

Annexure F - BMT Depreciation Schedule

BMT Tax Depreciation

QUANTITY SURVEYORS

Ray White Commercial

The Surveyors Division

Dear Potential Purchasers,

Please find following a summary of the Capital Works Allowance & Tax Depreciation available on the below property;

31 Aubrey Street, SURFERS PARADISE, QLD 4217

Many property owners are losing literally thousands of dollars of potential credits by failing to take full advantage of a property's tax depreciation potential. An often overlooked method of obtaining tax credits, property tax depreciation is available to any property owner who obtains assessable income by way of rent or operates a business from a property.


The following estimates have been based on very preliminary documentation, and the figures provided should be treated as a guide only. Upon settlement of this property a more comprehensive BMT Tax Depreciation Report can be provided that will be suitable to submit as part of your tax return.

This property should attract the following depreciation deductions & capital works allowance:

First Year Deductions		Five Year Cumulative Deductions	
MIN	MAX	MIN	MAX
\$29,401	\$32,495	\$85,237	\$94,209

Yours sincerely,

BMT Tax Depreciation Pty Ltd



Bradley Beer

Director



FREE Review
BMT Tax Depreciation can review any existing depreciation report or claim to ensure your depreciation deductions are being maximised on any of your investment properties. Put simply this should put more money back in your pocket. Please contact the office for further information.

This is an estimate and should not be applied or acted upon. Depreciation of plant and equipment is based on the Diminishing Value method applying the low value ceiling. The Division 43 Write Off Allowance is calculated via the Prime Cost method. RWCDP/26

Sydney
Level 20, Tower 2, Darling Park
201 Sussex St Sydney NSW 2000
PO Box 14714 Overseas Place 120
Ph 02 9241 8477 Fax 02 9241 8469

Brisbane
Level 7, 323 Adelaide St
GPO Box 3220 Brisbane QLD 4000
Ph 07 3221 9922 Fax 07 3221 9933

Newcastle
13 Brindley Rd
PO Box 240 Newcastle NSW 2200
Ph 02 4929 8477 Fax 02 4970 6499

Adelaide
Level 10, 4179/79, Mann Rd
GPO Box 1568 Adelaide SA 5001
Ph 08 0221 1121 Fax 08 0221 6630

www.bmtqs.com.au

info@bmtqs.com.au

Gold Coast
Level 9, Seabank Building
12-14 Marine Parade
PO Box 810 Seabank QLD 4215
Ph 03 9654 2243 Fax 03 9654 2244

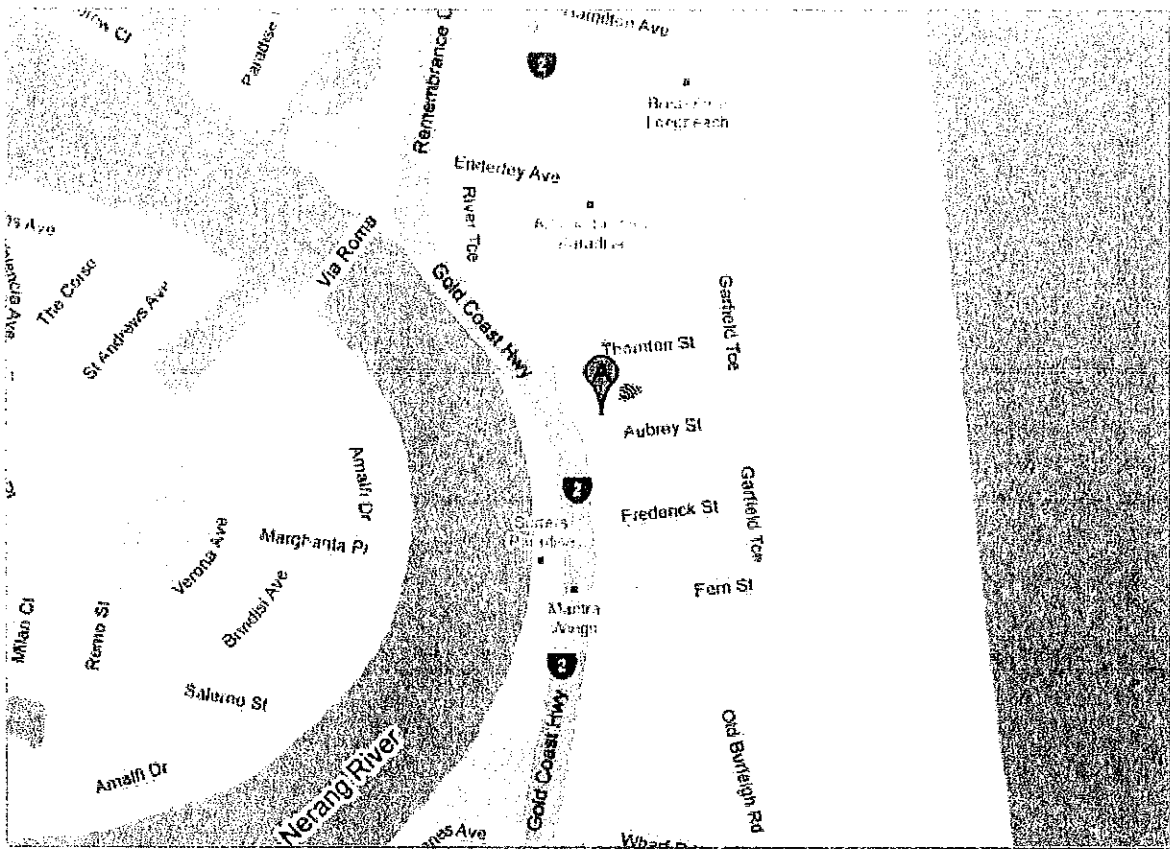
Melbourne
Level 30, 122 Colton Street
GPO Box 4280 Melbourne VIC 3001
Ph 03 9654 2233 Fax 03 9654 2244

Cairns
Level 6, 28 London Circuit
GPO Box 2526 Cairns ACT 2601
Ph 02 6257 4800 Fax 02 6257 4511

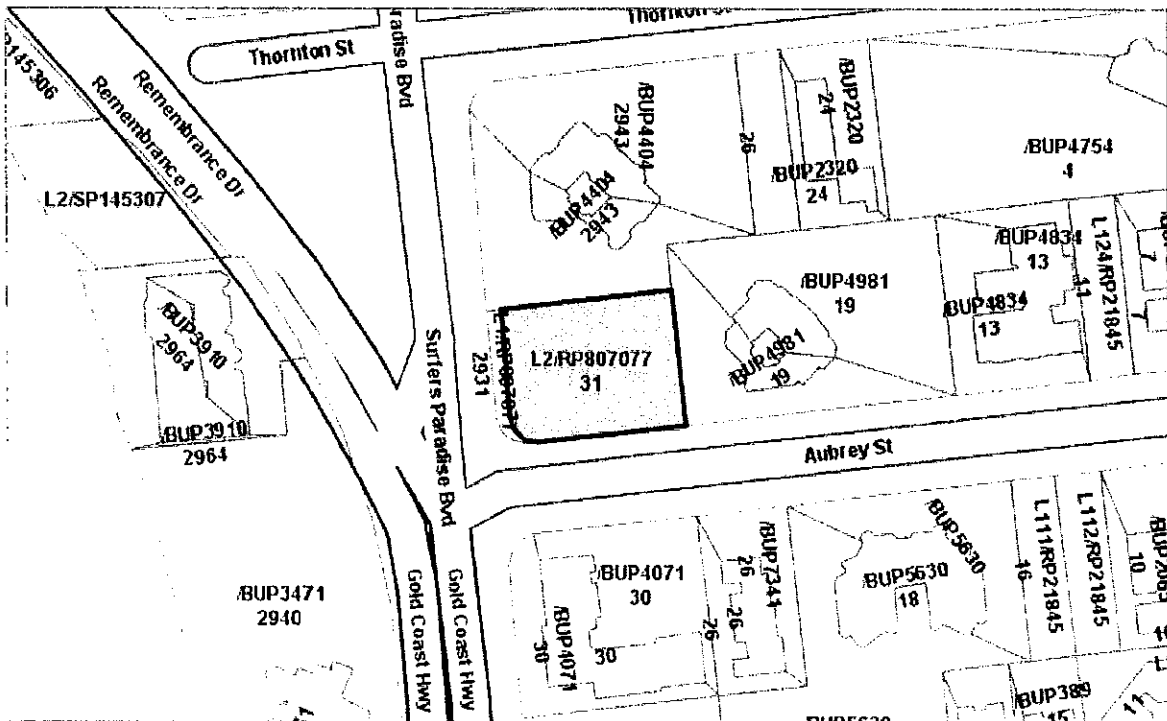
Perth
Level 20, 140 St Georges Terrace
GPO Box 2572 Perth WA 6001
Ph 08 9486 2111 Fax 08 9486 2111

Cairns
101 Niagara Road
PO Box 1773 Cairns QLD 4870
Ph 07 4031 5669 Fax 07 4031 5739

Annexure A - Location Map



Annexure B - Cadastral Map



4. ANNEXURES



3. Property Details

3.1 DESCRIPTION OF PROPERTY

31 Aubrey Street, Surfers Paradise

3.2 REAL PROPERTY DESCRIPTION

Offered for sale is:

Lot 2 on Plan RP807077, County of Ward, Parish of Gilston; City of Gold Coast.

3.3 AREA

The land area of the parcel is 1,164m² (approx). The relevant Survey Plan is attached to this report.

3.4 LOCAL AUTHORITY

Gold Coast City Council

3.5 ZONING

The property is zoned " High Rise Accommodation Precinct / 30 Storeys RD8" (1 bedroom for 13m² of net site area) under the existing Town Plan.

3.6 SERVICES

Electricity, town water, sewerage and telephone services are available and connected.

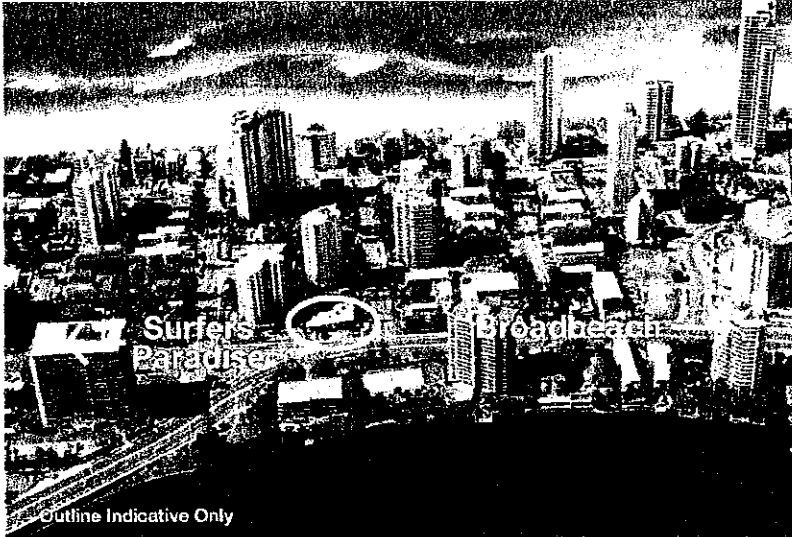
3.7 RATES

Gold Coast City Council Rates for the six month period ending December 2009 are \$16,685.51 (discount applied).

3.8 STATUTORY UNIMPROVED VALUE

The current Department of Natural Resources and Mines' assessment of the unimproved value of the property is \$3,100,000 as at 30th of June 2009.

2. Location



The subject property is situated at 31 AUBREY STREET, SURFERS PARADISE (Corner of Surfers Paradise Boulevard and Aubrey Street). This property is located at the southern end of Surfers Paradise near the intersection of Surfers Paradise Boulevard and Gold Coast Highway. The building is well recognised amongst the community and commonly used by tourists and locals.

By far the Gold Coast's most recognisable suburb, Surfers Paradise is the tourism capital of the city. Home to the famous Indy Carnival, the area attracts millions of visitors each year. Surfers is a hub on the Gold Coast with a dynamic mix of attractions. The town's famous skyline is even more exciting up close, particularly with the addition of new developments Q1, Circle on Cavill and Soul. The town has something to offer everyone, from nightclubs, bars and restaurants to Aquaduck tours and other family-friendly activities. The attractions are endless as are the floods of tourists coming to visit the energetic town.

Residential

Surfers Paradise is made up mainly of residential highrises. Prices are high due to demand in the area. Business opportunities are plentiful.

Shopping

There is no shortage of shopping in Surfers Paradise. Cavill Avenue and Orchid Avenue are home to a number of shopping arcades including Centro Surfers Paradise which has a Woolworths downstairs and Circle on Cavill has many boutiques. Chevron Renaissance has a Coles as well as boutique shops and cafes. A number of high end labels are represented with stores in Surfers Paradise including Louis Vuitton, Hermes, Prada, Gucci and Escada. There is an abundance of specialty stores, duty free and souvenir shops and cafes and restaurants are endless. Beachside markets are held along the Esplanade every Wednesday and Friday night from 5.30pm until 10pm and have an assortment of arts and crafts.

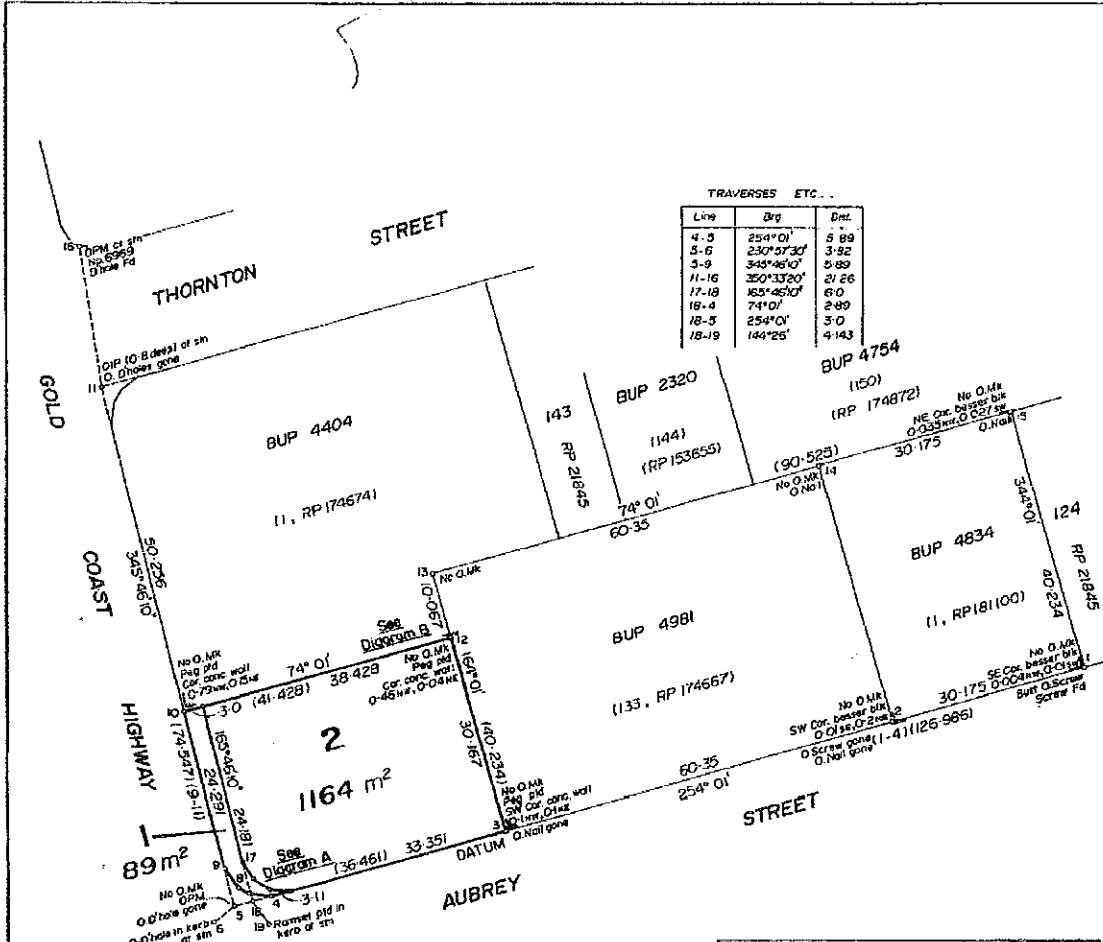
Transport

Local buses run through Surfers Paradise frequently. The area is also home to a major intercity and interstate bus terminal.

Annexure D - Registered Plan

RP807077 VO Page 1 of 2 Not To Scale

WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED



TRAVERSES ETC.

Line	Brg	Dist
4-5	254°0'	5.89
5-6	230°57'30"	3.92
3-9	348°06'0"	5.89
11-16	350°33'20"	21.26
17-18	165°46'0"	6.0
18-4	74°0'	2.89
18-3	254°0'	3.0
18-19	144°25'	4.143

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PLAN MUST BE DRAWN WITHIN BLUE LINES

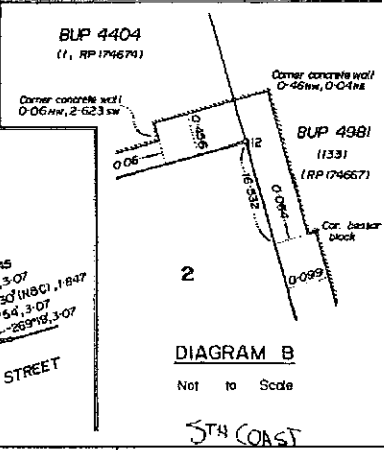
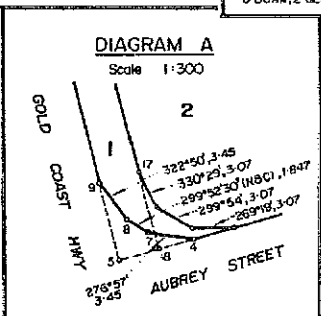
PLAN MUST BE DRAWN WITHIN BLUE LINES

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Sta	Ref	Brg	Dist	Remarks
1	Bull O. Screw in concrete	164°0'	1.472	
2	Screw in concrete	191°40'	1.715	Found
3	Ranset in concrete	136°33'	1.655	
4	O. Screw in concrete	164°0'	1.477	None
5	O. Nail in concrete	169°12'	1.504	None
6	O. Hole in concrete	208°50'30"	2.145	None
7	Ranset in kerb	144°20'	4.15	
8	Screw in concrete	191°31'	4.768	
9	Screw in pavers	266°43'	2.423	
10	O. Drill hole in concrete	300°37'30"	2.054	None
11	O. Drill hole in concrete	344°00'30"	3.685	None
12	Screw in concrete	74°30'	2.158	
13	Ranset in top conc. wall	265°42'	0.952	
14	O. Nail in wall	344°0'	1.972	
15	O. Nail in wall	344°0'	1.989	
16	Ranset in edge conc. path	178°44'	3.463	
17	Drill hole in concrete	306°30'30"	3.462	Found
18	Screw in pavers	133°23'	1.635	
19	O. Nail in concrete	226°23'	2.837	None
20	O. Nail in concrete	158°28'	1.507	None

No O.M.K. Pegs at stations 3, 4, 7, 10 and 12



I, B.S.H. PTY LTD, hereby certify that the company have surveyed the land comprised in this plan personally or by PETER IRELAND for whom I am responsible, that the plan is a true and correct survey was performed in accordance with the Surveyors Act and the Surveyors Regulations and that the said survey was completed on 13-5-91.

Licensed Surveyor & Director 13-5-91 Data

PLAN OF LOTS 1 and 2.
 Cancelling Lots 134-136 on RP 21845

ORIG. PROJ. (S) (E) (N) (W) (M) (H) (M) (N) (P) 37

MERIDIAN	MAP REF.	SCALE	FILE REF.	REGISTERED	REGISTERING AUTH.
RP 21845	Broad Beach & Surfers Paradise	1:600			Brisbane D.F.L.T.

PARISH GILSTON
 COUNTY Ward
 TOWN/LOCALITY
 LOCAL AUTHORITY Gold Coast City Council
 LAND AGENTS/MINING DISTRICT
 MINING FIELD

REGISTERED PLAN 807077

File 6-2768(3)

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Barnett & Barnett

30.79. A169 1-1-1983
 91-83 A169

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Tenancy Schedule

31 AUBREY STREET, SURFERS PARADISE

Shop	Tenant	Tenant Use	Approx m2	Monthly Rental Income (inc GST)	Annual Rental Income (inc GST)	Lease Terms	Expires	Options
1	Bottle Shop	Liquor Sales	106.5	6,292.00	75,504.00	5 yrs	2015	5 yrs
2	General Store	Supermarket	117.5	6,387.00	76,644.00	5 yrs	2015	5 yrs
3	Pizza Shop	Fast Food	62	4,170.00	50,040.00	5 yrs	2015	5 yrs
4	Chicken Shop	Fast Food	113.9	6,673.00	80,076.00	5 yrs	2015	5 yrs
				23,522.00	282,264.00			

Fixed Monthly Expenses	Monthly	Annual
Grease Trap Servicing	136.20	1,634.40
Dry Waste Cardboard	82.50	990.00
Cleaning	80.00	960.00
Insurance	326.00	3,912.00
Council Rates	2,776.42	33,317.04
Electricity	137.00	1,644.00
	3,538.12	42,457.44

1. Executive Summary

1.1 INTRODUCTION

Under instructions from the vendor, Orchid Avenue Realty Pty Ltd trading as Ray White Commercial (Gold Coast) has pleasure in offering for sale by Public Auction at **11am on Thursday 10th December 2009** in rooms at the **Gold Coast Arts Centre, Bundall**, the property known as **31 AUBREY STREET, SURFERS PARADISE**, Queensland (hereafter referred to as "subject property").

1.2 THE OFFERING



The subject property is positioned at 31 Aubrey Street in Surfers Paradise and consists of 1,164m² of land on the corner of Surfers Paradise Boulevard and Aubrey Street. On this land is a purpose built commercial convenience centre consisting of four (4) retail outlets. This property also has 15 secured basement car parks and 10 customer car parks

accessed from Aubrey Street. The building has approximately 398m² of lettable area currently fully let to a bottle shop, general store, pizza shop and chicken shop.

The current owner has coincided each of these leases to expire in mid 2011 so the property could be redeveloped if so desired by the new owner. Alternatively new leases could be granted to the current or new tenants. Preliminary discussions with each of the tenants suggests that they would take a longer term if given the opportunity to do so.

This building is located amongst a high density residential and tourist accommodation area, is commonly used by the local community and is well recognised due to the large amount of daily passing traffic.

This property will suit an investor seeking a passive investment wanting to extend lease and terms to the current tenants or seek new tenants at the expiry of the leases.

This opportunity may also suit a developer / builder seeking to redevelop land in this position at the expiry of the lease terms in 2011.

The Gold Coast Rapid Transit Link / Light Rail is proposed to travel along Surfers Paradise Boulevard directly at the front of the subject property. The proposed light rail station is to be located on the corner of Thornton Street & Surfers Paradise Boulevard in front of Thornton Tower which is approximately 100m from the subject property. For further information about the Gold Coast Rapid Transit system, please visit:

http://www.transport.qld.gov.au/resources/file/eb854200fae85d6/Plan_15_surfers_paradise_thornton_street_genoa_street.pdf

Seldom an opportunity like this arises and comes highly recommended.