



INFORMATION MEMORANDUM

1/16 SEVENTH AVENUE, PALM BEACH QLD 4221

**BRAND NEW COMMERCIAL PROPERTY
FOR SALE**

Prepared by Greg Watson & Tara Imlach
Ray White Commercial GC South
February 2019



THE OPPORTUNITY

SEA PALM BEACH

Ray White Commercial GC South is pleased to offer for sale by Offers to Purchase 16 Seventh Avenue, Palm Beach. The subject property is a unique opportunity for the savvy purchaser to acquire a brand new commercial property. The only commercial tenancy available in Palm Beach's premier new development. To be sold as a tenanted investment with a strong lease in place to a business with a long trading history and the added certainty and security of fixed 3% annual rental increases.

Alternatively at this early stage there is also an opportunity for an end user to purchase the property with vacant possession.

The property is well located in the heart of Palm Beach CBD, surrounded by successful businesses and in close proximity to parking, public transport, popular eateries and convenience stores.

Palm Beach has quickly become one of Queensland's most sought after beachside locations nestled between Tallegubgera and Currumbin Creek. Undergoing extensive gentrification, the area is fast becoming a premier beachside suburb. The location is serviced by an extensive road network and has easy access to both Gold Coast Highway and the M1 Motorway.

This Information Memorandum must be read in full and is provided to interested parties subject to the conditions set out in the Disclaimer at the of this Information Memorandum.

INVESTMENT OVERVIEW

RayWhite

PROSPECTIVE TENANCY SCHEDULE	
Tenant	Blue Point Property (Real Estate)
Commencement date	Early 2020 (On completion of Development)
Expiry date	2023
Term	3 years
Option	2 x 3 years
Reviews	Fixed 3% annual rent increases
Net Rent Return	\$37,620 pa*
Outgoings	Tenant to pay all outgoings (rates, water, body corp fees & land tax)

TENANT PROFILE

Incorporated in 2012, BluePoint Property is an innovative real estate investment and development group, with diverse skill sets across retail, residential, industrial and commercial sectors.

Strategic relationships with high net worth investment partners and ongoing support since inception from top tier Australian banks, provide the foundation for BluePoint's strong capital base.

BluePoint's current business interests include development of boutique residential towers, medium density residential estates (townhouses and gated communities) and development and ownership of several retail and commercial centres. The value of the current development workbook exceeds \$200 million and with nine retained assets, BluePoint is steadily growing a retained portfolio approaching a value of \$100 million.

SALE TERMS: Offer to Purchase Closing 6th March 2019 at 5pm QLD

BluePoint is an innovative real estate investment and development group, with diverse skill sets across retail, residential, commercial and industrial sectors.

Led by hands-on directors and drawing on the expertise of leading industry professionals and a specialist consultant team, BluePoint has a proven reputation for delivering high quality developments and successful outcomes for our clients and investment partners.

Strategic relationships with high net worth private investors and ongoing support from top tier Australian banks underpin BluePoint's strong capital base. Combining these resources with agility and creativity in decision making gives us a strong competitive advantage.



THE TEAM

[Read more about us >>](#)



ADVISORY

[Read more >>](#)

PROPERTY OVERVIEW

Address	1/16 Seventh Avenue Palm Beach QLD 4221
Real property description	To be confirmed on construction
Building name	SEA Palm Beach
Suite size	76sqm*
Zoning	Centre -Under the current planning scheme, this site is identified within the Centre Zone which caters for food and drink outlets, hardware and trade supplies, health care services, office and shop

PROPERTY DESCRIPTION

- 76sqm* office / retail suite in a brand new building
- Ground floor position in a prominent area
- 1 allocated car space plus street parking and opposite a large car park
- Direct walk in access from the street
- The only commercial opportunity in the building
- High traffic location at the base of a luxury apartment complex (approx 160 residents)
- Perfectly positioned next to the lobby entrance
- Strong depreciation benefits
- 250m* to the beach
- Easy access to Gold Coast Highway & the M1 Motorway
- 7km* south to Gold Coast International Airport
- Expected completion due early 2020





THE LOCATION

Similar to its Florida namesake - which was named America's best place to live in 2013 - Australia's Palm Beach has thrice been crowned Queensland's cleanest beach.

Palm Beach is one of laid-back living and is one of the best examples of where rambling beach shacks still survive, perched petulantly on million-dollar blocks. Surfers and sun bakers flock to Palm Beach for its wide, sandy and spectacular beach.

Palm Beach is a suburb that offers residents a lifestyle destination with a collective of the best restaurants on the Gold Coast surrounded by trendy bars, cafés, commercial office, and retail for the thriving shoppers.

The retail hub of Palm Beach is a popular and sought-after place to be at the moment in 2018. Food and fine dining has become high in demand for the area and its customers.

Palm Beach is just 10 minutes from the Coolangatta airport and 15 minutes from Surfers Paradise.

The Palm Beach centre is located on the Gold Coast City Highway between Tallebudgera and Currumbin Creeks. Palm Beach has been identified as a Sub Regional Activity Centre in the Gold Coast City system of activity centres. It shares this status with Elanora, which has a stand alone shopping centre only two kilometres to the west of Palm Beach.

Like other traditional centres on the Gold Coast City, the Palm Beach centre is experiencing some urban renewal and streetscape improvements. The urban form of the Palm Beach centre is linear, straddling the Gold Coast City Highway. The main retail area is located on the western side of the highway. There is sufficient existing development and future development potential within the existing area to accommodate the functions of a Sub Regional Activity Centre.

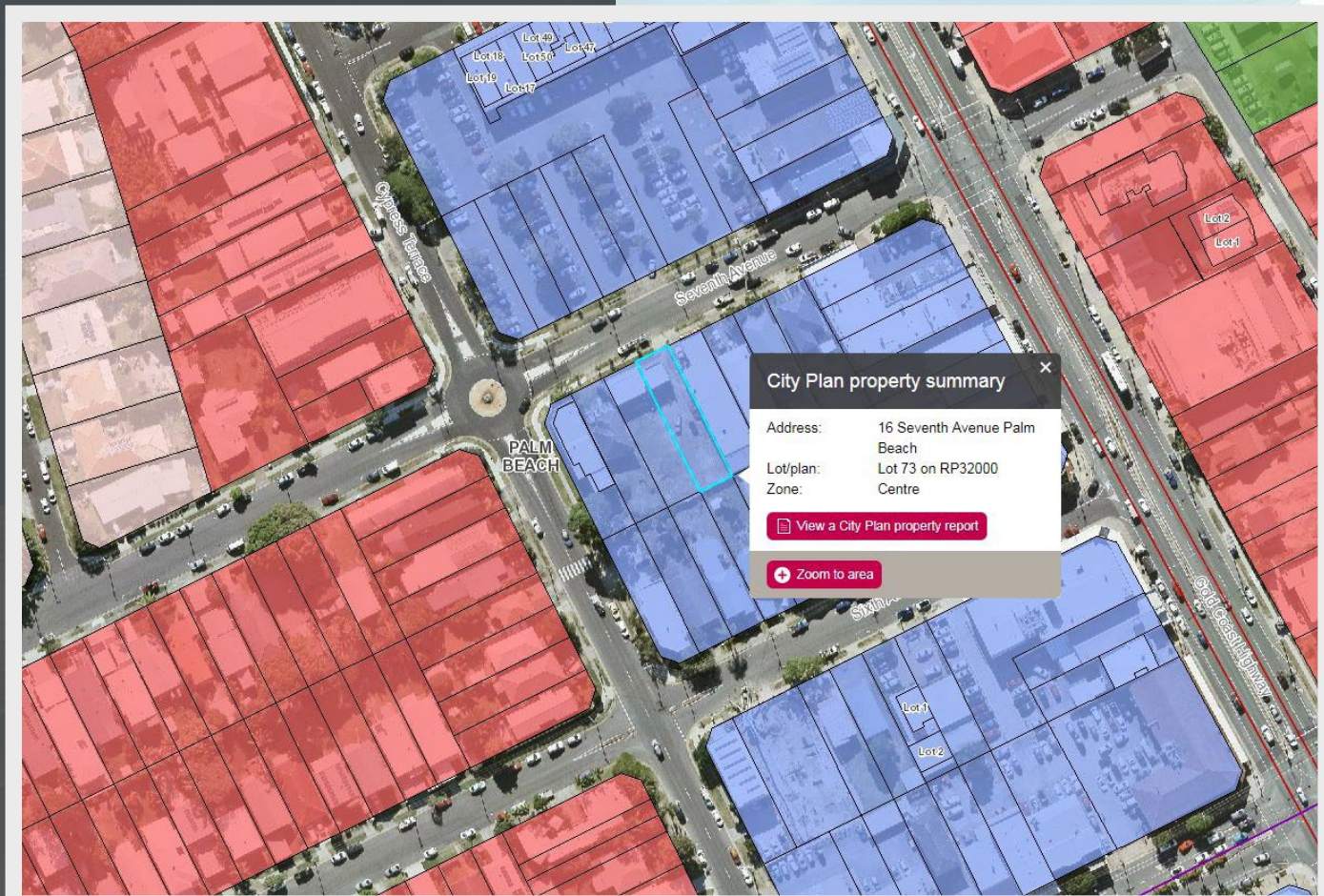
TOWN PLANNING

CENTRE ZONE CODE

Under the current planning scheme, this site is identified within the Centre Zone which caters for Food and drink outlets, Hardware and trade supplies, Health care services, Office and Shop.

The purpose of the Centre zone code is to provide for a mix of uses and activities.

These uses include, but are not limited to, business, retail, professional, medical and administrative.

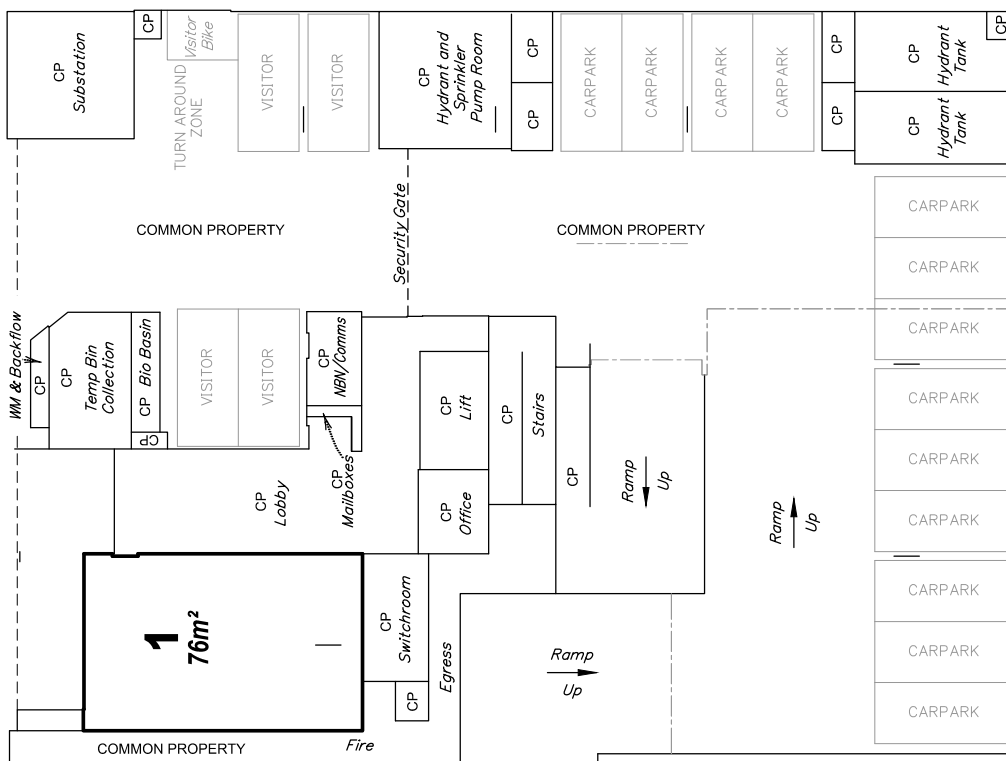


THIS IS A PRELIMINARY PLAN. THE AREAS AND SHAPE OF ALL LOTS AND ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND HAVE BEEN DETERMINED FROM ARCHITECTURAL CAD FILES RECEIVED FROM ARCHITECTS ON THE 30/04/2018 & 1/08/2018. BUILDINGS HAVE NOT BEEN CONSTRUCTED AND SIMPSON RAYNER SURVEYS PTY. LTD. ACCEPTS NO RESPONSIBILITY FOR ANY AMENDMENTS TO LOT SHAPE & AREA THAT MAY OCCUR DURING CONSTRUCTION. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN. THIS PLAN MAY NOT BE PRODUCED WITHOUT THIS NOTE BEING INCLUDED. THIS PLAN HAS BEEN PREPARED BY SIMPSON RAYNER SURVEYS PTY. LTD. (CADASTRAL CONSULTING SURVEYOR) DATE 21-08-2018.

LEVEL C

Scale 1:200

COMMON PROPERTY



COMMON PROPERTY

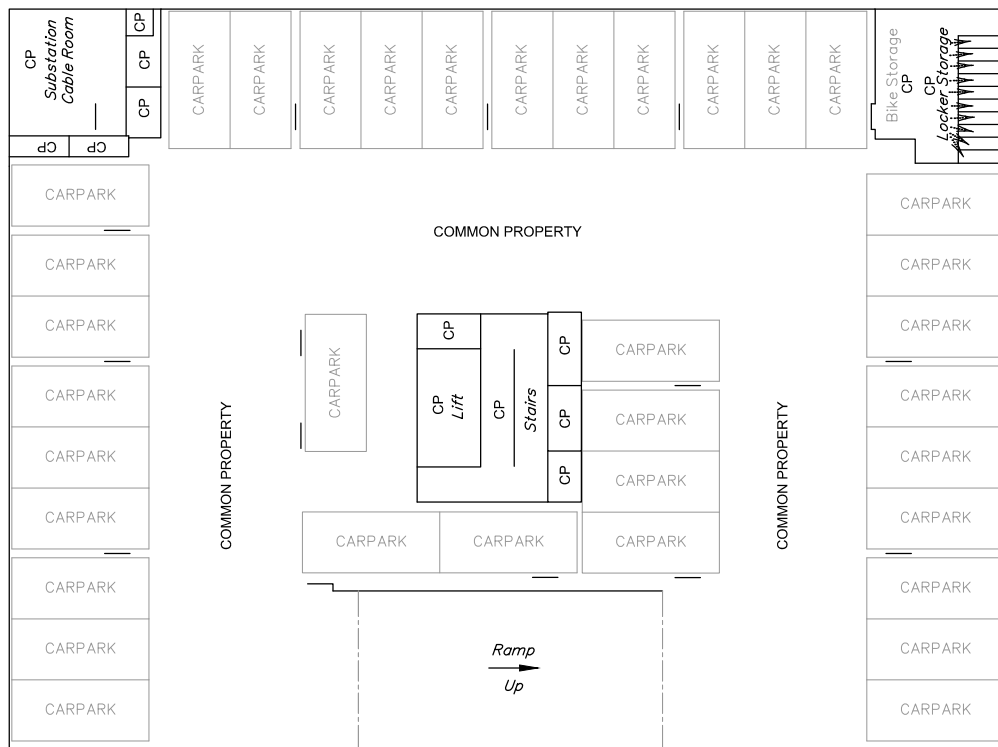
COMMON PROPERTY

COMMON PROPERTY

LEVEL B

Scale 1:200

COMMON PROPERTY



COMMON PROPERTY

COMMON PROPERTY

Scale 1:200 - Lengths are in Metres.

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Insert Plan Number

SP296069

18054

Site Address - 16-20 Seventh Avenue, Palm Beach R.P.D. - Lots 73-75 on RP32000

Final areas are subject to design changes. Council approval and field survey may differ from those shown on this Plan. Final presentation of areas will comply with requirements of the Registrar of Titles and may vary from the format shown on this Plan.

This plan must be read subject to the term of the contract of sale, under which the seller is permitted to make changes.

At the time of preparing this plan, the location or existence of any easements may not have been determined or finalised. The Seller reserves the right to include any easements on the final plan and the Buyer may make no objection.

LEGAL INFORMATION

DISCLAIMER

1. This Information Memorandum ("IM") is dated 06.02.2019
2. This IM sets out general information about the Property for consider in making a decision as to whether to submit an offer for the purchase of the Property. You should read this IM in its entirety.
3. The information contained in this IM is general information only and does not take into account any person's individual circumstances, property investment objectives, financial situation, needs or otherwise.
4. We recommend that you obtain professional advice from a licensed financial, accounting or taxation adviser before submitting any offers to purchase.
5. Certain information in this IM is subject to change and may be updated from time to time without the need to notify you or any other person (if the changes are not materially adverse).
6. We have not authorised any person to give any information nor make any promises, statements, warranties, guarantees or representations (written, oral, express or implied) ("Representations") in connection with the Property or any proposed purchase thereof which is not contained in this IM and any such Representations not contained in it must not be relied upon as having been authorised by us or on behalf of the Vendor and we expressly disclaim any liability or responsibility whatsoever for any such Representations.
7. Neither we nor the Vendor make any Representations as to the accuracy, reliability or completeness of the information contained in this IM or subsequently provided to the recipient, including, without limitation, any current, historical or forecast financial information, estimates and projections and any other financial information derived therefrom, and nothing contained in this IM is, or shall be relied upon as or comprising the Representations, whether as to the present, past or the future.
8. You acknowledge that some of the above may have been obtained from third parties and may not have been independently or professionally verified.
9. All statements of opinion and/or belief in this IM and all views expressed and all Representations, financial information, documentation or data, projections, forecasts or statements relating to current circumstances, expectations regarding future events or possible future performance of the Property or any return therefrom represent an opinion as to the information available as at the date of this IM. No Representations are made or assurances given that such Representations, statements, views, projections or forecasts are reasonable or correct or that the objectives or prospective returns will be achieved. You must form your own opinions and must determine for yourself what reliance (if any) they should place on such Representations, statements, views, projections or forecasts and no responsibility is accepted by the Vendor or by us in respect of the above.
10. 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.
11. Any information set out herein does not constitute and should not be considered as a recommendation in relation to the purchase of the property or a solicitation or an offer to sell the property or a contract for the sale of the property.
12. This IM 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.
13. All recipients are strongly advised to conduct their own due diligence prior to submitting any offer.
14. 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 or aspect of the Property.
15. Any offer is subject to economic trends, property price fluctuations and investment risks. Neither we nor the Vendor in any way guarantee the performance of the Property or any financial benefit from the Property or make any Representations in respect of the Property or the activities conducted thereon (if any).
16. 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.
17. Except insofar as liability under any law cannot be excluded, neither we nor the Vendor take any responsibility for the information contained in this IM or in any other way for errors or omissions (including, without limitation, responsibility to any persons by reason of negligence).
18. 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 IM in whole or part of its contents.
19. The taxation consequences of any offer to purchase will depend on each person's own circumstances. You should consult and rely upon the advice of your own independent professional advisers to determine the taxation treatment of any offer to purchase. No advice or warranty is given as to the taxation implications of any offer to purchase.
20. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.

OFFER TO PURCHASE

Address of Property: Proposed Lot 1 of 16 Seventh Avenue, Palm Beach QLD 4221

Seller: 7th Avenue Palm Beach Pty Ltd

Sellers Solicitor:

Buyer:

Buyers Address:

Buyers Solicitor:

Purchase Price:

Initial Deposit: \$5,000 Payable: On acceptance of offer

Balance Deposit: \$ Payable: On signing of contract by both parties

Stakeholder: JSH Commercial Pty Ltd / as Ray White Commercial GC South

Settlement Date:

Special Conditions:

For clarity, this document is not intended to create binding relations and does not operate to create a binding contract. The parties do not intend to be legally bound unless and until a formal legal contract is prepared and executed.

Seller(s): Witness: Date:

Buyer(s): Witness: Date:

RAY WHITE COMMERCIAL GC SOUTH

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RAY WHITE COMMERCIAL GC SOUTH

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