

6/33-35 Adler Circuit Yarrabilba 4740 QLD Australia

Offered is an Off Market strata industrial investment in the prestigious “The Brute on Adler” industrial precinct, situated between Brisbane and the Gold Coast. The development was only recently constructed, and we have been offered the first opportunity to acquire this investment, exclusively and off market.

The subject property is Lot 6 has a total NLA of 218m²*, comprising a 148m²* ground floor warehouse and a 70m²* mezzanine office, plus 3 allocated parking bays. The entire complex is of a high spec build and will accommodate several uses. Of importance, this development is in one the best locations within this area with easy access to the main highway and is only 2-minute walk from a town centre underway development as we speak. The property comes with a 12-month leaseback with the developer at rents we believe to be still slightly under market value. Rethink investing met with the developers in person and onsite and can attest to how good of an investment this is.

In summary, this is a solid industrial investment that comes with ample depreciation benefits and will provide its incoming owner a net income of \$51,500* in net income pa, after all outgoings.



Key Information

Investment Type	Industrial
Purchase Price	\$855,000
Net Yield	6%
Property Market Status	



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Key Highlights

- Brand new concrete office/warehouse investment
- High quality fittings
- Zoned: Mixed Use
- Permitted: Storage/Warehouse
- NLA: 218m2*
- Net income: \$51,500*pa
- 148m2* - High Bay concrete industrial warehouse
- 70m2* - A-grade A/C mezzanine office with full amenities
- Ability to drop 40-foot containers on site
- Selling side to enter a fully net lease with all outgoings payable
- 3 allocated parking bays
- Access to warehouse via container high roller door



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- Secure complex: Electric gates at entry, electric roller doors & CCTV

Background Information

How old is the asset?	
Vendors reason for selling?	Other
How many days the property has been on the market with the selling agents?	2024
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	
How long have they been in business overall?	
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	Yes

Location Information

Yarrabilba is a rapidly growing suburb, strategically positioned between the Gold Coast and Brisbane, offering easy access to these two major cities. Approximately 40kms from Brisbane's CBD and 45kms from Surfers Paradise on the Gold Coast, Yarrabilba offers the best of both urban and coastal lifestyles. The suburb boasts a range of amenities including schools, parks, shopping centres, and healthcare facilities. With its modern infrastructure, community-centric design, and ongoing development projects, Yarrabilba is an upcoming location for families and professionals seeking a balanced and vibrant suburban lifestyle. There are several developments aimed to support Yarrabilba's rapid growth and accommodate to its expanding population.

- Infrastructure: The QLD Government, Logan City Council, and key developers have committed to a \$1.2 billion infrastructure agreement for the Yarrabilba region that will fund essential infrastructure over the next 45 years. The first 6 years alone will see up to \$400 million invested, supporting over 130 construction jobs annually. Source
- Education: Yarrabilba is gaining new educational infrastructure with two primary schools, a state high school, and an independent school planned or recently opened.
- Commercial & Retail Expansion: The Yarrabilba Town Centre is a focal point of the region's development, with a new shopping precinct featuring major retailers like Coles and McDonald's,



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creating nearly 190 jobs and a \$30 million investment from Coles.

Queensland Growth

Queensland's \$500 billion economy has been supported by continued, strong population growth and a resource boom over the past two decades, exceeding the national average and placing the state in a strong position to exceed growth expectations. In the 12 months leading up to April 2024, QLD has seen a 2.2% growth rate in its retail trade during, resulting in an increase of \$137 million in trade turnover. QLD achieved the third-highest population growth rate of 2.6% during the 12 months leading up to June 2023. Regarding employment, for the year ending in April 2024, the QLD growth rate rose again by a further 3.96%, employing over 111,000 individuals.

QUEENSLAND BUDGET 2024-25 AT A GLANCE			
REDEMPTION COST FOR LIVING ACTION			
Total concessions including cost-of-living relief measures available in 2024-25	\$11.2B	Investment in school and early education facilities	\$1.3B
Total health funding in 2024-25	\$28.9B	Total Big Build over 4 years	\$107.3B
Community Safety Plan for Queensland	\$1.3B	Jobs supported by the Big Build program in 2024-25	72,000
Putting Queensland Kids First Plan	\$502M	Percentage of Big Build spend outside of greater Brisbane in 2024-25	68.5%
Homes for Queenslanders	\$3.1B	Total capital investment to support the Queensland Energy and Jobs Plan over 4 years	\$26B

Tenant Information

THE BRUTE ON ADLER

WAREHOUSE SUMMARY

UNIT No.	GR	FF	TOTAL
WH4	148m ²	64m ²	212m ²

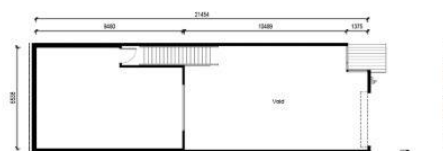


Detailed Plan - Amenities

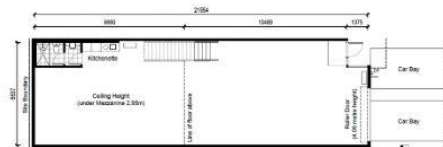


KEY PLAN Site Plan

Licences area - Car parks



First Floor Plan



Ground Floor Plan

SCALE (m)
0 1 2 3

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Financial Overview

Leaseback overview

OVERVIEW	Unit 4
NLA	211m2*
Lease Type	Fully Net
Lease Length	1 Year
Lease Start	NOV/DEC 2024
Lease End	NOV/DEC 2024
Rent	\$50,000* pa + GST & Outs
Outgoings	100%

*We strongly advise to engage Ray White in a leasing campaign as they are active in this area, plus are very knowledge on the site and have agreed to be active to assist the incoming buyer in a leasing campaign the moment the property goes unconditional. They will also provide several hi spec photos for the listings that will come at no cost to you.

Rental Comparison

6/33 Adler Circuit, Yarrabilba – 218m2 – \$236/m2

9/33 Adler Circuit, Yarrabilba – 218m2 – \$240/m2

13/8 Dickson Circuit, Yarrabilba – 157m2 - \$207/m2 (storage only)

*NOTE: These comparison have come direct from a valuer, who noted that the Adler Circuit complex is superior in terms of finishings, and accessibility in relation to this comparison. Additionally, that sale yielded a net return below 6% and was at a higher cost/m2 than our subject site.

Offer to Purchase

Offer to Purchase	\$855,000
Initial Deposit	\$21,000
Due Diligence	28 days
Finance Days	28 days
Settlement	21 days



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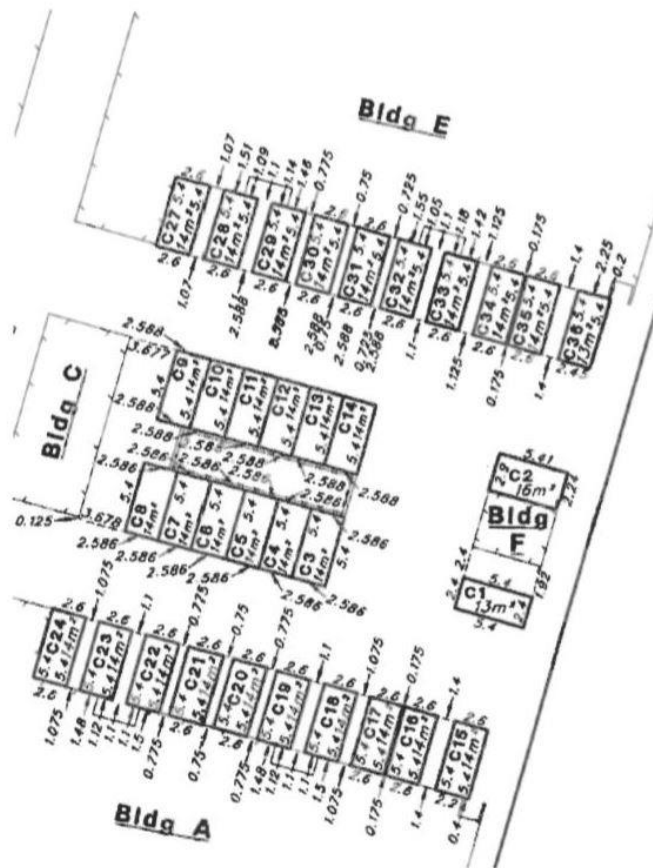




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Licences area – Car parks



Disclaimer:

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