Burgess Rawson

Information Memorandum

Premium Multiple Home Residential Investment

7-8 GREGORY COURT, BILOELA QLD 4715

For Sale by Offers to Purchase





Table of Contents

Introduction 3
Investment Highlights 4
Investment Snapshot 6
Biloela Region 7
Investing in Queensland 9
Meet the Neighbours 10
Property Details 12
Tenant Schedule 14
Method of Sale 15
Selling Agent 15
Disclaimer 16

Introduction

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At every stage of ownership, our clients benefit from our specialist knowledge, experience, market insights and advice. Our strong market position, plus our targeted and effective marketing campaigns through a highly qualified database, generates maximum exposure for properties.

Burgess Rawson's iconic Portfolio Auctions are held in Brisbane, Melbourne and Sydney bringing together a diverse range of national commercial and investment grade properties.

Based on our unparalleled knowledge and experience, we are confident in recommending this property as an excellent investment opportunity.

Investment Highlights



Fully Occupied Residential Investment
Strong Occupancy History

+ 9 immaculately presented 4 bedroom, 2 bathroom and 2 car space homes which form part of a 10 home Community Title Scheme.
+ Excellent record of occupancy of approx 98%.
+ Highly sought after complex and popular with local and interstate companies.
+ Complex has been strata titled, providing an opportunity to sell individual houses.
+ Modern build, with 6 homes built late 2008 and 3 homes built 2014.
+ Desirable complex highlighted by early lease extensions.
+ Significant 8,608sqm town zoned landholding approx 2kms from the Biloela CBD and shopping precinct.
+ Prime residential area, positioned between 2 local parks and near popular child care facility, churches and shopping centre.
+ Biloela: Modern and progressive town and the administrative and commercial centre for the Banana Shire.
+ Banana Shire: Located at the southern end of Queensland's Bowen Basin and has a strong economy based on mining, energy production and agriculture.
+ Income: $199,160 pa (Gross)

*approx.









Investment Snapshot

Fully occupied residential complex

Strong occupancy history of 98%*

Banana Region:

Tight rental market
0.28% residential vacancy rate

Highly sought after complex
9 x 4 bedroom, 2 bathroom homes

Site area:

8,608sqm total site with 9 homes in group title scheme

Income*:

$199,160 pa

*approx.

Biloela Region

+ Biloela is situated in central Queensland, at the junction of the Dawson and Burnett Highways, approximately 120kms west of Gladstone and 130kms south west of Rockhampton.

+ The town is the principal administrative and commercial centre for the Banana Shire which has a population of approximately 16,000.

+ The Banana Shire is located at the southern end of Queensland's Bowen Basin and has a strong local economy based upon of mining (mainly coal with the nearby Callide Mine providing coal to generate approximately 23% of Queensland power), energy production (Callide Power Station) and agriculture (cotton, citrus, cattle). Manufacturing activity includes the Queensland Nitrates ammonium nitrate plant, Teys Bros Meatworks (Queensland's third largest) and a substantial industrial support base for the mining and energy extraction industries.

+ Biloela is also an important service base for the gas pipelines linking the Surat basin extraction fields to the LNG plants in Gladstone. Given Biloela's location at the intersection of the Dawson and Burnett Highways, tourism visits are also an important value driver for the local economy. The nine Biloela hotel / motel establishments (400 beds) have a year round healthy occupancy rate.

+ The shire population is younger and has higher income levels than Queensland averages. These attributes, combined with an expansive trade catchment, underpins the importance of the property.

For more information on the Banana Shire:
http://www.banana.qld.gov.au/shireinformation

Source: QLD Gov - Remplan - Forecast.id - Toowoomba Region QLD





Investing in Queensland



Last year, the retail trade estimate for Queensland rose 4.39% from the previous year, well ahead of the national benchmark of 3.02%.

Retail Trade Up Significantly

Compared to the trade conditions over the previous 12 months, retail spending in Queensland rose 3.1% from $6,501.4 million to $6,703.6 million in November 2021.

Employment

Queensland recorded the strongest employment growth over the year to November with an annual growth rate of 4.4%. The unemployment rate was 4.7% in December below the pre-COVID level of 5.8% in March 2020.

House Price Growth Biloela

Last month Biloela had 14 properties available for rent and 79 properties for sale. Median sold prices over the last year is $255,000 for houses. If you are looking for an investment property, consider houses in Biloela rent out for $350 PW with an annual rental yield of 7.1%. Based on five years of sales, Biloela has seen a compound growth rate of 12.3% for houses.

Diversified Economy

Queensland's vibrant economy with total of $360 billion GDP is supported by a range of industries including: Mining (11.7%), Finance and Property Services (9.3%), Public Sector and Utilities (9.2%), Healthcare and Social Assistance (8.6%), and construction (8.1%). Healthcare is Queensland's largest employer and supports 354,700 jobs.











Property Details

LOCATION

Situated to the East of Biloela's CBD in the a modern, highly sought after housing estate, nestled between two parks and close to amenities including a childcare centre, super market and shopping precinct.

With easy access to the the Dawson Highway, the property is within 2 km of the CBD, Biloela Shopping World and other amenities.

Surrounded by important social infrastructure including 4 schools within a 3 km radius as well as the local hospital under 1 km away.

Zoning	Town - Recreational Precinct
Lot & Plan	Lot - 2-10 SP179691
Site Area	8,608 sqm*

BUILDING DESCRIPTION

Consisting of 9 residential dwellings plus a pool and pool facilities in a 10 home community title scheme with a total land size of 8,608sqm.

Each home has 4 bedrooms, 2 bathrooms and 2 carports/garages and are fully air conditioned. Large, spacious decks are attached to each home which take advantage of the great Central Qld climate.

*approx.





Tenancy Schedule

		Lease			Monthly Rent	
House #	Tenant	Terms (Months)	Commenced	Expiry	Actual	PA
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Income & Expenses

Annual Income	**$199,160**
Less Expenses	
Management	$15,335
Rates	$24,048
Body Corporate	$23,362
Total Expenses	**$62,745**
Estimated Net Income	**$136,415 pa**

Method of Sale

Offers to Purchase

Exclusive Selling Agents

Burgess Rawson

Level 12
127 Creek Street
Brisbane QLD 4000

CRAIG CHAPMAN 0427 110 132

firstnational REAL ESTATE Biloela

46 Callide Street
Biloela QLD 4715

ROSS MUNROE 0488 923 367

Disclaimer

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The information contained herein is supplied without any representation as to its truth or accuracy. All interested parties should make their own enquiries to satisfy themselves in all aspects and obtain their own independent advice in order to verify any of the information. All stated dimensions and areas are approximate.

The vendor does not represent or warrant the accuracy of any information contained in this document. Subject to any statutory limitation on its ability to do so, the vendor disclaims all liability under any cause of action, including negligence, for any loss arising from reliance on this document.

Specifically, we make the following disclosures:

+ All areas, measurements, boundaries, car space numbers, rents are approximate only and subject to final confirmation;

Intellectual Property

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GST Disclaimer

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Ross Munroe
0488 923 367
ross@firstnationalbiloela.com.au

Table of Contents

- Executive Summary
- Property Details
- Key Features
- Location
- Image Gallery
- Floorplan
- Sale/Leasing Method
- Your Agents
- Disclaimer

Ross Munroe
0488 923 367
ross@firstnationalbiloela.com.au

Executive Summary

Address	12 Melton Street Biloela QLD
Title Particulars	L426 B74433
Land Area	296sqm
Building Size	187.1sqm
Zoning	Shops - Main Retails (Central Business District)
Lease Details	Shop 1: - Hair Salon - Monthly Rent: $830 per month (GST not applicable) - Lease: Periodic - Sqm Underroof: 48.18m^2 approx. Shop 2: - Massage and Kinesiology - Monthly Rent: $1,052.55 per month (GST not applicable) - Lease: Periodic - Sqm Underroof: 66m^2 approx. Shop 3: - Insurance Brokers - Monthly Rent: $1200 per month (GST not applicable) - Lease: 3 year lease with 3% annual rises (Lease end date 04/04/2027) - Sqm Underroof: 73m^2 approx.
Approximate Return	9.02% gross

Outgoings	Rates: $4035 per half year approx. Insurance: $3735 per year approx.
Method of Sale	Private Treaty - $410,000

Ross Munroe
0488 923 367
ross@firstnationalbiloela.com.au

Property Details



12 Melton Street, Biloela

9.02% GROSS RETURN - MULTI TENANTED ALL AT AFFORDABLE RENTAL AMOUNTS

PROPERTY TYPE	LAND AREA	FLOOR AREA
Retail	296 sqm	187.1 sqm

$410,000

Located in a sought-after area of town, 12 Melton Street boasts a prime location next to Drakes Supermarket, directly across from the Biloela Library and Church. Divided into three separate shops with a total underroof area of 187.18m2 approx., this versatile premises offers endless potential for investors or business owners alike. Each shop has 2 toilets and plenty of client parking directly out the front of the premises. There are 3 parking spaces at the rear of the property.
Current tenants include insurance, health and beauty services, showcasing the diverse range of possibilities for this space.
Shop 1:
- Hair Salon
- Monthly Rent: $830.00 per month (GST not applicable)
- Lease: Periodic

- Sqm Under roof: 48.18m2 approx.
Shop 2:
- Massage and Kinesiology

- Monthly Rent: $1,052.55 per month (GST not applicable)
- Lease: Periodic

- Sqm Under roof: 66m2 approx.
Shop 3:
- Insurance Brokers
- Monthly Rent: $1200.00 per month (GST not applicable)
- Lease: 3 year + 3 year options with 3% rises annually

- Sqm Under roof: 73m2 approx.

With its strategic location and established tenancy, 12 Melton Street presents a lucrative investment opportunity. Don't miss your chance to capitalise on this prime commercial space in the heart of Biloela. Contact us today for further details and to arrange a viewing.

Council Rates: $4,035 per half year approx.

Insurance: $3,735 per year approx. (due for renewal September 2024)

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0488 923 367
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Key Features



Well located shopfront



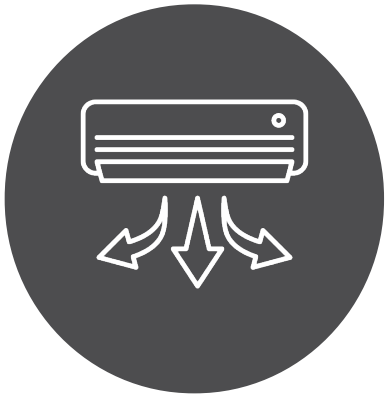
Excellent Parking



Modern Office Fit-out



Excellent Amenities



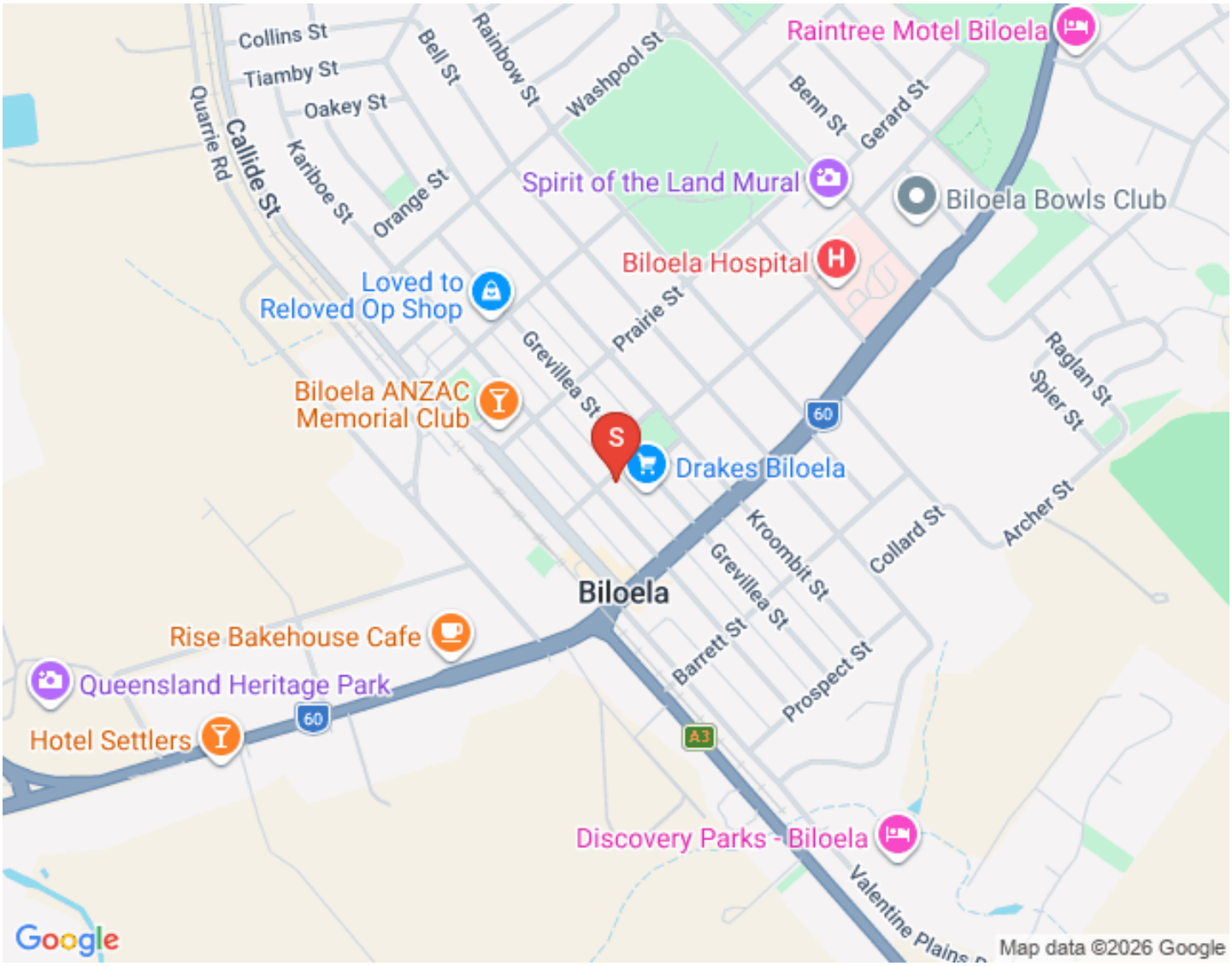
Airconditioning



Increasing Returns

Ross Munroe
0488 923 367
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Location



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ross@firstnationalbiloela.com.au

Image Gallery































Ross Munroe
0488 923 367
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Floorplan

Download Floor Plan

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ross@firstnationalbiloela.com.au

Sale/Leasing Method

This property is being sold by private treaty

Your Agents



ROSS MUNROE

AUCTIONEER/SALES MANAGER

0488 923 367

ross@firstnationalbiloela.com.au

With more than 32 years of real estate experience in the Biloela region, Ross Munroe has built a reputation as one of the area's most trusted and knowledgeable property professionals. Having lived in Biloela since 1965 and specialising across residential, commercial and rural sales, Ross brings unmatched local insight to every transaction. After many years as the business owner, he now leads the team as Sales Manager at First National Biloela, continuing his commitment to providing exceptional service and always acting in the best interests of his clients.

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+ Excellent record of occupancy of approx 98%.
+ Highly sought after complex and popular with local and interstate companies.
+ Complex has been strata titled, providing an opportunity to sell individual houses.
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