



Outline and Locations Indicative Only

Information Memorandum

739 Nudgee Road, Northgate QLD 4013

INTRODUCTION

Ray White Commercial QLD is delighted to offer for Sale 739 Nudgee Road, Northgate. This fully Leased asset is listed with an asking price of \$2,950,000.00 as a going concern for GST purposes.

On offer is a high exposure investment opportunity with a parent site area of 2,080m²*, improved with 1,367m²* of semi-modern office and warehouse facility delineated into 3 separate tenancies (each on an individual strata-title).

The site is 100% Leased with a net return of \$186,000.00 per annum + GST. Unit 1 is Leased to Bytecraft Pty Ltd (owned by Tabcorp) for \$76,000.00 per annum net + GST. Units 2 & 3 are Leased in one line to Volt Edge Pty Ltd for \$110,000.00 per annum net + GST, with a primary term expiry In February 2023.

Finally, the location of the asset speaks for itself. Superb corner location with exposure to both Toombul and Nudgee Roads, providing exposure to 43,000 vehicles daily*.



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PAUL ANDERSON
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*approximately



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EXECUTIVE SUMMARY

Address	739 Nudgee Road, Northgate Qld 4013		
RPD	Lots 1,2,3 on BUP 9638		
Parent Site	2,080m ² *		
Total BUP Areas:	1,367m ² *		
Unit 1	463m ² *		
Unit 2	593m ² *		
Unit 3	311m ² *		
Income Analysis:	Tenant	Rental PA	Expiry
Unit 1	Bytecraft	\$76,000.00	Month to Month
Unit 2 & 3	Volt Edge	<u>\$110,000.00</u>	February 2023
Total		\$186,000.00	
	*NB Tenants pay 100% outgoings		
For Sale	\$2,950,000.00		

*subject to survey



PLAN AND SITE OVERVIEW

PLAN AREAS

UNIT	PER BUP	PER REALSERVE PLANS
Unit 1	463m ²	440m ²
Unit 2	593m ²	603m ²
Unit 3	311m ²	311m ²
TOTAL	1,367m ²	1,354m ²

Breakdown of Building Plan Areas based on the RealServe Building Plans provided in the Annexures section of this Information Memorandum

UNIT 1

Ground Floor Warehouse	257m ²
Ground Floor Office & Amenities	91m ²
First Floor Office	92m ²
TOTAL	440m ²

UNIT 2

Ground Floor Warehouse	433m ²
Ground Floor Office & Amenities	35m ²
First Floor Office	135m ²
TOTAL	603m ²

UNIT 3

Ground Floor Warehouse	114m ²
Ground Floor Office & Amenities	78m ²
First Floor Office	119m ²
TOTAL	311m ²

*all areas are subject to survey

SITE OVERVIEW

The subject site forms a rectangular shaped corner allotment, which provides a level topography for the existing improvements. The property is accessed via a concrete crossover from Nudgee Road (southbound).

The site benefits from excellent exposure to two of North Brisbane's busiest transport routes, fronting Nudgee Road to the north-western alignment, and Toombul Road to the eastern alignment.

The sites total frontage outlined as follows:

Nudgee Road: 45 metres

Toombul Road: 56 metres

The site has enormous exposure to passing vehicular traffic to both Road frontages.

Sitewisely indicates the property has daily exposure to the following traffic volumes:

Nudgee Road: 13,700 vehicles

Toombul Road: 29,300 vehicles

Total Vehicular Exposure: 43,000 vehicles



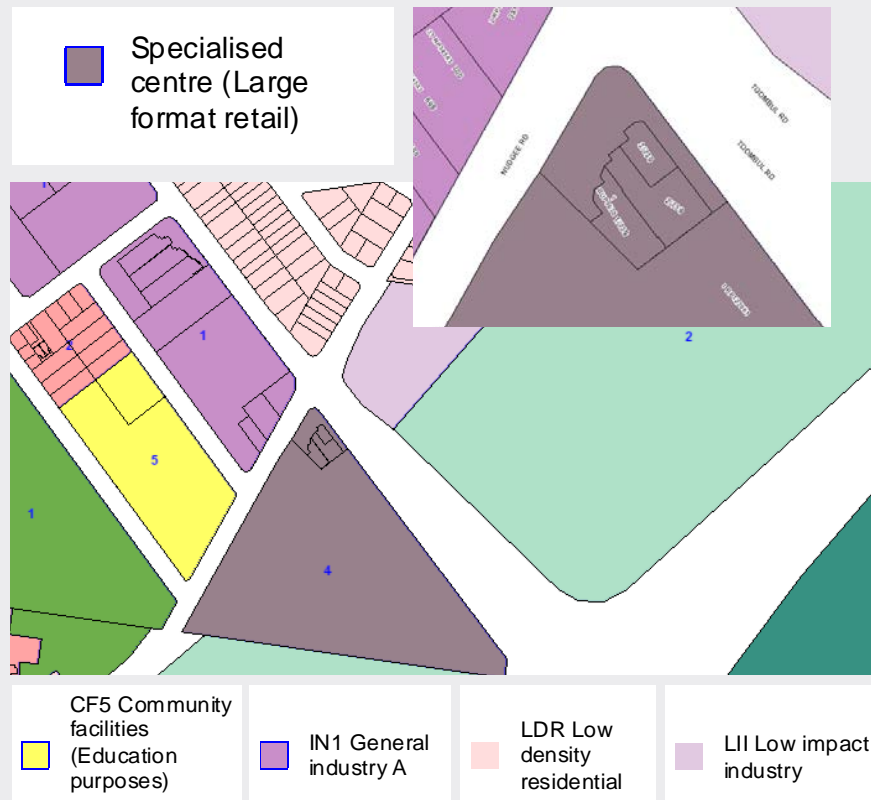
TOWN PLANNING

BRIEF OVERVIEW

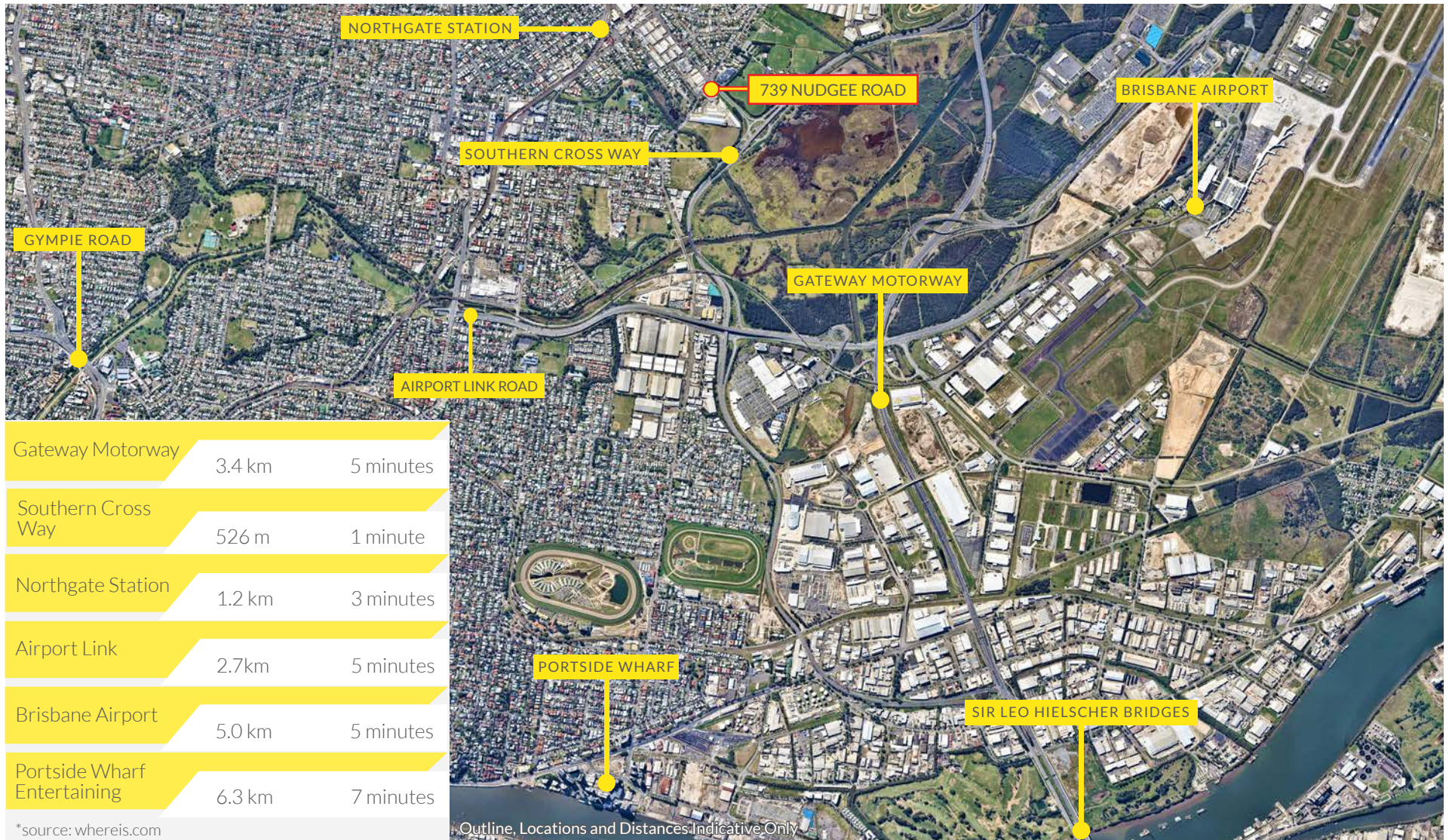
The subject site is designated Specialised Centre (Large Format Retail) Zone.

The zoning allows for a wide variety of industry and retail uses, utilising the high exposure nature of the site with dual frontage to Nudgee Road and Toombul Road.

This site further falls within the bounds of the Nundah District Neighbourhood Plan.



LOCATION



LOCATION (CONTINUED)



*All Outlines and Locations Indicative Only

IMPROVEMENTS

739 Nudgee Road, Northgate comprises a semi-modern industrial building which has been delineated into 3 tenancies (each on an individual strata title).

The front and side elevations contain numerous glass panels which provide each tenancy with an abundance of natural light to its office section.

The warehouse space is column free and each tenancy is accessed via a motorised roller shutter.

The offices are situated over 2 levels, are airconditioned and have commercial grade fittings throughout.

There are 19 lined car spaces onsite, with the surface being concrete.

The established gardens offer corporate presentation.

Gross Floor Area*	Unit 1	Unit 2	Unit 3
Ground Office	91m ²	35m ²	78m ²
Warehouse	257m ²	433m ²	114m ²
First Floor Office	92m ²	135m ²	119m ²
TOTAL	440m ²	603m ²	311m ²

*based on RealServe plans provided - refer to the annexure section of this information memorandum



FINANCIAL ANALYSIS

TENANCY SCHEDULE

Tenancy	Tenant	Lettable Areas	Commencement	Expiry	Option	Review	Base Rental (Fully Leased)	Net Rent \$/m ²
1	Bytecraft Pty Ltd	463m ²	-	Month to Month	-	CPI - min 3.5%	\$76,000.00	\$164
2 & 3	Volt Edge Pty Ltd	904m ²	05 - Feb - 20	04 - Feb - 23	3 years	CPI	\$110,000.00	\$121
Net Income Assessment		1,367m ²	*NB Tenants pay 100% of outgoings				\$186,000.00	\$136

SCHEDULE OF OUTGOINGS

Expenditure	Budgeted Outgoings
Brisbane City Council Rates	\$14,676.00
Urban Utilities	\$5,610.00
Body Corporate - includes Insurance	\$17,749.00
Repairs and Maintenance	\$550.00
Building Management	\$9,468.00
Total Outgoings Expenditure	\$48,054.00

SECURITY

Tenancy	Tenant	Security
1	Bytecraft Pty Ltd	\$17,600.00 Bank Guarantee Subsidiary of Tabcorp
2 & 3	Volt Edge Pty Ltd	\$30,250.00 Bank Guarantee Directors Guarantee

*NB - 100% of outgoings are recoverable under the leases.

TENANT PROFILES

TENANCY 1 - BYTECRAFT SYSTEMS PTY LTD ACN 007 136 361

ByteCraft is an electronics specialisation company that Tatts Group acquired primarily to maintain gaming machines. However the company isn't limited to gaming machines as its major contract is for the maintenance of Telstra's payphone networks.

On December 22 2017, Tatts Group merged with Tabcorp and is now traded under the ASX security code TAH.

In 2019 Bytecraft was rebranded to MAX. Please visit max.com.au for further information.

Sources: Wikipedia.com.au/Max.com.au



TENANCIES 2 & 3 - VOLT EDGE PTY LTD

Volt Edge (RTO #32137) is a registered training organisation specialising in industrial safety training.

Volt Edge has 8 locations around Australia, 15 experienced and qualified staff. They currently offer 87 courses, and have over 10 years in business.

Source: www.voltedge.com.au



SALES PROCESS

METHOD OF SALE

739 Nudgee Road, Northgate is being offered for Sale by Private Treaty with an asking price of \$2,950,000.00.

OFFERS TO PURCHASE

Intending Buyers are welcome to submit offers in the following format:

- Signed Contract of Sale, with deposit cheque (preferred). Please contact the agents nominated in this report for assistance with contract preparation.
- Completed Offer to Purchase Form, which is attached in the Annexure section of this report.

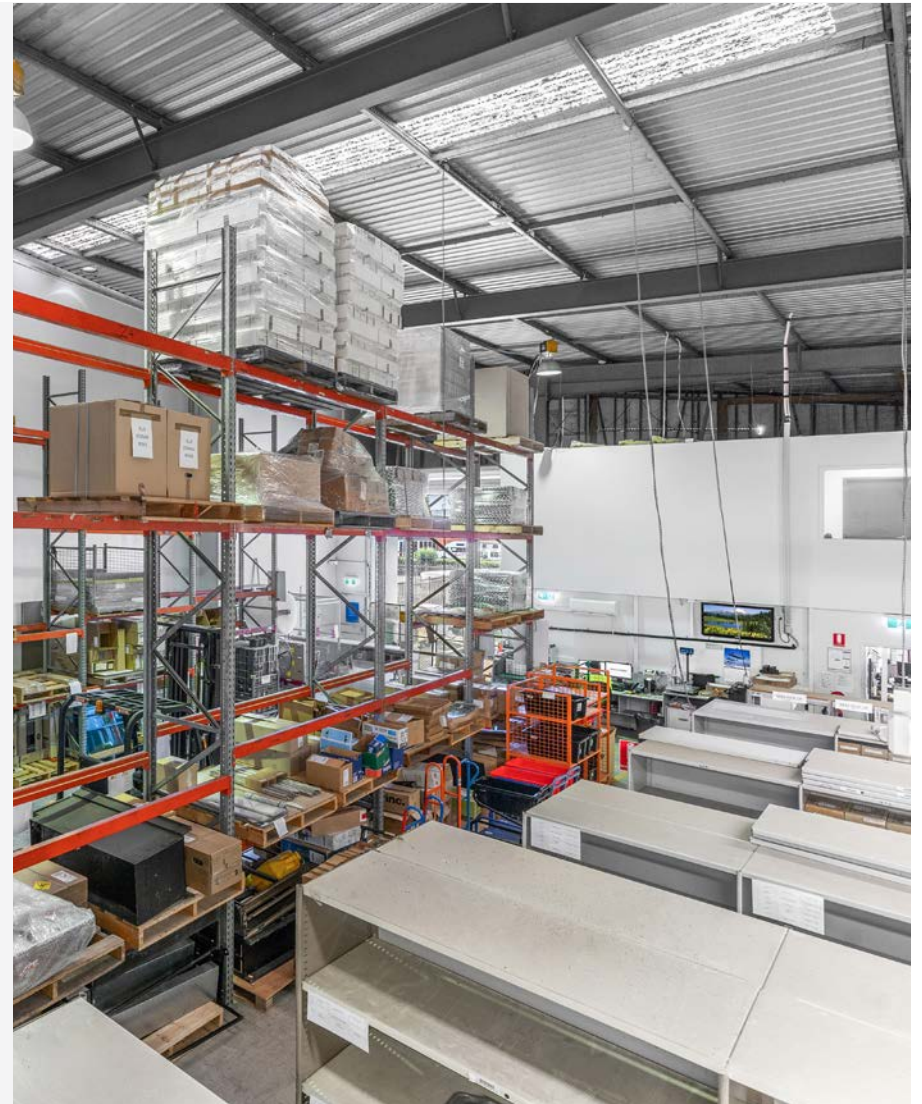
DUE DILIGENCE

A google drive with the following information is available upon request:

- Plans
- Title Searches & EMR/CLR Searches
- Rate Notices
- Urban Utilities
- Body Corporate Levies

GST

The asset is being sold as a 100% Leased enterprise. Subject to the buyer being registered for GST, the transaction will be processed as a going concern.



CONCLUSION

739 Nudgee Road, Northgate is a compelling investment opportunity:

- 100% Leased: Fully Leased with a net return of \$186,000.00 per annum + GST
- Super Exposure: Exposure to approximately 43,000 vehicles daily via Toombul and Nudgee Roads
- Diversified Income: Configured as 3 separate tenancies
- Divestment Opportunity: Sell in one line or 3 individual strata titles
- Functional Improvements: Renovated, semi-modern tilt panel improvements
- Airport Proximity: One of the closest privately owned buildings to Brisbane Airport
- Gateway Motorway Access: Direct connectivity to the Gateway Motorway

739 Nudgee Road, Northgate
For Sale: Asking Price \$2,950,000.00



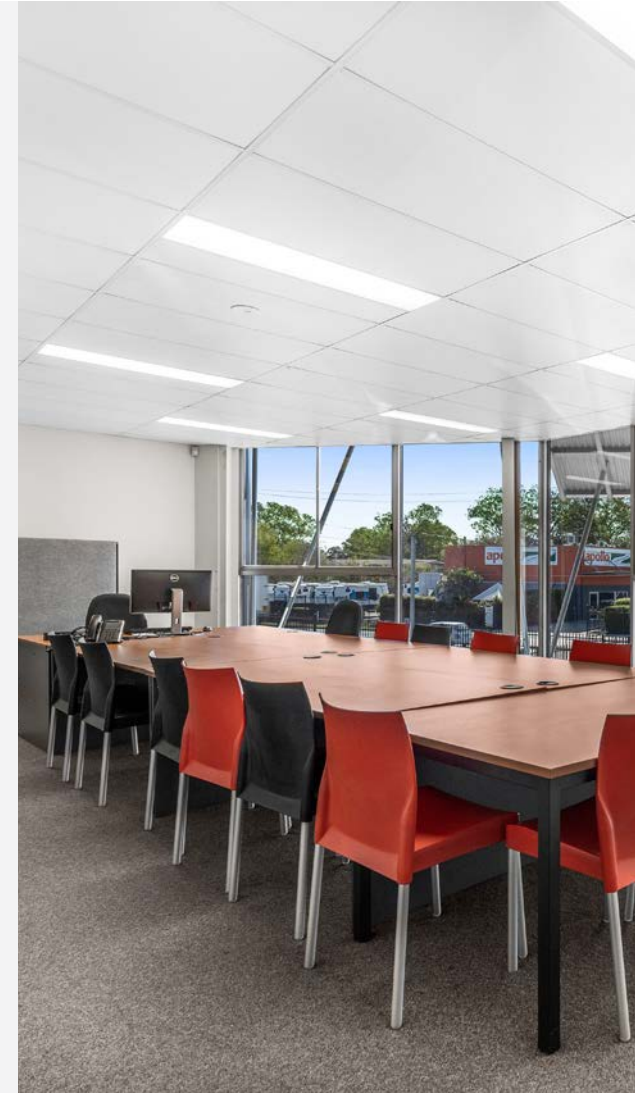
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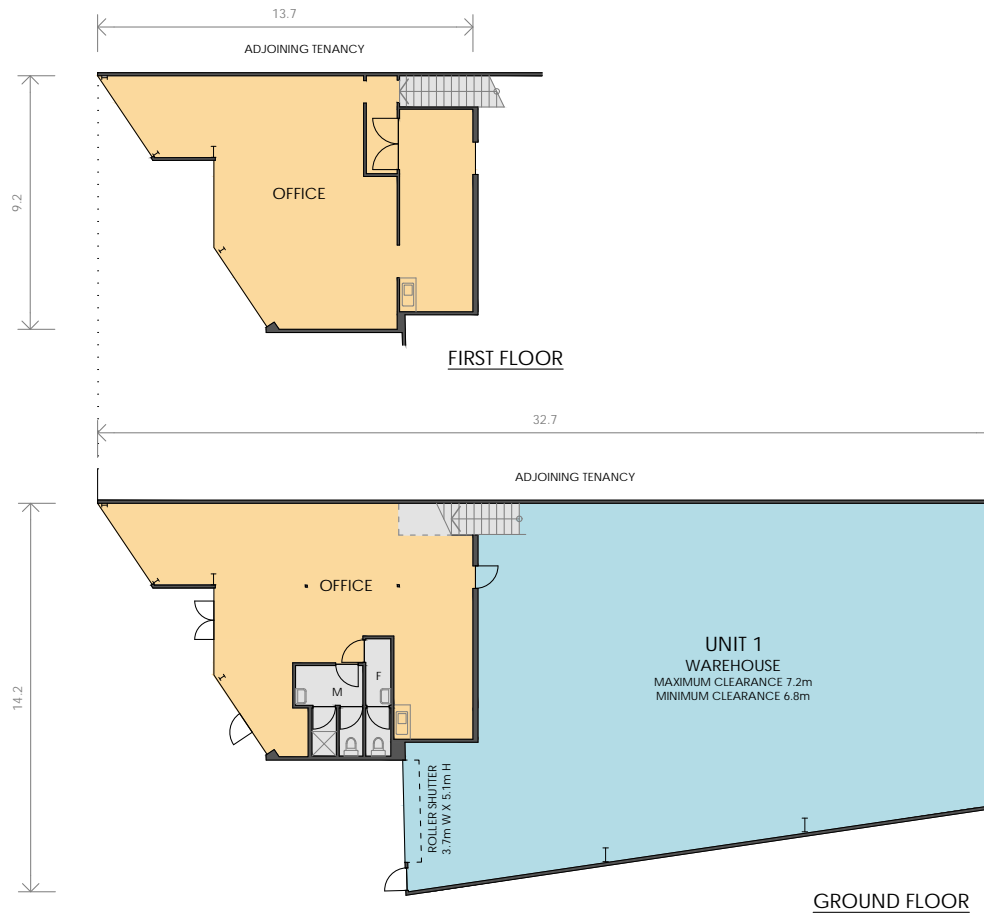


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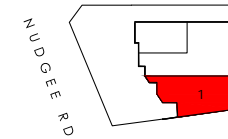


ANNEXURES

REALSERVE PLANS



LOCATION PLAN



NOT TO SCALE

SCHEDULE OF AREAS

GROUND FLOOR	
WAREHOUSE	257 m ²
OFFICE & AMENITIES	91 m ²
FIRST FLOOR	
OFFICE	92 m ²
TOTAL AREA	440 m²

DISCLAIMER: THIS PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES.



NOTES:
AREAS HAVE BEEN CALCULATED FROM EXISTING BUP PLANS
WHERE APPLICABLE

CLIENT:

Ray White

UNIT 1
739 NUDGE ROAD
NORTHGATE, QLD

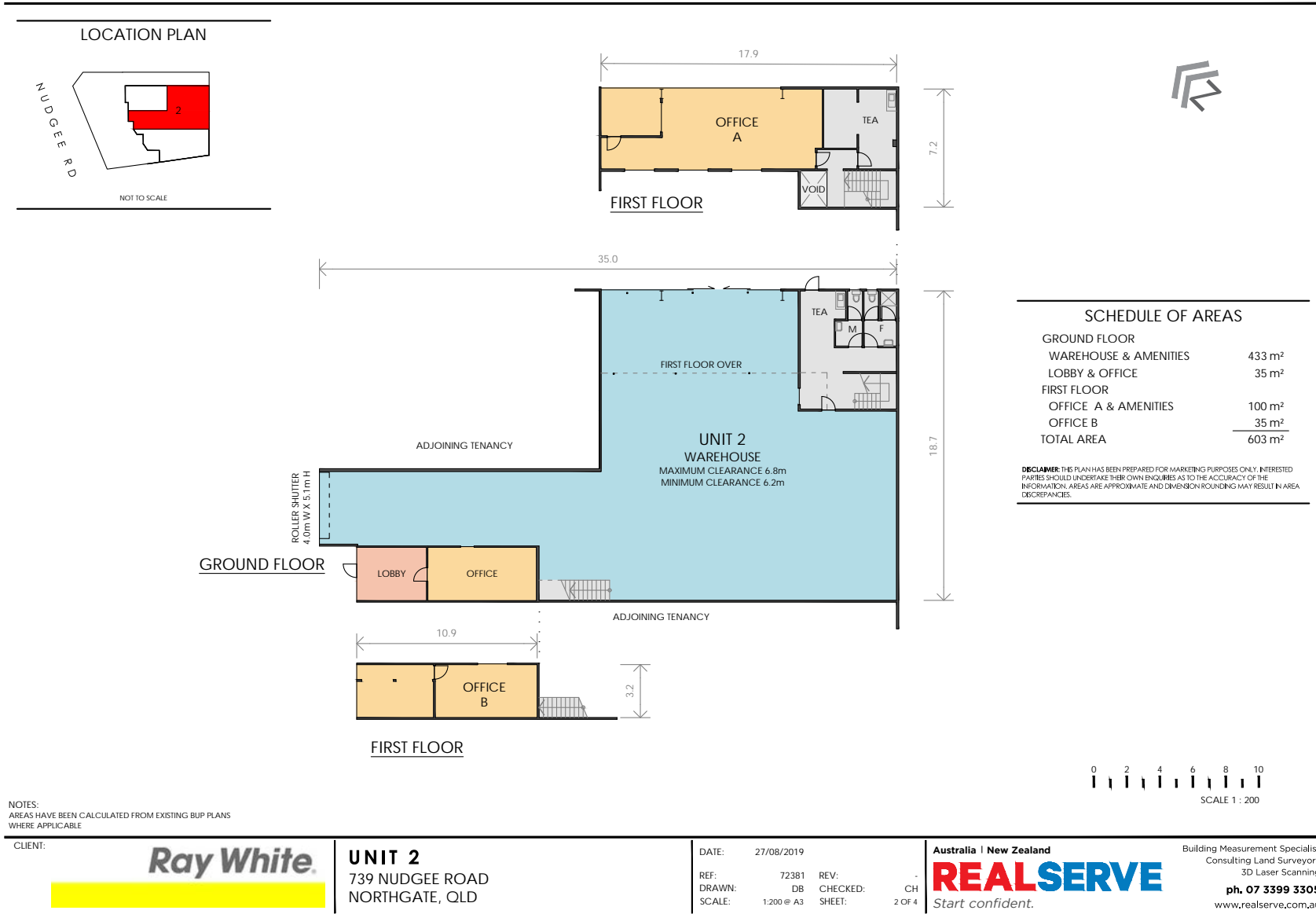
DATE: 27/08/2019
REF: 72381 REV: .
DRAWN: DB CHECKED: CH
SCALE: 1:150 @ A3 SHEET: 1 OF 4

Australia | New Zealand

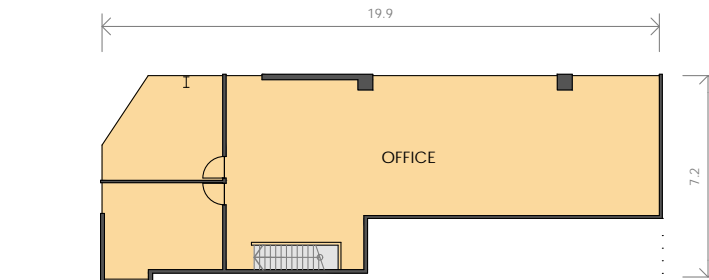
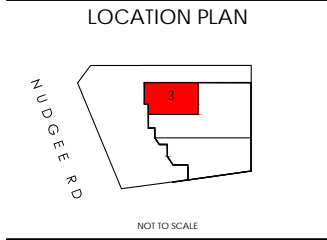
REALSERVE
Start confident.

Building Measurement Specialist
Consulting Land Surveyors
3D Laser Scanning
ph. 07 3399 3305
www.realsolve.com.au

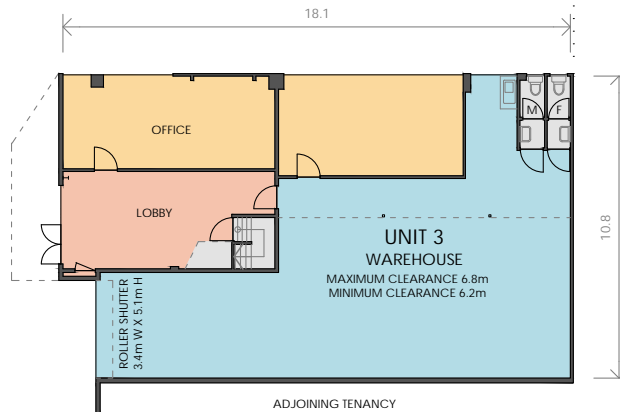
REALSERVE PLANS (CONTINUED)



REALSERVE PLANS (CONTINUED)



FIRST FLOOR



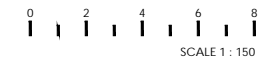
GROUND FLOOR

SCHEDULE OF AREAS

GROUND FLOOR	
WAREHOUSE & AMENITIES	114 m ²
OFFICE & LOBBY	78 m ²
FIRST FLOOR	
OFFICE	119 m ²
TOTAL AREA	311 m ²

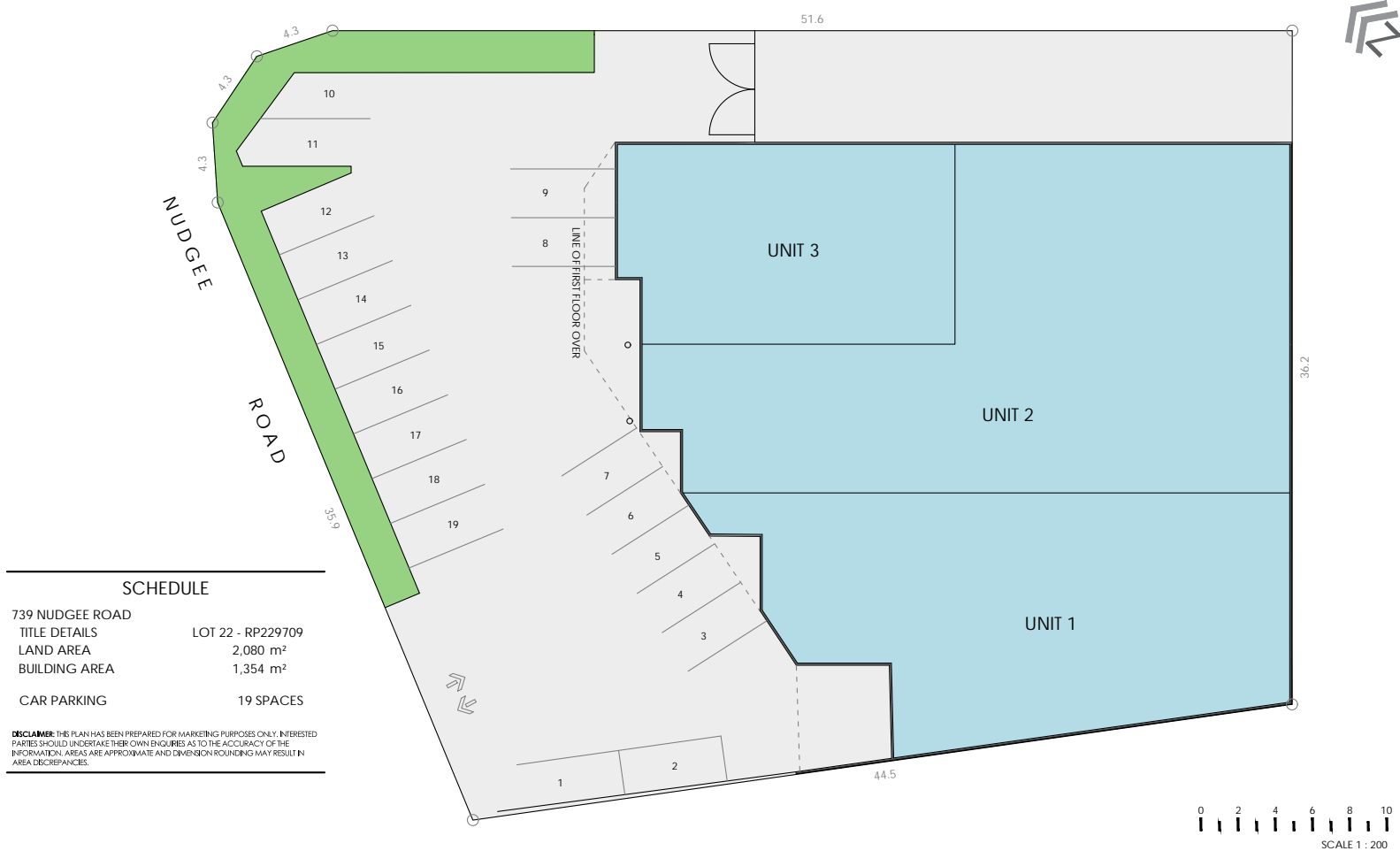
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NOTES:
AREAS HAVE BEEN CALCULATED FROM EXISTING BUP PLANS
WHERE APPLICABLE





CLIENT:	Ray White	UNIT 3 739 NUDGEE ROAD NORTHGATE, QLD	DATE: 27/08/2019	Australia New Zealand	Building Measurement Specialist Consulting Land Surveyors 3D Laser Scanning
			REF: 72381 REV: DB	REALSERVE	ph. 07 3399 3305
			DRAWN: DB CHECKED: CH	Start confident.	www.realsolve.com.au
			SCALE: 1:150 @ A3 SHEET: 3 OF 4		

REALSERVE PLANS (CONTINUED)



SCHEDULE	
739 NUDGE ROAD	
TITLE DETAILS	LOT 22 - RP229709
LAND AREA	2,080 m ²
BUILDING AREA	1,354 m ²
CAR PARKING	19 SPACES

DISCLAIMER: THE PLAN HAS BEEN PREPARED FOR MARKETING PURPOSES ONLY. INTERESTED PARTIES SHOULD UNDERTAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THE INFORMATION. AREAS ARE APPROXIMATE AND DIMENSION ROUNDING MAY RESULT IN AREA DISCREPANCIES.

CLIENT: 	CARPARKING PLAN 739 NUDGE ROAD NORTHGATE, QLD	DATE: 27/08/2019	Australia New Zealand  Start confident.	Building Measurement Specialist Consulting Land Surveyors 3D Laser Scanning ph. 07 3399 3305 www.realserve.com.au
		REF: 72381 DRAWN: DB SCALE: 1:200 @ A3	REV: - CHECKED: CH SHEET: 4 OF 4	

TITLE SEARCH - LOT 1

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32270470

Search Date: 03/10/2019 18:04

Title Reference: 17428198

Date Created: 23/11/1989

Previous Title: 17412009

REGISTERED OWNER

Interest

Dealing No: 718075588 09/06/2017

NBC FINANCIAL GROUP PTY LTD A.C.N. 057 330 944

TRUSTEE

1/2

UNDER INSTRUMENT 718075588

WILCOX INVESTMENTS QLD PTY LTD A.C.N. 161 036 586

TRUSTEE

1/2

UNDER INSTRUMENT 718075588

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 1

BUILDING UNIT PLAN 9638

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 5689

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 10024047 (POR 329)
2. LEASE No 714694691 25/09/2012 at 16:15
BYTECRAFT SYSTEMS PTY LTD A.C.N. 007 136 361
OF THE WHOLE OF THE LAND
TERM: 01/05/2012 TO 30/04/2015 OPTION 2 YEARS
3. AMENDMENT OF LEASE No 716667215 03/08/2015 at 15:38
LEASE: 714694691
TERM: 01/05/2012 TO 30/04/2017 OPTION 2 YEARS
4. AMENDMENT OF LEASE No 718417880 23/11/2017 at 14:59
LEASE: 714694691
TERM: 01/05/2012 TO 30/04/2019 OPTION NIL
5. MORTGAGE No 718075589 09/06/2017 at 11:13
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS

Dealing Type

719615061 AMEND LEASE

Lodgement Date

11/09/2019 12:42

Status

UNVERIFIED

CERTIFICATE OF TITLE ISSUED - No

TITLE SEARCH - LOT 2

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32270476

Search Date: 03/10/2019 18:05

Title Reference: 17428199

Date Created: 23/11/1989

Previous Title: 17412009

REGISTERED OWNER

Interest

Dealing No: 718075588 09/06/2017

NBC FINANCIAL GROUP PTY LTD A.C.N. 057 330 944

TRUSTEE

1/2

UNDER INSTRUMENT 718075588

WILCOX INVESTMENTS QLD PTY LTD A.C.N. 161 036 586

TRUSTEE

1/2

UNDER INSTRUMENT 718075588

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 2

BUILDING UNIT PLAN 9638

Local Government: BRISBANE CITY

COMMUNITY MANAGEMENT STATEMENT 5689

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10024047 (POR 329)
2. LEASE No 716297432 04/02/2015 at 15:23
BARGAIN CAR RENTALS AUSTRALIA PTY LTD A.C.N. 115 153 930
OF THE WHOLE OF THE LAND
TERM: 01/12/2014 TO 30/11/2019 OPTION 5 YEARS
3. MORTGAGE No 718075589 09/06/2017 at 11:13
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

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 **

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Requested By: D-ENQ GLOBAL X

TITLE SEARCH - LOT 3

CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 32270478
Search Date: 03/10/2019 18:06

Title Reference: 17428200
Date Created: 23/11/1989

Previous Title: 17412009

REGISTERED OWNER

Interest

Dealing No: 718075588 09/06/2017

NBC FINANCIAL GROUP PTY LTD A.C.N. 057 330 944
TRUSTEE

1/2

UNDER INSTRUMENT 718075588

WILCOX INVESTMENTS QLD PTY LTD A.C.N. 161 036 586
TRUSTEE

1/2

UNDER INSTRUMENT 718075588

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 3 BUILDING UNIT PLAN 9638
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 5689

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10024047 (POR 329)
2. LEASE No 714694710 25/09/2012 at 16:17
THE PRIDE GROUP (QLD) PTY LTD A.C.N. 086 453 269
OF THE WHOLE OF THE LAND
TERM: 16/04/2012 TO 15/04/2015 OPTION 1 YEAR
3. AMENDMENT OF LEASE No 716382595 20/03/2015 at 14:58
LEASE: 714694710
TERM: 16/04/2012 TO 15/04/2016 OPTION 1 YEAR
4. AMENDMENT OF LEASE No 717015083 18/01/2016 at 15:43
LEASE: 714694710
TERM: 16/04/2012 TO 15/04/2018 OPTION 1 YEAR
5. MORTGAGE No 718075589 09/06/2017 at 11:13
NATIONAL AUSTRALIA BANK LIMITED A.B.N. 12 004 044 937

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

OFFER TO PURCHASE FORM

Clearly mark your Offer to Purchase for the attention of:

Paul Anderson - Director - Brokerage Services
Andrew Doyle - Manager - Brokerage Services
Aaron Aleckson - Manager - Brokerage Services

Return your Expression of Interest by:

Delivery: Level 26, ONE ONE ONE, 111 Eagle Street, Brisbane QLD 4000
Mail: GPO Box 2433, Brisbane QLD 4001
Email: paul.anderson@raywhite.com / andrew.doyle@raywhite.com / aaron.aleckson@raywhite.com

Address: 739 NUDGE ROAD, NORTHGATE QLD 4013

Purchase Price Offered (excluding GST):

Deposit:

Finance Period:

Due Diligence Period:

Purchasing Entity:

Purchaser Address:

Purchaser Solicitor:

Proposed Settlement Date:

Signed: _____

Date: _____

LEGAL INFORMATION

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:

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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.
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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.
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**BROKERAGE SERVICES
RAY WHITE COMMERCIAL QUEENSLAND**

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HEAD OFFICE: Level 26, ONE ONE ONE, 111 Eagle Street, Brisbane QLD 4000

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