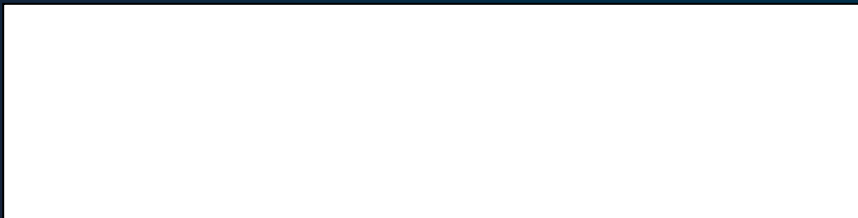


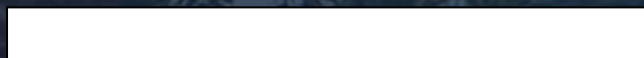


**155-163 Fryar Road,
Eagleby QLD 4207**



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All enquiries in relation to this opportunity are to be directed to the exclusive marketing agents:

Roslyn Inges

Coast 2 Coast Property Sales
(QLD) M (+61) 0418714426

Whilst every care has been taken in the preparation of this document, it is for guidance only. This developer and its agents make no warranty or representation as to the accuracy, reliability, currency, or completeness of the information herein contained. Illustrations, diagrams and the photographs are for presentation purpose only. Interested parties should satisfy themselves as to the accuracy, reliability, currency, or completeness of each description or reference. All information herein is subject to change without notice.

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Introducing...

155-163 FRYAR ROAD, EAGLEBY QLD 4207

A rare opportunity to acquire balance developer stock close to education, transport, shopping facilities and less than 40mins to both the Brisbane CBD and Gold Coast beaches.

Key features include:

- High level of occupancy with long term tenants and underlying strong tenant demand**
- Low maintenance asset in very good condition**
- Significant depreciation benefits**
- Strata titled allowing for future individual sale**
- Located midway between Brisbane and Gold Coast**
- 3km* to Holmview Train Station, 2km* to the Beenleigh CBD and 1.5km* to the Pacific Motorway**

**Approximately.*



One Opportunity...



THREE (3) BEDROOMS
TWO (2) BATHROOMS



TWO (2) BEDROOMS
ONE (1) BATHROOM



ONE (1) BEDROOM
ONE (1) BATHROOM





Property Overview

155-163 FRYAR ROAD, EAGLEBY QLD 4207

Real Property Description (RPD)

**Lots 1 & 19 on SP238821; Lots 44 & 54 on SP238822; Lot 73 on SP238823;
Lot 86, 89, 90, 96, 97, 98, 99, 100, 101 & 102 on SP238824**

Parent Site Area

2.56 Hectares*

Assets

15 apartments in-one-line

Car Parking

**One and two bedroom types - one car space
Three bedroom types - two car spaces**

Zoning

**RXT - Low Medium Density Residential
- Townhouse**

Description

The 'Acacia Waters' project is a modern residential apartment complex, consisting of nine (9) separate buildings over four stages containing a total of 102 units. Each of the units are situated above ground level car parking and consist of either one, two or three bedroom types.

The complex features an in-ground swimming pool, BBQ gazebo, generous common areas and on-site manager.

**Approximately.*

OFFERED EXCLUSIVELY TO THE MARKET...

The offering represents the opportunity to secure 15 apartments, to be sold in-one-line, with strong rental income.

Method of Sale

The property is being offered For Sale.

Due Diligence Information

A complete dataroom is available to qualified parties which can be accessed via secure Dropbox link. Please contact the marketing agents to obtain access.





Improvements

155-163 FRYAR ROAD, EAGLEBY QLD 4207

The property is improved with a modern residential apartment complex, consisting of nine (9) separate two-level buildings over ground level car parking which was completed in various stages, between 2012 and 2017.

- The 15 apartments consist of 4x one bedroom, 7x two bedroom and 4x three bedroom types, each provided with a tiled balcony and a minimum of one secured undercover car space.**
- Features to each include apartment air-conditioning, ceiling fans, security screens, intercom and granite kitchen bench tops.**
- The development features at grade secure car parking plus ample on-site visitor parking.**
- The units are individually strata-titled and have been built to a good standard.**
- The complex features an in-ground swimming pool, BBQ gazebo, generous common areas and on-site manager.**

CONSTRUCTION:

Principal construction components comprise:

- | | |
|--|--|
| <input type="checkbox"/> Footings: Reinforced concrete | <input type="checkbox"/> Internal Walls: Plasterboard |
| <input type="checkbox"/> Floor: Concrete | <input type="checkbox"/> Windows: Aluminium framed |
| <input type="checkbox"/> External Walls: Brick cladding | <input type="checkbox"/> Ceilings: Plasterboard |

ANCILLARY IMPROVEMENTS:

- | | |
|--|---|
| <input type="checkbox"/> Concrete driveway and pathways | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> On-site manager | <input type="checkbox"/> Visitor car parking |
| <input type="checkbox"/> Established gardens | <input type="checkbox"/> BBQ pergola |



FIXTURES & FITTINGS:

Kitchen:	<ul style="list-style-type: none"> • Granite benchtops • Laminated floor & wall cupboards • Single bowl stainless-steel sink • Under-bench oven • Electric stove top • Rangehood • Dishwasher • Tiled floor
Typical Bathroom:	<ul style="list-style-type: none"> • Single bowl vanity with lacquered cabinets • Wall mirror • Screened shower • Toilet • Exhaust fan • Tile floor
Other:	<ul style="list-style-type: none"> • Air-conditioning • Security screens • Carpeted bedrooms • Tiled living areas • Built-in robes • Ceiling fans

APARTMENT OVERVIEW:

TENANCY	TYPE	LEVEL	LIVING (SQM*)	BALCONY (SQM*)	TOTAL (SQM*)	CAR (SQM*)
<input type="checkbox"/> #1	3 bed	One	90 sqm	10 sqm	100 sqm	28 sqm
<input type="checkbox"/> #54	1 bed	One	61 sqm	10 sqm	71 sqm	14 sqm
<input type="checkbox"/> #73	2 bed	One	70 sqm	9 sqm	79 sqm	14 sqm
<input type="checkbox"/> #86	1 bed	One	61 sqm	10 sqm	71 sqm	14 sqm
<input type="checkbox"/> #89	1 bed	One	61 sqm	10 sqm	71 sqm	15 sqm
<input type="checkbox"/> #96	2 bed	One	70 sqm	10 sqm	80 sqm	14 sqm
<input type="checkbox"/> #97	1 bed	Two	61 sqm	10 sqm	71 sqm	14 sqm

*Approximately.

3D VIRTUAL TOUR

Two selected apartments are available now at...

my.matterport.com/show/?m=P3XU6uXkjBu

my.matterport.com/show/?m=8zQnosn621Q



The Financials

TENANCY SCHEDULE:

TENANCY	LEASE COMMENCEMENT	TERM	LEASE EXPIRY	RENT (\$ P/WEEK)	BOND
<input type="checkbox"/> #1	17/05/17	Monthly	–	\$300.00	\$1,200.00
<input type="checkbox"/> #19	25/07/18	12 Months	23/07/19	\$310.00	\$1,240.00
<input type="checkbox"/> #44	29/03/18	12 Months	23/03/19	\$300.00	\$1,200.00
<input type="checkbox"/> #54	08/03/18	12 Months	01/08/19	\$208.00*	\$832.00
<input type="checkbox"/> #73	25/05/18	12 Months	23/05/19	\$290.00	\$1,160.00
<input type="checkbox"/> #86	–	Vacant	–	–	–
<input type="checkbox"/> #89	–	Vacant	–	–	–
<input type="checkbox"/> #90	12/07/18	12 Months	11/07/19	\$315.00	\$1,260.00
<input type="checkbox"/> #96	20/11/18	12 Months	18/11/19	\$290.00	\$1,160.00
<input type="checkbox"/> #97	–	Monthly	–	\$265.00	\$1,060.00
<input type="checkbox"/> #98	27/11/17	12 Months	26/05/19	\$300.00	\$1,200.00
<input type="checkbox"/> #99	16/11/17	Monthly	–	\$300.00	\$1,200.00
<input type="checkbox"/> #100	19/10/18	6 Months	18/04/19	\$290.00	\$1,160.00
<input type="checkbox"/> #101	23/08/18	Monthly	–	\$290.00	\$1,160.00
<input type="checkbox"/> #102	16/02/18	Monthly	–	\$295.00	\$1,180.00

*NRAS Certified and Rented.



CURRENT PASSING INCOME:

Lot 54 is NRAS Certified and rented at 20% below market level, whilst the balance apartments are rented on the open market. The current income for the subject 15 apartments is shown below:

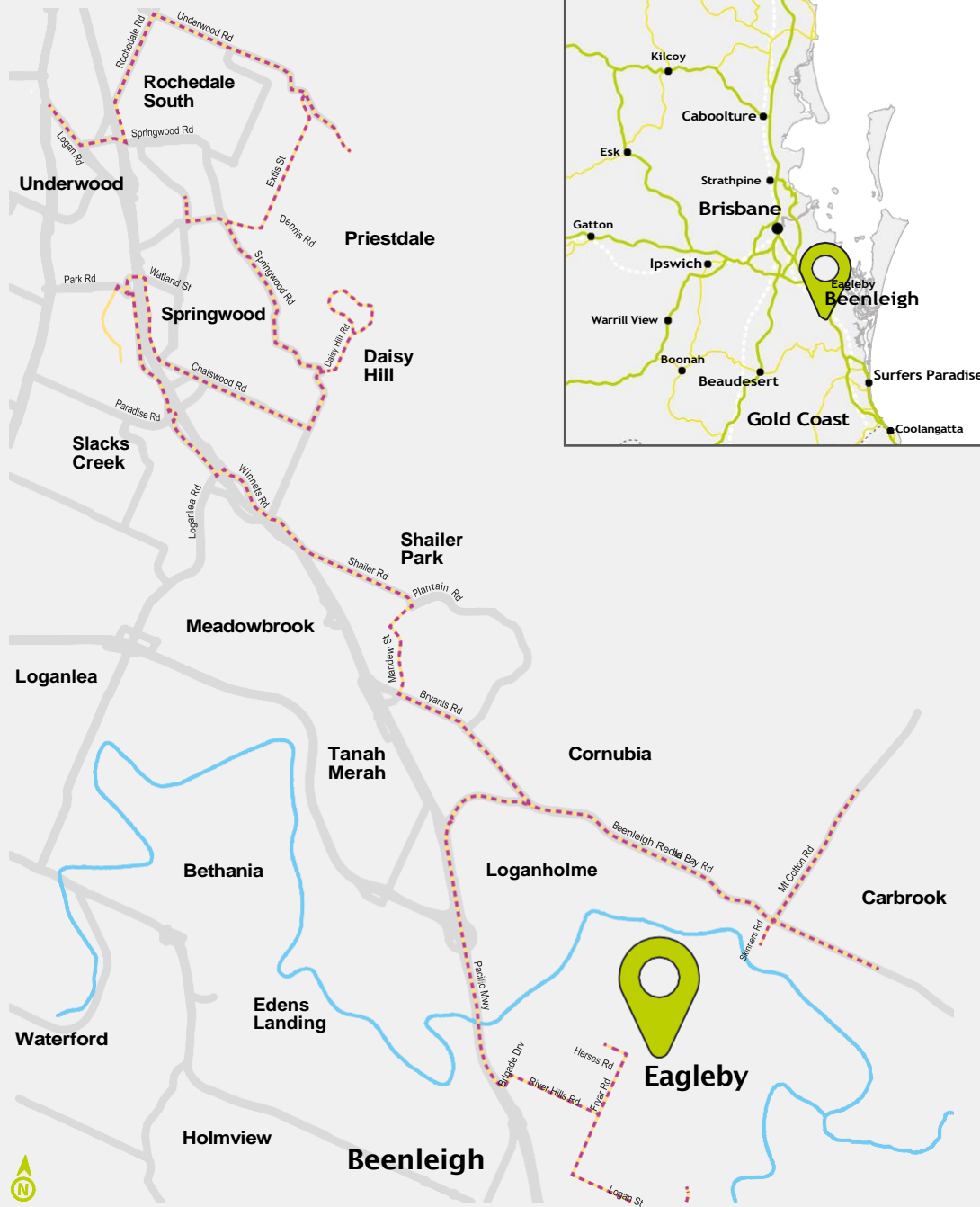
LOT	NRAS	SIZE (SQM*)	TYPE	MARKET RENT RATE (\$ P/WEEK)	MARKET RENT RATE (\$ P/YEAR)	ACTUAL RENT RECEIVED (\$ P/WEEK)	ACTUAL RENT RECEIVED (\$ P/YEAR)	NRAS '18-'19 STATE (CASH PAYMENT)	NRAS '18-'19 FEDERAL (ATO CREDIT)	NRAS '18-'19 FEDERAL TAX CREDIT
#1	N	100	3 bed	\$300	\$15,600	\$300	\$15,600			
#19	N	100	3 bed	\$310	\$16,120	\$310	\$16,120			
#44	N	100	3 bed	\$300	\$15,600	\$300	\$15,600			
#54	Y	71	1 bed	\$260	\$13,520	\$208	\$10,816	\$2,798	\$8,394	\$11,192
#73	N	79	2 bed	\$290	\$15,080	\$290	\$15,080			
#86	N	71	1 bed	\$275	\$14,300	\$275	\$14,300			
#89	N	71	1 bed	\$275	\$14,300	\$275	\$14,300			
#90	N	100	3 bed	\$315	\$16,380	\$315	\$16,380			
#96	N	80	2 bed	\$290	\$15,080	\$290	\$15,080			
#97	N	71	1 bed	\$265	\$13,780	\$265	\$13,780			
#98	N	83	2 bed	\$300	\$15,600	\$300	\$15,600			
#99	N	83	2 bed	\$300	\$15,600	\$300	\$15,600			
#100	N	83	2 bed	\$290	\$15,080	\$290	\$15,080			
#101	N	83	2 bed	\$290	\$15,080	\$290	\$15,080			
#102	N	83	2 bed	\$295	\$15,340	\$295	\$15,340			
TOTALS:				\$4,355	\$226,460	\$4,303	\$223,756	\$2,798	\$8,394	\$11,192
YEARLY INCOME:				\$226,554						

Disclaimer: While the information in the above Schedule has been prepared in good faith and with due care, no representation or warranties are made (express or implied) as to the accuracy, currency, completeness, suitability or otherwise of such information. Figures, calculations and other information have been provided by third parties and have not been independently verified. Users should not rely on any information contained in the Schedule and must make their own enquiries to verify and satisfy themselves of all aspects of such information. Ray White Queensland (Ray White Special Projects), the Vendor, its clients, officers, employees, subcontractors and agents shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for loss, liability, damage or expense arising from or connected in any way with any use of or reliance on such information.



The Location

SOUTH EAST QUEENSLAND



Outline Indicative Only.

Eagleby, Queensland

LOCATION OVERVIEW

Eagleby is an established residential locality, within the Logan City Council area. It is located approximately 32 kilometres south of the Brisbane CBD and approximately 40 kilometres north of the Gold Coast beaches, and in close proximity to Beenleigh which is a major employment centre for the area.

Eagleby benefits from its close proximity to established community infrastructure, local industry and connectivity to the major employment centres of Brisbane, Logan, Gold Coast, Ipswich and Beenleigh via the Pacific and Logan Motorways.

Major shopping in the area is principally located at Eagleby Shopping Plaza (directly opposite) which is anchored by a Supa IGA plus 27 specialty stores which include Eagleby Lifecare Medical Centre and Australia Post.

Eagleby residents have access to an extensive range of educational facilities including child-care centres, private and state primary and secondary schools. Nearby schools include Eagleby Primary and Eagleby Primary South, St Joseph's Primary, Beenleigh High and Trinity College. A number of parks and recreational amenities also service families around this locality.

THE REGION IN NUMBERS:

□ **521k⁺**

Expected Eagleby/Logan catchment population to reach by 2036.¹

□ **53k⁺**

Jobs required to meet expected population increase by 2036.²

□ **50.2%**

Of residents in the catchment that are aged 5-54 years.³

□ **\$330k**

The increased median price of a house in the Eagleby region.⁴

□ **7.2%**

The average annual growth of a house in the Eagleby region.⁵

□ **33yrs**

The average age of a resident in the catchment.⁶

□ **no.1**

Ranked housing price growth performer in 2017 across Queensland.⁷

□ **3,500⁺**

Newly built homes required each year in the catchment.⁸

□ **48.5%**

Tenure residences are rented in the Eagleby region.⁹

¹ Source: Logan City Council (2017); ² Source: Logan City Council (2017); ³ Prepared by Logan City Council; Source: ABS Census (2011); ⁴ Prepared by Logan City Council; Source: RP Data (2017); ⁵ Source: Logan City Council (2017); ⁶ Source: RP Data (2017); ⁷ Prepared by Logan City Council; Source: ABS Census (2011); ⁸ Source: Logan City Council (2017); ⁹ Source: RP Data (2017);







Outline Indicative Only. *Approximately.

The Location

EAGLEBY CATCHMENT:

Eagleby is benefited by its position midway between Brisbane and the Gold Coast, while being adjacent to Beenleigh, the largest commercial precinct between the two cities.

Resident's have easy access to Brisbane airport, Theme Parks, Logan Hyperdome Shopping Centre, Logan Hospital and public transport including bus and train.

REGIONAL HIGHLIGHTS:

Education Catchment

1. Eagleby South State School	500m*
2. C & K Eagleby South Kindergarten	550m*
Griffith University, Logan	10km*
The University of Queensland	40km*
TAFE Queensland, Loganlea	12km*
Eagleby State School	1km*
St Paul's Primary School, Woodridge	16km*
Beenleigh State School	4km*
Groves Christian College, Kingston	14km*
John Paul College, Daisy Hill	12km*
St Edwards Primary School, Daisy Hill	12km*
St Francis College, Crestmead	18km*
Loganholme State School	5km*
Trinity College, Beenleigh	4km*
Kingston College, Kingston	14km*
Mt Warren Park State School	4km*
Logan Reserve State School	15km*
Springwood State High School	17km*

Public Infrastructure

3. Eagleby Community Town Hall	800m*
4. Twin Rivers Community Care	750m*
5. Cecil Clark Park	1.6km*
6. Bishop Street Park	700m*

Retail/Commercial

7. Eagleby Shopping Centre	300m*
8. Eagle Tavern	200m*
Logan Hyperdome	8km*
Underwood Marketplace Centre	16km*
Logan Super Centre	15km*
Logan Central Plaza	15km*
Beenleigh Village Mall	2.4km*
Mt Warren Park Shopping Centre	5km*



The Asset

PROPERTY OVERVIEW:

The complex has been developed on a rectangular shaped, inside allotment with frontage to Fryar Road to the sites western alignment. The development is ideally located to key road networks including River Hills Road, the Logan Motorway and the Pacific Motorway.

Address **Lots 1, 19, 44, 54, 73, 86, 89, 90, 96, 97, 98, 99, 100, 101 and 102 'Acacia Waters'**
155-163 Fryar Road, Eagleby QLD 4207

RPD **(See Schedule)**

Parent Site Area **2.56 Hectares***

**Approximately.*

TOWN PLANNING PARAMETERS:

Planning Instrument	Logan Planning Scheme 2015
Zoning	RXT - Low Medium Density Residential - Townhouse
Zoning Intent	<p>The purpose of the Low-medium density residential zone is to provide for...</p> <p>(A) : A variety of dwelling types, including dwelling houses and low to medium density multiple dwellings; and</p> <p>(B) : Community uses, and small-scale services, facilities and infrastructure, to support local residents.</p>

MASTERPLAN:



TYPE A:

Bedrooms **One (1)**
 Bathrooms **One (1)**
 Size Internal: **61 sqm**
 Balcony: **10 sqm**
 Total: **71 sqm**

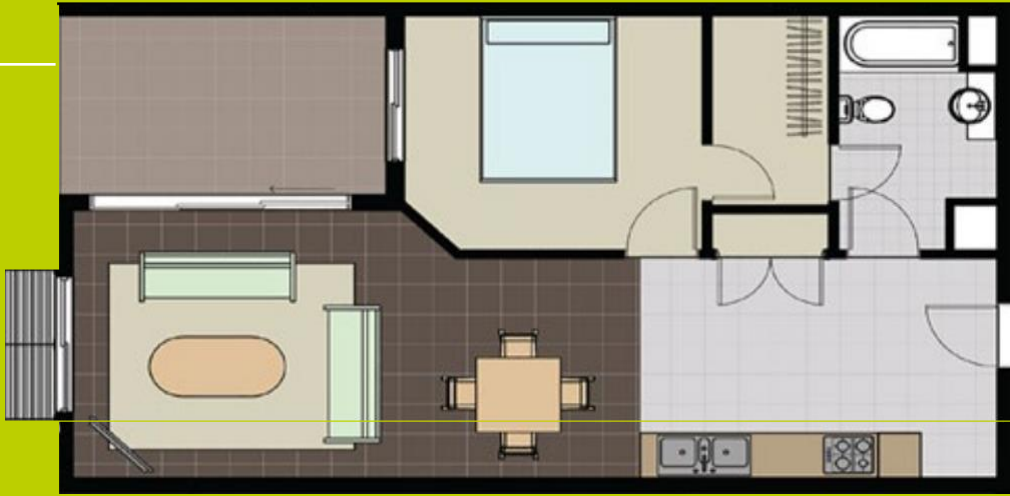
TYPE B1:

Bedrooms **Two(2)**
 Bathrooms **One (1)**
 Size Internal: **72 sqm**
 Balcony: **9 sqm**
 Total: **82 sqm**

TYPE C:

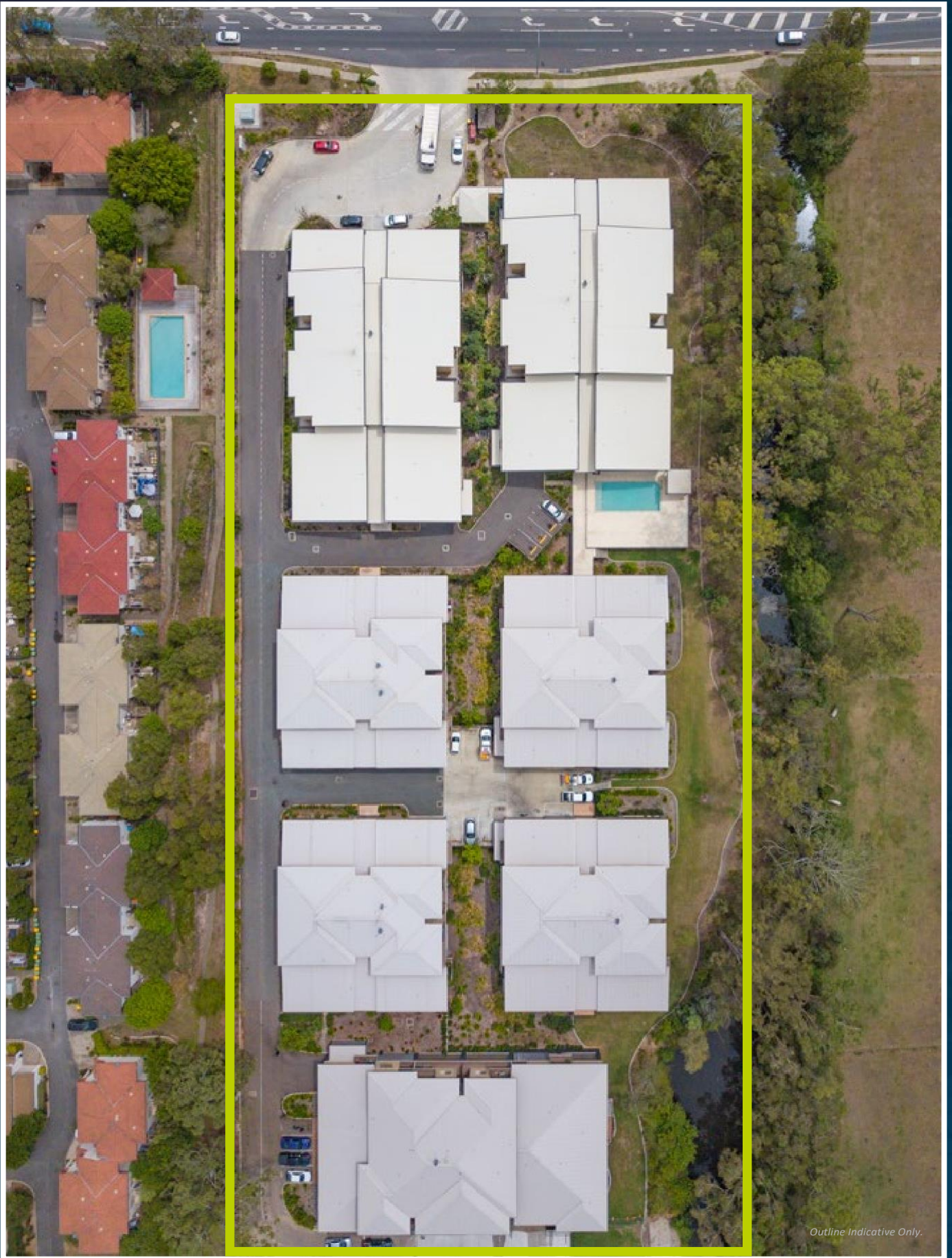
Bedrooms **Three (3)**
 Bathrooms **Two (2)**
 Size Internal: **90 sqm**
 Balcony: **10 sqm**
 Total: **100 sqm**





The particulars in this document are set out as a general outline only. This is representative as a guide only and does not constitute an offer or a contract. Intending purchasers are advised to carry out their own investigations of the correctness of each description or reference. All details were correct at the time of printing and are subject to change without notice.





Outline Indicative Only.





750m* to Eagleby South or Eagleby Primary Schools



8km* to Griffith University Logan Campus



8km* to Logan Hospital in Meadowbrook



100m* to Eagleby Shopping Plaza – Beenleigh CBD 2km*



40km* south to the Gold Coast



2km* to Logan River Parklands



Sale Process

155-163 FRYAR ROAD, EAGLEBY QLD 4207

Due Diligence Information

A complete dataroom is available to qualified parties which can be accessed via secure Dropbox link. Please contact the marketing agents to obtain access.

Inspections

Inspections of the opportunity are highly recommended and can be arranged by appointment.

The seller retains the right (in their absolute discretion) to:

- Decline to consider and/or accept any Expressions of Interest lodged in response to this invitation;**
- Negotiate directly with any party who has lodged an Expressions of Interest at any stage;**
- Accept or decline a non-conforming Expressions of Interest at any stage of the sale process;**
- Enter into any agreement for sale of the property on such terms as are acceptable to the sellers discretion;**
- Change this invitation;**
- Require additional information from a party who has lodged an Expressions of Interest;**
- Reject all or any Expressions of Interests at any time for any reason; and**
- Withdraw the property from sale.**



Expressions of Interest



EXPRESSIONS OF INTEREST (EOI) FORM / PARTICULARS

I/We register our Expression of Interest to enter into negotiations to purchase the property located 155-163 Fryar Road, Eagleby QLD 4207 ("the Property").

Date

Property Details:

Address	155-163 Fryar Road, Eagleby QLD 4207		
Real Properties Description	Lots 1 & 19 on SP238821; Lots 44 & 54 on SP238822; Lot 73 on SP238823; Lot 86, 89, 90, 96, 97, 98, 99, 100, 101 & 102 on SP238824		
Land Area	2.56 Ha	Local Authority	Logan City Council

Expression of Interest:

Proposed Price	\$	Excluding GST.
Proposed Deposit	10% of the Purchase Price = \$	Excluding GST.
Proposed Settlement Date		
Further Details or Information	<i>(Finance, Conditions etc.)</i>	

Details of Proposed Buyer:

Full Name(s)			
Contact Address			
Contact Mobile		Contact Email	
Company Name	<i>(if applicable)</i>		
ABN		ACN	<i>(if applicable)</i>
GST Registered	<input type="radio"/> Yes <input type="radio"/> No <i>(please circle one)</i>		

Details of Proposed Buyer's Solicitor (if known):

Firm			
Name / Contact			
Address			
Contact Telephone		Contact Email	

Expressions of Interest

PROPOSED BUYER ACKNOWLEDGEMENT

In submitting an Expression of Interest to buy the subject property (“EOI”), the Proposed Buyer agrees to the following conditions:

- 1. The Proposed Buyer agrees to and accepts all disclaimers, limitations and qualifications in any written or verbal brochure, advertisement, representation, search, advice or information issued by the Vendors or Ray White or anyone on behalf of either of them (“Marketing Material”).**
- 2. The Proposed Buyer acknowledges that the Proposed Buyer has to satisfy itself about the characteristics, value, potential and features of the subject property by relying only on the Buyer’s own enquiries and investigations and not on any Marketing Material. Therefore, neither the Vendors nor Ray White (or their respective employees and agents) will be liable if any Marketing Material is incorrect, incomplete or misleading.**
- 3. The Proposed Buyer accepts and agrees to the terms of the Disclaimer in the Information Memorandum containing this EOI form.**
- 4. The Proposed Buyer agrees that the Vendors will not be obliged to sell the subject property in response to this or any particular EOI.**
- 5. The Vendors may sell the subject property to any person they choose, as a result of the EOI process or otherwise, or not at all. The Proposed Buyer cannot assume or expect that:**
 - The Vendors will negotiate, or not negotiate, with the Proposed Buyer or any other respondent;**
 - The Vendors will accept the highest purchase price offered;**
 - The Vendors will consider any particular feature of an EOI or other proposal to buy the subject property as determinative; or**
 - The submission of the Proposed Buyer’s EOI will lead to any particular outcome.**
- 6. No claim can be made against the Vendors or Ray White in relation to any costs or expenses incurred by a respondent in evaluating the subject property or submitting an EOI.**
- 7. This EOI constitutes an Expression of Interest by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.**

Execution:

Signed by the Proposed Buyer only.

Full Name	
Signature	
Date	

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“ A unique opportunity to acquire a rewarding asset...”



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.
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 or 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.
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