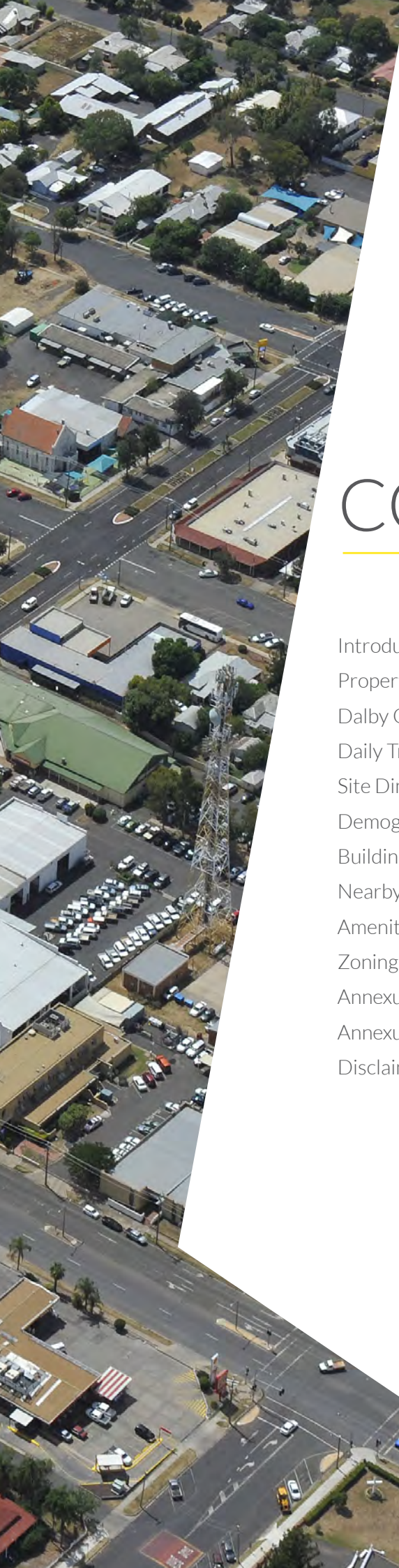


66 CONDAMINE STREET
(CNR WARREGO HWY & BUNYA HWY),
DALBY QLD 4405

INFORMATION MEMORANDUM



OUTLINE INDICATIVE ONLY



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INTRODUCTION

Ray White is proud to be appointed to sell one of Dalby's premier redevelopment sites - 66 Condamine Street. The subject property is positioned at the confluence of the two principal highways leading to and from this dynamic town.

Dalby has a rich agricultural history and serves as a support hub to surrounding rural, mining and regional communities. Being sold as either a profitable going concern, or with vacant possession, the property offers many retail or commercial redevelopment opportunities. Refer to the annexures for some preliminary development concepts.

This opportunity will suit:

- A new owner to take over the existing profitable business;
- A new owner and/or a new tenant to take advantage of the prime corner position
- Total redevelopment
- A second BP, with the new owner utilising the existing property

66 Condamine Street Dalby is for sale via Offers to Purchase closing Friday 30 Aug 2019.

Please contact one of the following agents should you require further information.

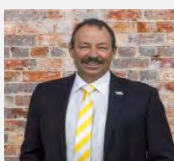


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Elliot Kidd

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PROPERTY SUMMARY

The Property	66 Condamine Street, Dalby QLD 4405
For Sale Via	Offers to Purchase closing Friday 30 Aug 2019
Real Property Description	L3 on SP294214
Local Authority	Western Downs Regional Council
Zoning	Major Centre – Preferred location for significant commercial development including: retail, office, commercial, entertainment and community. Refer to attachment for development options and possible site usages
Land Area	3,919m ² *
NLA	957m ² *
Daily Traffic Exposure	Approximately 12,000 vehicles per day. The subject property enjoys a high-profile location on the corner of two Highways, with exposure to substantial traffic each day (19.6% heavy vehicles).
Existing Asset	Currently operating as a supermarket and fruit barn.
Insurance	\$1,000,000 (Building Cover) \$4,500 p/annum
Land Tax	\$12,750.00 p/annum (on single holding basis)
Water Rates	\$2,118 p/annum
Council Rates	\$35,208 p/annum

*Approximately

For Sale as a going concern or with vacant possession.

DALBY OVERVIEW

Dalby is located approximately 170 kilometres north west of Brisbane, and 80 kilometres north west of Toowoomba. More specifically, Dalby is strategically positioned at the junction of the Warrego, Moonie & Bunya Highways, and is a key commercial centre for the Darling Downs Agricultural Region and the Surat Basin which is one of Australia's richest resource reserves.

Dalby serves as a key government administrative and commercial centre for the Darling Downs and in 2011 had an estimated population of 12,299 people. In addition Dalby has the largest grain receival depot in Queensland, the largest one day livestock market in Australia and has one of the largest regional and agricultural manufacturing sectors in Australia.

Dalby acts as a key commercial centre for the Darling Downs, with the Town Centre being home to a number of government agencies and well known businesses including;

- Western Downs Regional Council
- Centrelink
- Dalby District Court
- Dalby Library
- Black Toyota
- Target
- Woolworths

Within a 5-minute drive of the site lives an estimated resident population of 6,968 residents.



DAILY TRAFFIC FLOW



SITE DIMENSIONS

Drayton Street / Warrego Hwy Frontage: 51.1 metres

Condamine Street Frontage: 73.5 metres



DEMOGRAPHICS

The socio-economic profile of the Dalby Trading Area is characterised by a middle income, Australian born, traditional, family-based population. These residents often have a strong affinity with convenience-based food and grocery facilities and as of the 2016 census, are earning average income levels that are approximately 9% lower than the QLD metropolitan benchmarks.

The largest three employers by industry are:

- Preschool and School Education- 7.2%
- Agriculture - 14.5%
- Construction Services- 5.1%

NUMBERS IN FOCUS			
		Dalby	Queensland
Median Mortgage Repayment	\$/Month	\$1,400.00	\$1,733.00
Median Total Family Income	\$/Wk	\$1,521.00	\$1,661.00
Median Rent	3B House	\$250.00	\$350.00
Total Family Income	Per Year	\$79,096.00	\$86,372.00
Average Household Size	Persons	2.6	2.6
Median Age	Years	36.3	37
Unemployment	%	4.60%	6.10%
Annual Population Growth	2006 - 2017	1.1%	1.8%

BUILDING DESCRIPTION

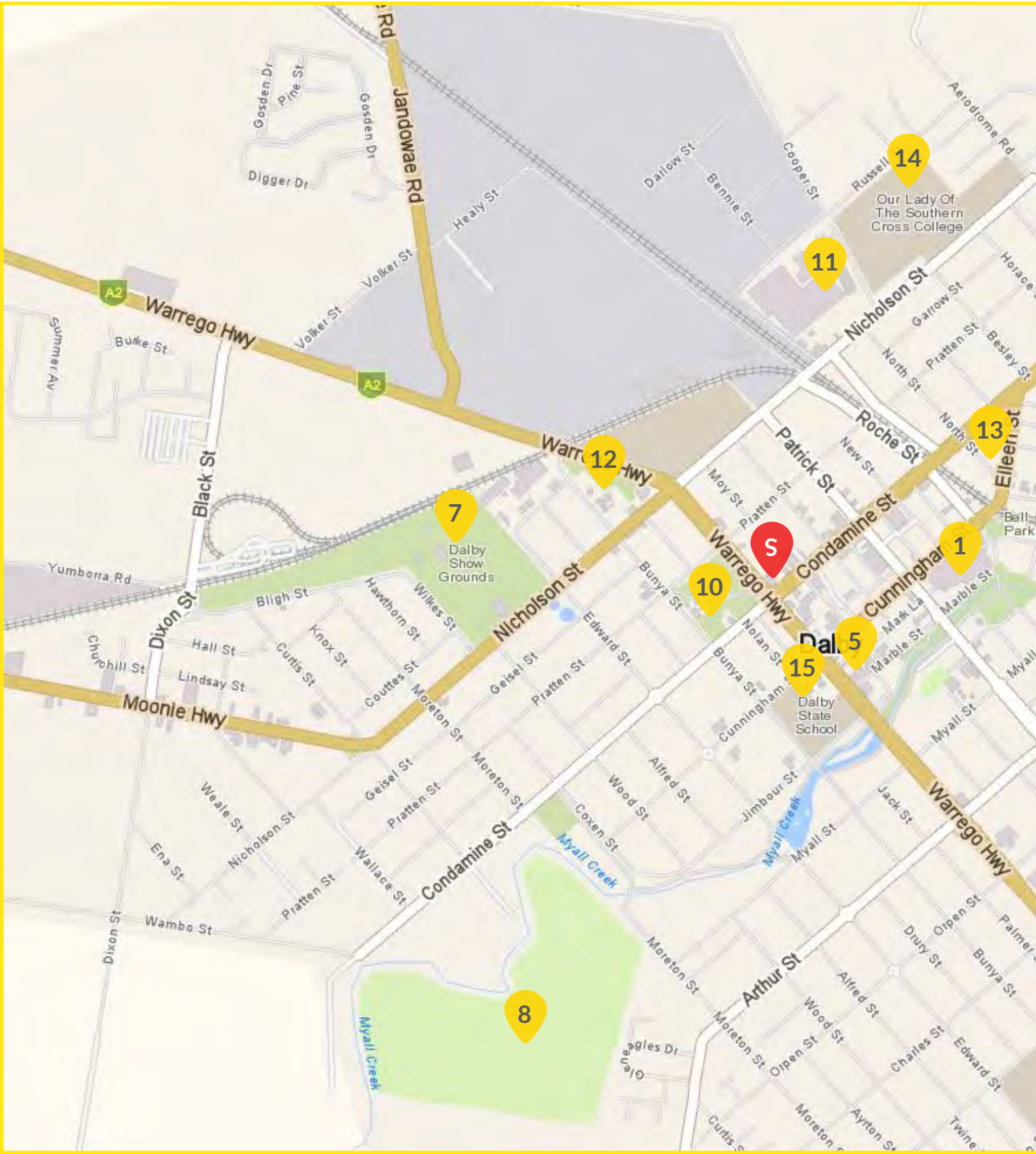
The property is improved with a semi-modern retail store and an attached semi-modern metal clad warehouse. The property has a total gross floor area of 957m² with the retail store and warehouse having an approximate gross floor area of 503m² and 454m² respectively.

The retail store gains exposure to both Drayton & Condamine Streets and comprises open plan retail space and a number of customer service counters.

The warehouse is attached to the rear of the retail store and comprises high clearance warehouse space which is accessed via a single container height roller door.

Ancillary improvements comprise bitumen sealed onsite parking, driveway, landscaping and boundary fencing.

AMENITIES MAP





NEARBY AMENITIES:

1. Dalby Shopping World
2. Dalby Train Station
3. Bunya Park Racecourse
4. Dalby Hospital
5. Police Station
6. Dalby Leagues Club
7. Showgrounds
8. Golf Club
9. Baptist Church
10. Thomas Jack Park
11. Police Citizen's Youth Club
12. Diplock Park
13. Myall Medical

SCHOOLS:

14. Our Lady of the Southern Cross College
15. Dalby State School
16. Dalby South State School
17. Dalby Christian School

S SUBJECT PROPERTY

*Outline and Locations indicative only

ZONING INFORMATION



Legend

- Community Facilities Zone
- Local Centre Zone
- District Centre Zone
- Major Centre Zone
- Low Density Residential Zone
- Medium Density Residential Zone
- Low Impact Industry Zone
- Medium Impact Industry Zone

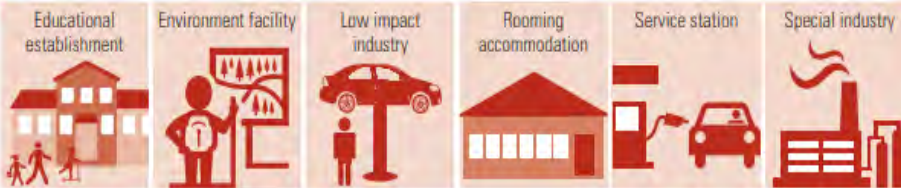
WE WOULD LIKE TO SEE



WE WILL CONSIDER



WE WOULD PREFER NOT TO SEE



AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

<p>Minimum lot size and frontage</p> <p>Minimum area 400m² Minimum frontage of 10m</p>	<p>Building height</p> <p>Maximum 20m above natural ground level and no more than six storeys.</p>	<p>Gross floor area</p> <p>Maximum gross floor area of 150% of the total site area</p>	<p>Residential density</p> <p>Minimum of one dwelling per 250m² of the site area.</p>	
<p>Setbacks</p> <p>rear, side, front</p>	<p>Site cover</p> <p>Maximum 50% of the total site area</p>	<p>Landscaping</p>	<p>Amenity protection</p>	<p>Water quality management</p>

ANNEXURE A

ARCHITECTURAL SCHEMES

ANNEXURE B

EXPRESSION OF INTEREST

Expressions of Interest Form.

66 Condamine Street, Dalby QLD 4405.

Please note that the proposed buyer should only submit an Offer to Purchase to:

Stephen Kidd
Ray White Commercial (Qld)
Level 26, One One One
111 Eagle Street,
Brisbane Qld 4000

Peter Marks
Ray White (Toowoomba)
145 Herries Street,
Toowoomba Qld 4350

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Mobile: 0407 696 738
Phone: 07 3231 2142
Fax: 07 3832 4777
Email: elliot.kidd@raywhite.com

Closing Date: Friday 30 August 2019 at 4pm

Offer to Purchase (OTP) Form / Particulars

I / We register our interest to enter into negotiations to purchase the property located at 66 Condamine Street, Dalby QLD. ("the Property").

Property Details

Address 66 Condamine Street, Dalby QLD 4405

Real Property Description L3 on SP294214

Land Area 3,919m²

Local Authority Western Downs Regional Council

Expressions of Interest

Proposed Price: \$ _____ excluding GST

Proposed Deposit: 10% of the Purchase Price

Proposed Settlement Date: _____

Further Details / Information:
(Finance, Conditions etc.)

Details of Proposed Buyer

Full Name(s):

If Company

Name:

ABN:

Registered for GST: Yes or No (please circle one)

Contact Details

Address:

Work:

Mobile:

Email:

FIRB approval require to purchase the Property:

Registered for GST: Yes or No (please circle one)

Buyers should consult their legal advisers if in doubt

Proposed Guarantors* (please complete if the proposed Buyer is a company or trustee of a trust):

Name:

Address:

Telephone:

Email:

*Guarantors should be directors of a company Buyer or principal beneficiaries if trustee Buyer

Details of Proposed Buyer's Solicitor (if known)

Firm:

Name / Contact:

Address:

Contacts:

Telephone:

Email:

Proposed Buyer Acknowledgement

In submitting an offer to purchase to buy the subject property ("OTP"), 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 OTP 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 OTP.
5. The Vendors may sell the subject property to any person they choose, as a result of the OTP 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 OTP or other proposal to buy the subject property as determinative; or
 - the submission of the Proposed Buyer's OTP 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 OTP.
7. This OTP constitutes an offer to purchase by the Proposed Buyer to negotiate for the possible sale and purchase of the subject property.

Execution

Signed by the Proposed Buyer:

Signature

Full Name:

Position (if Proposed Buyer is not an individual or individuals)

Date Signed:

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:

1. Eagle Street (Brisbane) Pty Ltd ABN 68 164 201 629 trading as Ray White Commercial (Queensland) and or any of its officers, employees or consultants ("we, us") make no representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.
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.
12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.

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