Administration Centre
135 Bundell Road Surfers Paradise
F +61 7 5596 3653

Nerang Administration Centre
833 Southport Nerang Road Nerang
F +61 7 5596 3653

ANNEXURE C

CERTIFICATE OF TITLE

4/10/2019

Land Titles

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30993686

Search Date: 10/04/2019 10:50

Title Reference:

16517094

Date Created:

07/09/1983

Previous Title: 16343221

REGISTERED OWNER

Dealing No: 707746055 24/05/2004

IDS INVESTMENT GROUP PTY LTD A.C.N. 088 118 218

TRUSTEE

UNDER INSTRUMENT 707746055

ESTATE AND LAND

Estate in Fee Simple

LOT 415 CROWN PLAN WD5309

Local Government: GOLD COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 16343221 (POR 415)
2. LEASE No 714702208 28/09/2012 at 15:54
PARVIN BALSARA
OF PART OF THE GROUND FLOOR (AREA 4A)
TERM: 01/04/2012 TO 31/03/2017 OPTION 5 YEARS
3. AMENDMENT OF LEASE No 718091063 16/06/2017 at 12:42
LEASE: 714702208
TERM: 01/04/2012 TO 31/03/2022 OPTION NIL
4. LEASE No 715545710 16/01/2014 at 11:25
OKCHUN SIM TENANT IN COMMON 1/2
HYOSANG KIM TENANT IN COMMON 1/2
OF PART OF THE GROUND FLOOR (LEASE 5A)
TERM: 28/10/2013 TO 27/10/2018 OPTION 5 YEARS
5. MORTGAGE No 716020819 17/09/2014 at 11:38
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937
6. LEASE No 716133848 11/11/2014 at 15:11
PASA INVESTMENTS CORPORATION PTY LTD A.C.N. 108 828 262
TRUSTEE 1/2
UNDER INSTRUMENT 716133848

<https://www.vedacheck.com/WorkflowHandler?workflowAction=WLTP&setParam=true&productId=200>

1/3

CERTIFICATE OF TITLE

4/10/2019

Land Titles

NPKM INVESTMENTS CORPORATION PTY LTD A.C.N. 108 828 235
TRUSTEE 1/2
UNDER INSTRUMENT 716133848
OF PART OF THE FIRST FLOOR (LEASE A) AND
WHOLE OF THE SECOND FLOOR (LEASE D)
TERM: 10/07/2014 TO 10/07/2024 OPTION 10 YEARS

Page 1/2

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30993686

Search Date: 10/04/2019 10:50
16517094

Title Reference:

Date Created:

07/09/1983

EASEMENTS, ENCUMBRANCES AND INTERESTS

7. MORTGAGE No 716401110 30/03/2015 at 12:55
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937
over
LEASE: 716133848

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY)
[2019]
Requested By: D-ENQ EQUIFAX

ANNEXURE D

OFFER TO PURCHASE: 29 Coolibah Street, Southport

Submitted to: Ray White Commercial Gold Coast
Attention: Ryan Langham
Level 2, 50 Cavil Avenue,
Surfers Paradise QLD
4217
Ph: (07) 5552 6303
Fax: (07) 5532 0324

1. Proponent Details

Full Name/Company Name:
ACN or ARBN (if applicable):
Address:
.....
Telephone: Fax:

2. Proponent Solicitor's Details

Name:
Address:
.....
Telephone: Fax:

3. Terms of Settlement:

4. Price Offered: \$
5. Deposit: 10%
6. Conditions: a)

b)

c)

We,
confirm our interest in respect to the sale of the above property. We will pay a full deposit as per
the above terms and request that a contract is prepared with the details above.

Date:/...../ 2019.

.....
Signature: (Purchaser Name and/or Company)

29 Coolibah Street, Southport QLD



What is included in a Koste Tax Depreciation Schedule?

- ☒ Full Property Inspection (Incl. common areas)
- ☒ Comprehensive report including photos
- ☒ Detailed schedule of both Depreciation methods
- ☒ Quick turnaround times
- ☒ We guarantee 4x our fee in the 1st year
- ☒ 100% of our fee is tax deductible
- ☒ Maximised depreciation claims

Reports completed by Chartered Quantity Surveyors

| | Plant & Equipment | Capital Works | Total Depreciation | Income Tax Savings at 15% | Income Tax Savings at 30% |
|--------|-----------------------|---------------|-----------------------|---------------------------|---------------------------|
| Year 1 | \$97,315 - \$129,842 | \$39,133 | \$136,448 - \$168,975 | \$20,467 - \$25,346 | \$40,934 - \$50,692 |
| Year 2 | \$93,516 - \$124,773 | \$39,133 | \$132,649 - \$163,906 | \$19,897 - \$24,586 | \$39,795 - \$49,172 |
| Year 3 | \$75,535 - \$100,782 | \$39,133 | \$114,668 - \$139,915 | \$17,200 - \$20,987 | \$34,400 - \$41,974 |
| Year 4 | \$62,381 - \$83,231 | \$39,133 | \$101,513 - \$122,363 | \$15,227 - \$18,354 | \$30,454 - \$36,709 |
| Year 5 | \$52,459 - \$69,992 | \$39,133 | \$91,591 - \$109,125 | \$13,739 - \$16,369 | \$27,477 - \$32,738 |
| Total | \$381,206 - \$508,620 | \$195,665 | \$576,869 - \$704,284 | \$86,530 - \$105,642 | \$173,060 - \$211,285 |

All figures are estimated only.

What is Tax Depreciation?

As a property investor, you are entitled to claim Tax Depreciation on all income producing assets under the Income Tax Act (ITAA 1997).

These assets which include buildings and fixtures will deteriorate overtime and will therefore decline in value.



info@koste.com.au
phone 1300 669 400
fax 1300 669 454

39% 53% 40% 45% 40% 61% 29% 54%



Percentage of Investors Claiming Tax Depreciation

BETWEEN 2012 - 2015

There has been a increase of 191,469 Australian Property Investors 6.8% over the last 3 years.

Over the same period, the ATO statistics show just a 2% increase in Property Investors claiming tax depreciation entitlements. Koste are passionate about the education of property investors, however cannot do this alone.

The Statistics

Interesting Facts of Residential Investors

3.0m

INVESTORS

Total number of residential property investors throughout Australia

3.7b

ANNUAL LOSSES

Total losses made on Australian residential properties annually

40b

RENTAL INCOME

Total rental Income declared to the ATO annually

5.5b

DEPRECIATION CLAIMED

Tax Depreciation entitlements claimed annually by investors

22.5b

POTENTIAL DEPRECIATION

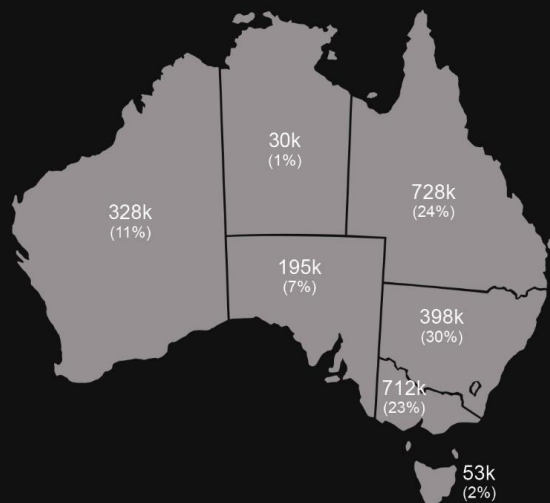
Identified Tax Depreciation entitlements available on residential properties annually

41%

CLAIM DEPRECIATION

A fraction of Australian investors are aware of Tax Depreciations entitlements

Where are the Investors?



In partnership with:



Interesting Facts of Residential Investors

Just 41% of investors claim average Tax Depreciation entitlements of just \$3k annually. Billions are being left unclaimed annually.

Australia has a population of 24million of this 16million are over the age of 18 and could purchase a investment property. The Statistics provided by the ATO currently show that 19% of this population have an Investment Property.

Koste achieves average Tax Depreciation Entitlements of \$8,000 in first year alone. If every property investor maximised these entitlements, we estimate annual income tax savings of \$22billion.

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