

## Property Summary Yeerongpilly

<https://www.realcommercial.com.au/property-industrial+warehouse-qld-yeerongpilly-502842078>

Property Summary Table- Yeerongpilly	
Property Location	3-38 Tennyson Memorial Ave YEERONGPILLY - QLD
Property Type	Warehouse and large office
Tenant	Photo Printing lab RGB Digital <a href="https://www.rgbdigital.com.au/index.php">https://www.rgbdigital.com.au/index.php</a> They have 2 locations... Direct to the public and call centre and Tennyson Mem (THIS ONE) is preparation area
Land size	
Property Size	278 sqm Includes 4 car parks Office area 208 sqm and Warehouse 70 Sqm
Property Includes	Office, warehouse, toilet amenities, air conditioning, allocated 4 car parks
Zoning	General Industry B
Lease Term	New 3 year lease PLus Annual Reviews Review Method: CPI or 3% whichever is the greater Market Review at option
Rent Gross / Net	Net plus outgoings plus GST
Lease Details	Owner to become tenant- been trading for 18 years Total Bond \$8,000 OR a Bank Guarantee Plus Deposit bond of 1 months rent in advance \$4,400 includes GST Make good clause
Options Available	1 by 3 year options
Outgoings	100% paid by tenant
Insurance	Plate glass insurance by tenant Tenant to maintain and repair air conditioners

Method of Sale	Sale price
Agent	Paul Flego M: 0406 604 767 web: rch.com.au
Net Rent	\$48,000 Net
Sale Price	\$685,000
% Return Net	7%
Offer Price at 8.5%	\$564,700
Offer Price at 8%	\$600,000
Offer Price at 7.5%	\$640,000
Offer Price at 7%	\$685,000- ASKING price

## More Information

Located within 4 km to Brisbane CBD close to all major arterial road networks and major residential and Govt. projects SEE <https://www.yeerongpillygreen.com.au/>

There will be a large residential development plus retail plus offices. This should be good to stimulate local business... With over 1,200 apartments planned in the near future.

Yeerongpilly Green will be home to the only Corporate Office Park within 5 kilometres of the CBD. Offering over 50,000sqm of commercial floor space, the area is set to become a future hot spot for all levels of business – small, medium and large.

**NOTE: this will create some competition for the office spaces above the warehouse of this property. Need to research further.**

Close to Yeerongpilly Train station and within major bus networks.

Current owner will be the new tenant

Commencement date of Lease upon settlement of purchase

\* Tenants have been trading in this property for over 18 years

### **Outgoings: 100% payable by tenant**

Body Corporate: \$290 per quarter \$1,160

### **Past Sold Prices:**

<https://www.realestate.com.au/property/unit-3-38-tennyson-memorial-ave-yeerongpilly-qld-4105>

In November 2000 \$199,000

In May 1994 \$272,500

### **Growth Potential**

<https://www.realestate.com.au/invest/house-in-yeerongpilly-qld+4105>

Residential growth rate 5.2%

Assume 1.5% less for commercial so 3.7%

<b>Purchase Price</b>		<b>\$685,000</b>
@ 3.7% growth (x 1.037)	\$695,275	Year 1
Increase 3.7% (x 1.037)	\$705,704.125	Year 2
Increase 3.7% (x 1.037)	\$811,559.74375	Year 3
Increase 3.7% (x 1.037)	\$823,733.13990625	Year 4
Increase 3.7% (x 1.037)	\$836,089.137004843	Year 5

## Great location in Brisbane

