WHK
COMMERCIAL PROPERTY

# 4 DOYLE AVE, UNANDERRA



## INFORMATION MEMORANDUM

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# INTRODUCTION



# 4 DOYLE AVE, UNANDERRA

WHK are proud to present to market this ideal investment opportunity in the heart of the Unanderra Industrial Hub.

Located between to Princes Highway and Princes Motorway and sitting on a 2,349 sqm block with over 1054 sqm of warehouse and office space, this property is fully leased and currently receiving Rent of $147,880.56 + GST.

A secure and safe investment for any entity/individual looking to expand their property portfolio. Contact your agent today to arrange your inspection.




**Harry Stefanou**
**Principal & Director**
**0413 737 585**
harry@whkcommercial.com.au



**Mark Marinelli**
**Buyers & Leasing Agent**
**0490 044 102**
mark@whkcommercial.com.au

# Executive Summary

## 4 Doyle Ave, Unanderra

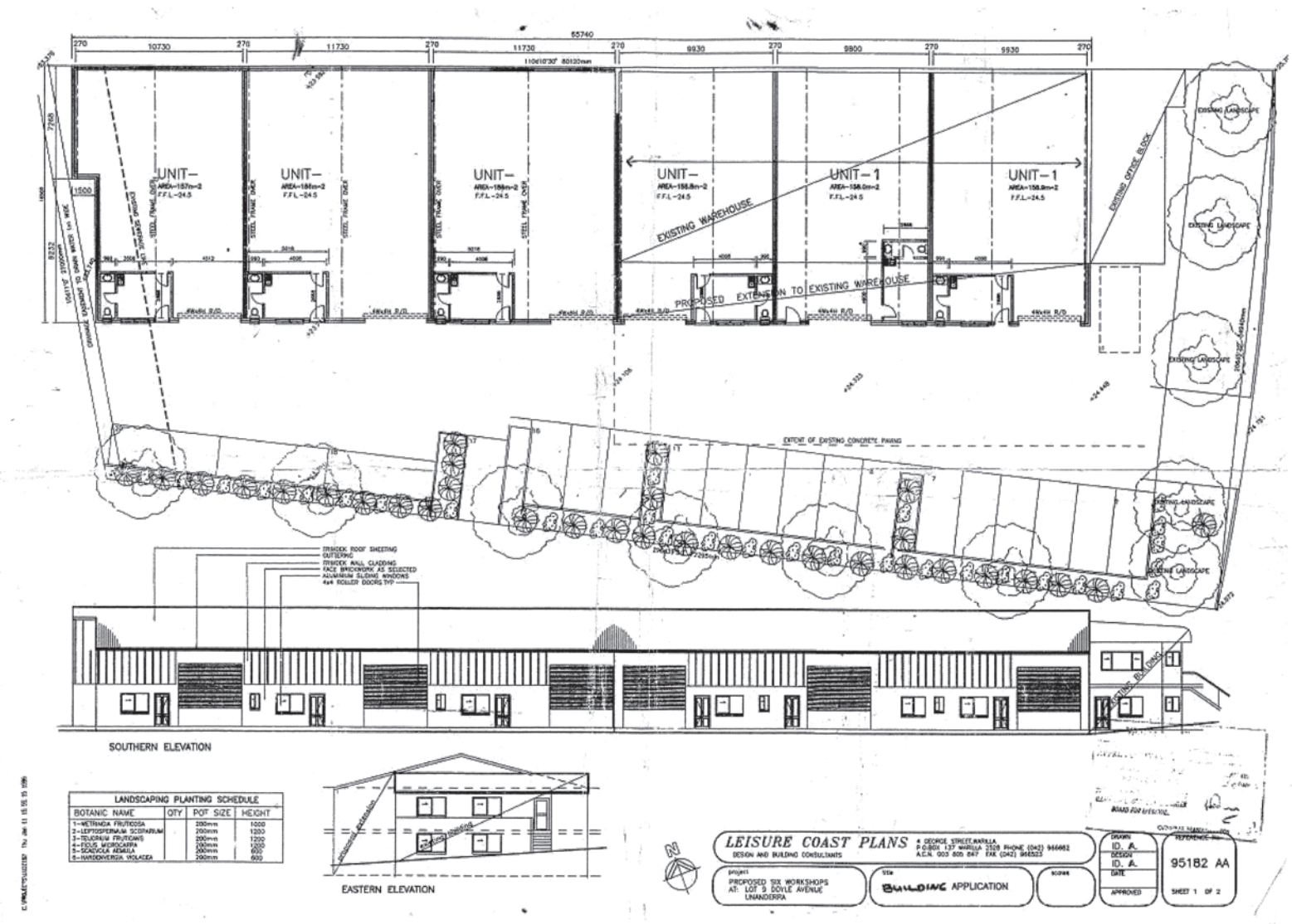
| | | |
|---|---|---|
| **TITLE** | Lot 9 DP 264114 | |
| **ZONING** | IN2 - Light Industrial | |
| **AREA** | Land | 2343 sqm |
| | Building | 1056.4 sqm |
| **ANNUAL RENT** | $147,880.00 | |
| **OUTGOINGS** | Council Rates | $ 7,182.00 |
| | Fixed Water Rates | $ 2,694.96 |
| | Land Tax | $ 810.00 |
| | Insurance | $ 6,500.00 |
| | Other | $ 4,300.00 |
| **NET RENT** | $126,333.02 | |
| **FOR SALE** | $3,195,000 | |

# Tenancy Schedule

| UNIT | TENANT | RENT + GST | OUTGOINGS RECOVERABLE* | LEASE | ANNUAL INCREASES | OPTIONS |
|---|---|---|---|---|---|---|
| 1/4 | Eva-Ready Fabrications | $ 80,154.60 | Water Rates and Usage:<br>$ 690 | Month to Month | Greater of CPI or 3% | 3+3 years |
| 2/4 | Strategic Collison Repair | $ 26,607.36 | Water Rates and Usage:<br>$ 690 | 31/10/2019 - 31/10/2024 | Greater of CPI or 4% | 5+5 years |
| 3 & 4/4 | So Popera Productions | $ 41,118.60 | Water Rates and Usage:<br>$ 1380 | 01/10/2020 - 31/07/2023 | Greater of CPI or 4% | 3 years |
| **TOTAL** | | $ 147,880.56 | $ 2760 | | | |

*Reconciled annually

# Plan


UNIT–
UNIT–
UNIT–
UNIT–
UNIT–1
UNIT–1
EXISTING WAREHOUSE
PROPOSED EXTENSION TO EXISTING WAREHOUSE
EXISTING OFFICE BLOCK
EXISTING LANDSCAPE
EXTENT OF EXISTING CONCRETE PAVING
SOUTHERN ELEVATION
EASTERN ELEVATION
LANDSCAPING PLANTING SCHEDULE
BOTANIC NAME | QTY | POT SIZE | HEIGHT
LEISURE COAST PLANS
DESIGN AND BUILDING CONSULTANTS
PROPOSED SIX WORKSHOPS
AT: LOT 9 DOYLE AVENUE
UNANDERRA
BUILDING APPLICATION
95182 AA

# Photos













# Property Zoning

## Zoning IN2 - Light Industrial

### 1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres
- To minimise any adverse effect of heavy industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses
- To encourage appropriate forms of industrial development which will contribute to the economic and employment growth of Wollongong.

### 2 Permitted Without Consent

Building identifications signs, Business identification signs

### 3 Permitted with Consent

Advertising structures; Agricultural produce industries; Animal boarding or training establishments; Boat building and repair facilities; Community facilities; Crematoria; Depots; Freight transport facilities; Garden centres; Hardware and building supplies; Helipads; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Mortuaries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Roads; Self-storage units; Service stations; Sex services premises; Take away food and drink premises; Tank-based aquaculture; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities

### 4 Prohibited

Pond-based aquaculture; Any other development not specified in item 2 or 3

# Location

## 4 Doyle Ave, Unanderra






WHK COMMERCIAL PROPERTY

# Agents Profile



**Harry Stefanou**
**Principal & Director**
**0413 737 585**
harry@whkcommercial.com.au

Harry Stefanou is the Sole Director and Owner of WHK Commercial Property, Illawarra's one and only dedicated Commercial Real Estate Agency.

With over 30 years of experience in the real estate industry, in both the Residential and Commercial sector, Harry's ability to achieve outstanding results are a testament to his passion and commitment to his clients, and with the continued growth and expansion of the WHK Commercial office reflecting this.

Combining his experience withal facets of sales, leasing and as a Licenced Valuer, Harry's knowledge of the Illawarra region provides a strong foundation upon which Harry and the WHK team build long standing and trusting relationships with buyers, sellers, tenants, landlords, investors and developers. Harry's history of repeat clients and referrals is testament to his ability and character as a person who can be trusted to look after your property and as well as your interests.



**Mark Marinelli**
**Buyers & Leasing Agent**
**0490 044 102**
mark@whkcommercial.com.au

A Member of The Real Estate institute of NSW, Mark is proud to uphold the ethical commitments promoted by his Industry's body. Known for his loyalty, honesty and determination, Mark's reputation for integrity has earned him an exceptionally loyal clientele.

Mark is a part of that rare breed within the property sector; he is an agent who is prepared to forgo income in pursuit of maintaining his integrity.

''I am competitive by nature and I take pride in the results I achieve. But the thing I value most highly is my reputation; nothing is more important to me than my ability to look people in the eye and deal with them honestly."

# Agency

WHK COMMERCIAL PROPERTY

WHK Commercial Property has not only the skills and experience, but more importantly the local knowledge to efficiently manage the full scope of your commercial real estate needs.

Whether it is the sale or leasing of your office, industrial warehouse or a retail property, our team will be on hand to ensure that your expectations are not only met but well and truly exceeded.

We are continually striving to be dynamic and innovative in our approach and are constantly exploring ways of being more efficient in our operations. Our sales database contains thousands of current national investors that are categorised relevant to their investment criteria. This has been formulated over 10 years of various sales campaigns.

Our real estate office is situated in the centre of Wollongong's CBD. Our close proximity to various key commercial suburbs throughout the Illawarra, enables us to establish a close professional relationship with our property owners and tenants, and instils a confidence amongst our clients.

Our locality to other Illawarra businesses and services also enables us to establish strong partnerships with various suppliers, keeping business and profits within the region, thus strengthening the local economy.

02 4229 6640
323 Keira St Wollongong, NSW 2500
reception@whkcommercial.com.au
www.whkcommercial.com.au

WHK Commercial has prepared this report as a means of adopting a starting point for an organised strategy for the sales strategy of this property. It is not a valuation or intended to be relied upon by any person as such (including in support of any financing application), and if professional valuation expertise is desired we should be instructed accordingly.

Of necessity all marketing strategies involve strong elements of intuition and prediction and must be fluid and responsive to a variety of factors including:

- Economic cycling
- Financial market and borrowing cost fluctuations
- Demographic changes
- Alteration in public tastes and styles of stock for which demand is sustainable
- Oversupply of stock in region or market layer
- Impact of alteration of planning or other laws
- Competing / similar properties in the vicinity of the site
- Seasonal trends
- Delays in realisation due to (e.g.) building disputes
- Volatility of building costs.

"The Agents" reserve the right to revise pricing or any strategy at any time based on the need to meet market factors and expectations.

Methods of marketing are suggested to maximise impact in accordance with the marketing budget you have set. No guarantee or warranty is given that any combination, of strategies will produce a given result or level of result and all marketing fees and outlays should be treated as risk capital.

Price is suggested taking into account recent market evidence in the locality for more or less comparable properties (constructed or in course of construction). Any price mentioned in the advertisements does not take into account any applicable Goods and Services Tax ("GST"). Prospective purchases are strongly advised to make their own enquiries as to whether any listing price is inclusive or exclusive of GST.

Information and figures contained in this report have been obtained from various sources as noted throughout the report. We have not independently checked and verified any of the information we merely pass it on for your reference. We make no comment on and give no warranty as to the accuracy of the information contained in this report which does not constitute all or any part of any offer or contract. Zoning and land area details are as provided by RP Data and are subject to confirmation.

This marketing submission is provided as a preliminary opinion only. It does not represent a formal valuation and should not be relied upon or treated as such.

We advise that "the Agents" are not Registered Valuers and strongly recommend you seek professional advice from a Registered Valuer.

We reserve the right to revise this submission subject to further investigation and assessment.

In accordance with Company policy this document has been prepared for the use only of the party for whom it has been prepared as stated in this document and 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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