

# PROPERTY SUMMARY

"EAST CABOOLTURE VILLAGE" 22 – 28 ROWE STREET, CABOOLTURE, QLD, 4510

PROPOSED PROPERTY ASSET

<b>SETTLEMENT DATE:</b>	<b>29 May 2019</b>
<b>NUMBER OF TENANCIES:</b>	<b>11</b>
<b>CAR SPACES:</b>	<b>42</b>
<b>DATE BUILT:</b>	<b>1990</b>
<b>LETTABLE AREA:</b>	<b>1,189m2</b>
<b>LAND AREA:</b>	<b>3,221m2</b>
<b>PRINCIPLE USE:</b>	<b>Retail</b>



TENANTS:



## WHY CABOOLTURE?

Just under 60 minutes from downtown Brisbane, Caboolture is the gateway to the Sunshine Coast and part of the Moreton Bay Region. The Moreton Bay Region features easy access to major transport and export infrastructure, including the Brisbane and Sunshine Coast Airports, Port of Brisbane, Bruce Highway, Redcliffe Peninsula Line and the Brisbane CBD. The Moreton Bay Region is one of the fastest-growing areas in Australia. Its population has been steadily increasing over the past decade, from approximately 325,000 in 2006, to 434,751 in 2016. This trend is predicted to continue with a forecasted population of 530,000 in 2026 and 618,000 by 2036.



**INDUSTRY**

Manufacturing makes up 53% of the regions exports.



**TOURISM**

47.5 per cent increase in visitor numbers since 2010.



**HOUSING**

1.85% rental vacancy.



**AREA DEVELOPMENT**

\$1 billion invested in roads, tourism facilities, hospitals and aged care.



**LOCAL DEVELOPMENT**







The adjoining 1.94 hectare parkland has been recently sold to be developed develop into a new estate comprising of Office (4 Storeys), Aged Care (5 storey), Retirement Village (7 storeys) and 30 townhouses.

# AC CAPITAL TRUST INFORMATION MEMORANDUM

## TENANTS

Tenancies	Size (sqm)	Lease Type	Rent (ex GST)	Increase	Start Date	End Date
1. Spar Express	340	Net	\$143,083	3%	27/11/2015	26/11/2025
2. Bakery	108	Net	\$41,820	3%	01/01/2017	31/12/2021
3. Bottleshop	95	Net	\$41,966	4%	06/10/2015	05/10/2021
4. Fish & Chips	59	Net	\$24,780	3%	01/01/2019	31/12/2022
5. Laundromat	57	Net	\$18,067	3%	04/05/2016	03/05/2022
6. Thai Takeaway	57	Net	\$20,352	3%	17/07/2017	16/07/2020
7. Vacant	286		\$88,658			
8. Vacant	55		\$19,415			
9. Pizza & Pasta	57	Net	\$19,837	3%	28/04/2017	27/04/2020
10. Vacant	75		\$26,475			
11. DC Payments	4	Gross	\$7,416	None	21/09/2015	20/09/2021

## INCOME ADD OPPORTUNITIES

 <p><b>SOLAR</b></p> <p><b>INCOME</b> + \$26,762 p.a</p> <p>Description: 99.6 kw solar panel installation Cost: \$98,400 (after Government rebate) Installation timeframe: 2 months</p> 	 <p><b>LEASING VACANT SPACE</b></p> <p><b>INCOME</b> + \$124,000 p.a</p> <p>Description: 3 tenancies (416 sqm) Incentives offered: 5 months rent free Lease up timeframe: 5 months</p> 	 <p><b>RENTAL INCREASES</b></p> <p><b>INCOME</b> + \$20,000 p.a</p> <p>Description: Rental increases as per lease agreements Cost: Nil Timeframe: Next 24 months</p> 
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