



INFORMATION MEMORANDUM

25 Leda Boulevard
Morayfield QLD 4506

Prepared by:

Ray White Commercial
North Coast Central

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INTRODUCTION

Ray White Commercial North Coast Central has been appointed by Westpac Banking Corporation, acting through its agents, Justin Walsh & Adam Nikitins of Ernst & Young to market for sale 25 Leda Boulevard, Morayfield (hereafter referred to as "Subject Property").

The Subject Property incorporates 1,079m² of retail floor space, comprising 5 tenancies, a 2,858m² freehold lot in Morayfield's Metropolitan Centre retail precinct, adjacent to the Morayfield Shopping Centre.

Property Features Include:

- Holding income of \$161,943.20 per annum + GST
- Visibility from Morayfield Road
- Large number of national retail operators in the immediate area
- Adjoins proposed Morayfield Shopping Centre expansion site
- Two street frontage to Leda Boulevard & William Berry Drive

The Subject Property is being offered through an **Auction** campaign

Auction Details

Wednesday, 17 June 2015 at 11.00am
Level 26
111 Eagle Street
BRISBANE QLD 4000

Inspections can be arranged with 24 hours notice by contacting the marketing agents Chris Massie (0412 490 840) and Ashley Rees (0411 707 410).

This Information Memorandum must be read in full and is provided to interested parties subject to the conditions set out in the disclaimer & sources of information.

DISCLAIMER

While the information and representations contained in this marketing material have been prepared with reasonable care, the Vendor does not warrant the accuracy of the information or representations contained in the marketing material, and makes no promise, representation or warranty (express or implied) as to the accuracy, reliability or completeness of the contents of the marketing material. The marketing material does not constitute all, or any part of an offer, or contract for sale for any property referred to in the marketing material. All plans, subdivisions, surveys, development plans, financial details, artists' impressions, digital animations, photographic material, fixtures, fittings, finishes, specifications and particulars (whether by measurement or visual representation) and any other materials are illustrative only. Changes may be made and the information contained in the marketing material is subject to change at any time. You acknowledge that you have not relied on any information in the marketing material, and that the Contract embodies the only representations on which you may rely. To the extent permitted by law, the Vendor disclaims all liability for any loss (including consequential loss or damage), suffered or incurred by any person, however caused (including by negligence) as a result of the use of, or reliance on, the marketing material by you or any other party (including any purchaser or potential purchaser).

EXECUTIVE SUMMARY

Address: 25 Leda Boulevard, Morayfield

NLA: 1,079m²

Land Area: 2,858m²

Method of Sale: Auction

Description: Lot 24 on Registered Plan 908711

Title Reference: 50155228

Parish: Caboolture

County: Stanley

Local Authority: Moreton Bay Regional Council

Zoning: Metropolitan Centre

Tenancies: 5

On Site Car Parks: 32

Marketing Agent

Chris Massie

Ray White Commercial North Coast Central

M: 0412 490 840

W: 07 5430 3788

E: chris.massie@raywhite.com

Marketing Agent

Ashley Rees

Ray White Commercial North Coast Central

M: 0411 707 410

W: 07 5430 3777

E: ashley.rees@raywhite.com

PROPERTY OVERVIEW

Building Areas

Tenant	Gross Lettable Area m² (approximate)
The State of Queensland (Represented by the Department of Public Works)	160m ²
Move n Lose Pty Ltd	431m ²
Vacant	203m ²
Vacant	117m ²
Vacant	168m ²
Total	1079m²

Construction

Floor	Concrete
External Walls	Concrete
Internal Walls	Stud & Sheet
Ceilings	Suspended grip ceiling
Roof	Metal deck
Floor Coverings	Various

PROPERTY OVERVIEW

Description	Partially tenanted freehold retail property	
Access	Via Leda Boulevard	
Exposure	Visible from Leda Boulevard, William Berry Drive and Morayfield Road	
Building Area	1,079m ²	
Land Area	2,858m ²	
Summary of Lease	Shop 1 -	<i>Lease available upon request</i>
	Lessee	The State of Queensland (Represented by the Department of Public Works)
	Area	160m ²
	Term	5 years
	Commencement Date	13/07/2011
	Expiry Date	12/07/2016
	Annual Rent	\$60,470.76 + GST
	Monthly Rent	\$5,039.23 + GST
	Rent Review	Annual fixed increase of 2.5%
	Outgoings	NIL
	Permitted Use	Office, Storage and Incident Management
	Option Periods	NIL

PROPERTY OVERVIEW

Shop 2	<i>Lease available upon request</i>
Lessee	Move N Lose Pty Ltd
Area	431m2
Term	5 years
Commencement Date	01/10/2013
Expiry Date	30/10/2018
Annual Rent	\$101,472.44 + GST
Monthly Rent	\$8,456.04 + GST
Rent Review	Annual review CPI during term with review on exercise of option
Outgoings	43% of Unity Water Invoices
Permitted Use	Fitness studio with access to member 24hours per day
Option Periods	1 x 5 years
Shop 3	Vacant
Area	203m2
Shop 4	Vacant
Area	117m2
Shop 5	Vacant
Area	168m2

SUBURB PROFILE – MORETON BAY REGION

The Moreton Bay Region comprises the former Caboolture and Pine Rivers Shires, and Redcliffe City, and covers 2,037 square kilometres. At 30 June 2011 the region had a population of 389,661 persons, the third largest local government population in Queensland and Australia (following Brisbane and the Gold Coast). The region is also one of the fastest growing areas in Queensland. Between 30 June 2006 and 30 June 2011, the average annual growth rate was 3.2 per cent, compares with 1.8 per cent in Queensland as a whole. The population is projected to increase significantly by 2031 to 533,170 persons.

The Moreton Bay Region's proximity to Brisbane and major transport infrastructure makes it easily accessible, a benefit that has attracted numerous new residents and businesses. The region's strong economic performance provides competitively priced residential and commercial premises and land.

Major business precincts at Narangba, Burpengary, Caboolture, Morayfield, Strathpine, Brendale, Lawnton, Kallangur, Petrie, Albany Creek, Arana Hills, North Lakes, Everton Hills, Kippa Ring, Clontarf and Redcliffe all contribute towards the diverse economy.

(Moreton Bay Region Profile 2013 – www.moretonbay.qld.gov.au)



*Outlines Indicative

LOCATION PARTICULARS – STREET MAP



*Outlines Indicative

Source: www.pricerfinder.com.au



*Outlines Indicative

Source: : www.pricerfinder.com.au

APPENDICES

Annexure A – Title Search

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 20276877

Search Date: 04/02/2015 07:58

Title Reference: 50155228

Date Created: 09/01/1997

Previous Title: 50137858

REGISTERED OWNER

Dealing No: 712845055 05/11/2009

IRMA FOXMAN

ESTATE AND LAND

Estate in Fee Simple

LOT 24 REGISTERED PLAN 908711
County of STANLEY Parish of CABOOLTURE
Local Government: MORETON BAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10653187 (POR 14)
2. EASEMENT IN GROSS No 702276627 16/10/1997 at 12:18
burdening the land
CABOOLTURE SHIRE COUNCIL
over
EASEMENT A ON SP102316
3. EASEMENT No 702411005 19/12/1997 at 16:46
benefiting the land over
EASEMENT E ON RP908711
4. EASEMENT No 703534741 25/08/1999 at 16:03
benefiting the land over
EASEMENTS G AND H ON SP113082
5. EASEMENT No 703534785 25/08/1999 at 16:13
benefiting the land over
EASEMENT J ON SP113082
6. LEASE No 708976124 14/09/2005 at 13:01
FOUNDATION MEDICAL CENTRES (QLD) PTY LTD A.C.N. 010 787 416
PART OF THE GROUND FLOOR
7. CHANGE OF NAME No 712724027 11/09/2009 at 12:49
LEASE: 708976124
IPN MEDICAL CENTRES (QLD) PTY LTD A.C.N. 010 787 416
8. AMENDMENT OF LEASE No 712906854 02/12/2009 at 16:40
LEASE: 708976124
TERM: 04/09/2003 TO 03/09/2012 OPTION 3 YEARS

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 20276877

Search Date: 04/02/2015 07:58

Title Reference: 50155228

Date Created: 09/01/1997

EASEMENTS, ENCUMBRANCES AND INTERESTS

9. LEASE No 710077861 07/11/2006 at 11:33
IAN ANTHONY HOPKINSON TENANT IN COMMON 1/2
ANNETTE HOPKINSON TENANT IN COMMON 1/2
OF PART OF THE GROUND FLOOR(LEASE C)
TERM: 01/12/2005 TO 30/11/2010 OPTION 5 YEARS
10. LEASE No 710077871 07/11/2006 at 11:34
THE STATE OF QUEENSLAND
(REPRESENTED BY THE DEPARTMENT BY THE DEPARTMENT OF PUBLIC
WORKS)
OF PART OF THE GROUND FLOOR(LEASE A)
TERM: 13/07/2006 TO 12/07/2011 OPTION 5 YEARS
11. AMENDMENT OF LEASE No 714385817 28/03/2012 at 14:03
LEASE: 710077871
TERM: 13/07/2006 TO 12/07/2016 OPTION NIL
12. LEASE No 710077876 07/11/2006 at 11:34
DONALD ALEXANDER LINDSEY MILNE
JANET MILNE JOINT TENANTS
OF PART OF THE GROUND FLOOR(LEASE E)
TERM: 13/06/2006 TO 12/06/2011 OPTION 5 YEARS
13. TRANSFER No 710503185 16/04/2007 at 15:20
LEASE: 710077876
EZI-FIT PTY LTD A.C.N. 121 506 849 TRUSTEE
UNDER INSTRUMENT 710503185
14. LEASE No 710077883 07/11/2006 at 11:35
NATHRON PTY LTD A.C.N. 102 816 697
OF PART OF THE GROUND FLOOR(LEASE D)
TERM: 01/05/2006 TO 20/04/2010 OPTION 4 YEARS
15. AMENDMENT OF LEASE No 713538091 27/10/2010 at 12:04
LEASE: 710077883
TERM: 01/05/2006 TO 30/04/2014 OPTION NIL
16. MORTGAGE No 712845064 05/11/2009 at 14:02
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 20276877

Search Date: 04/02/2015 07:58

Title Reference: 50155228

Date Created: 09/01/1997

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D APPLICATIONS SAI GLOBAL

APPENDICES

Annexure B – Rates Notice

Mr Justin Denis Walsh
lisa.hughes@au.ey.com

Dear Justin,

In response to your recent request, I wish to advise the following Rating Information:

Assessment Number: 202173-1
Ratepayer Name: Mrs Irma Foxman
Property Address: 60-62 William Berry Drive, MORAYFIELD QLD 4506
Property Description: Lot 24 RP 908711 Parish Caboolture
Area: 2858.0M2 **Rateable Value:** \$800,000

PARTICULARS OF QUARTERLY RATES & CHARGES LEVIED – 01/01/15 TO 31/03/15

Rate Category	Gross Rates Levy	Rebates
General	1,583.40	0.00
Cleansing	26.75	0.00
State Emergency Management Levy	681.80	0.00
Regional Infrastructure Separate Charge	13.00	0.00
RATE LEVY	\$2,304.95	\$0.00

BALANCE OUTSTANDING SUMMARY

Arrears All Rates & Charges Previous Period	7,226.06
Interest	88.57
Gross Rate Levy – 01/01/15 to 31/03/15	\$2,304.95
Less: Payments to date	-1,500.00
TOTAL AMOUNT OUTSTANDING	\$8,119.58

Interest at the rate of 11% per annum, compounded on daily rests, will be charged on current rates that remain unpaid immediately after the Due Date. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period. Prompt payment will avoid ongoing interest charges and an updated balance should be obtained prior to payment.

Please Note: A fee of 0.4% applies to all credit card transactions. This fee will appear on your next quarterly rates notice.

I hope the above information is of assistance to you.

Yours sincerely,



Felicity O'Dell
Team Leader Rating Services
Financial and Project Services

APPENDICES

Annexure C – Unity Water Bill



Appointment 22 Jan

18 FEB 2015

WATER AND SEWERAGE YOUR BILL

1300 0 UNITY (1300 086 489)
 Emergencies and faults 24 Hours, 7 days
 Account enquiries 8.30am-5pm Mon-Fri
unitywater.com
 ABN 89 791 717 472

004558 000



Mrs Irma Foxman
 C/- Ernst & Young
 Attention: Lisa Hughes, Level 48
 111 Eagle St
 BRISBANE QLD 4000

Account number	1001757
Payment reference	0010 0175 72
Property	60-62 William Berry Dr, MORAYFIELD, QLD

Bill number	7113613648
Billing period	28 Oct 2014 108 days to 12 Feb 2015
Issue date	17 Feb 2015
Approximate date of next meter reading	29 Apr 2015

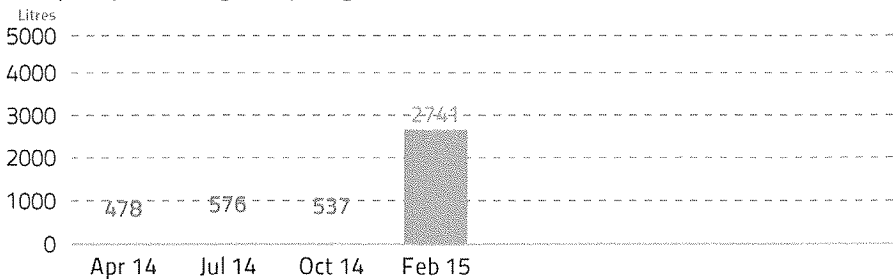
Your account activity

Your last bill \$7,111.83	-	Payments/ adjustments \$1,852.36	=	Balance \$5,259.47 incl overdue \$5,154.35	+	New charges \$3,317.43	=	Pay immediately \$5,154.35
								Total due# \$8,576.90
								New charges due 19 Mar 2015

11% interest per annum, compounding daily, will apply to any amount not paid by the due date

Includes overdue amount

Compare your average daily usage over time

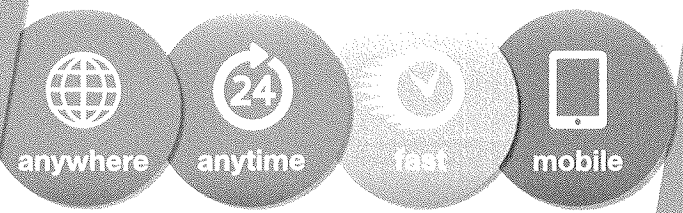


8576.90
L 3317.43 Feb-April
+ 2211.62 May-June

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Manage your account, your way

Register for My Account and e-billing
today at unitywater.com ▶▶



Easy ways to pay For other payment options - see over



BPAY®
Bill Code: 130393
Ref: 0010 0175 72
 Contact your bank or financial institution
 to pay from your cheque, savings, debit,
 credit card or transaction account.
 More info: www.bpay.com.au
 © Registered to BPAY Pty Ltd ABN 69 079 137 518



Direct Debit
 Login to My Account at
unitywater.com to set up
 automatic payments from your
 bank account or credit card or
 call us for assistance.

Direct Debit

Now even easier for you to
 set up online in **My Account**
 Visit unitywater.com



Water meter details 1 kilolitre (kL) = 1000 litres (L)

Meter ID	Previous read date	Previous reading (kL)	Current read date	Current reading (kL)	Usage (kL)	No. of days	Average daily usage (L)
07M118863	27 Oct 14	2735	12 Feb 15	3030	295	108	2731.5
07HD08007C	27 Oct 14	105	12 Feb 15	106	1	108	9.3
Total water usage					296	108	2740.7

Activity since last bill

Last bill	\$7,111.83
Payments / adjustments	
7 Nov 2014 EFT EFT 07/11/2014	-\$1,000.00
10 Nov 2014 Interest Charges 11% 3 days	\$4.53
9 Dec 2014 EFT EFT 09/12/2014	-\$1,000.00
9 Dec 2014 Interest Charges 11% 29 days	\$35.23
12 Dec 2014 Interest Charges 11% 3 days	\$2.76
17 Feb 2015 Interest Charges 11% 67 days	\$105.12
Account balance	\$5,259.47 ①

Water and Sewerage Charges

Lot 24 Plan RP908711 Installation ID 64887

State Bulk Water Price	Period	kL/day	x Days	x Price/kL	
State Govt Bulk Water	28 Oct 14 to 12 Feb 15	2.7407	108	\$2.682	\$793.87

This is how much Unitywater pays to purchase water from the State Government, and is passed on to customers at cost.

Unitywater (local government distributor-retailer price)

Variable Usage Charges	Period	kL/day	x Days	x Price/kL	
Water up to 767 L/day	28 Oct 14 to 12 Feb 15	0.7670	108	\$0.187	\$15.49
Water 768 - 986 L/day	28 Oct 14 to 12 Feb 15	0.2190	108	\$0.905	\$21.41
Water over 986 L/day	28 Oct 14 to 12 Feb 15	1.7547	108	\$1.391	\$263.61
Fixed Access Charges	Period	No.	x Days	x Price/day	
Water Access Commercial	28 Oct 14 to 12 Feb 15	1	108	\$1.010	\$109.02
Sewerage Access Pedestal	28 Oct 14 to 12 Feb 15	9	108	\$2.175	\$2,114.03
Water subtotal					\$1,203.40
Sewerage subtotal					\$2,114.03

New water and sewerage charges **\$3,317.43** ②

Total Due[#] = ① + ② **\$8,576.90**

*Includes Overdue Amount - please pay immediately (11% interest per annum, compounding daily, is being charged on this amount) **\$5,154.35**

Important information

Payment assistance

If you are having difficulty paying, please call Unitywater as soon as you receive your bill and before its due date to discuss how we can help.

Changing contact details

Login to My Account at unitywater.com for quick, easy changes online 24/7 or call us during business hours.

Pensioners

If you own and live at your property and have an eligible concession card, you may apply for a pensioner rebate. Please call Unitywater or download the form from our website.

Credit card payments

Only MasterCard and Visa are accepted. No processing fees apply currently but may be charged in the future.

Interest on overdue amounts

Interest of 11% per annum, compounding daily, will apply to any amount not paid by the due date.

Interpreter service 13 14 50

当您需口译员时，请致电 13 14 50。
 اتصل على الرقم 13 14 50 عندما تكون بحاجة إلى مترجم فوري.
 Khi bạn cần thông ngôn, xin gọi số 13 14 50
 통역사가 필요하시면 13 14 50 으로 연락하십시오.
 Cuando necesite un intérprete llame al 13 14 50

Privacy policy

We've updated our privacy policy so that we can deliver improved services with trusted partners. Visit unitywater.com/privacy

International calls

+ 61 7 5431 8333

unitywater.com
 PO Box 953
 Caboolture QLD 4510
 1300 0 UNITY (1300 086 489)



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More payment options



Credit card by phone or online
 To make a one-off credit card (Visa or MasterCard only) payment call 1300 047 763 or go to unitywater.com

Ref: 0010 0175 72 Maximum \$10,000



Cheques by mail
 Send this portion with your cheque payable to: Unitywater, Locked Bag 2, Maroochydore BC QLD 4558



In person, by phone or online

Billpay Code: 4028

Ref: 0010 0175 72

Pay in person at any post office, call 13 18 16, or go to postbillpay.com.au



*4028 0010017572 00857690

Account number 1001757

Payment reference 0010 0175 72

Pay immediately \$5,154.35

Total due[#] \$8,576.90

New charges due 19 Mar 2015

Includes overdue amount