



14 53-57 Esplanade Cairns City 4870 QLD Australia

Presenting a strong performing retail investment opportunity strategically positioned in the Cairns Central Business District.

The property comes with a 3-year lease with further 2 x 3 years options extending the lease to 2032 with an established nationally recognized tenant Happy Herb. The current lease also boasts investor friendly 4% annual increases.

Don't miss the chance to capitalise on this fantastic high-yielding entry-level opportunity to purchase a tenanted investment in a fully developing area with minimal option ever available.



Key Information

Investment Type	Retail
Purchase Price	\$610,000
Net Yield	7.3%
Property Market Status	

Key Highlights

- Highly sought after location
- Tenanted to experienced operators - 12 years of experience in the same business

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- Prominent frontages with extensive signage

Background Information

How old is the asset?	2000
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	The tenant has been in this location for 12 months – 5 years prior located on Lake Street and 7 year prior to that on the esplanade
How long have they been in business overall?	Years
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Cairns is the fifth most populous city in Queensland, with an estimated population of 175,000, and serves as a major commercial centre for Far North Queensland.

Cairns is a vibrant, relaxed tropical city, renowned as a premier tourist destination as well as a key hub for defense and various services. The main centre of Cairns is full of chic cafés, restaurants, bars, gift shops as well as a 4,800m² lagoon on the Esplanade. The Cairns Marina & Reef Fleet Terminal is only one block from the city centre and is the departure point for most Great Barrier Reef trips.

Over the past decade Cairns has become a services hub of Far North Queensland and is no longer a Tourism based economy, but a strong and diversified regional economy that supports new and existing industry, major investment in Health, Defence, Maritime, Education and various support industries that service the Cape up to Torres Straight and across to Weipa.

Cairns has seen tremendous growth in employment across all sectors. Underpinned by \$1 billion* of regional projects and a further \$11 billion* in the pipeline, Cairns is set to continue its transition into



an innovative, global and prosperous centre with excellent access to regions within Australia and the rest of the world.

Tenant Information

Cairns Happy Herb Shop (Nationally recognized tenant)

Website: Cairns, Queensland – Happy Herb Co

Financial Overview

Please refer the attached

LEASE DETAILS		
Shop 4 (Lot 114)	Commencement Date 15.10.2023	Expiring on 14.10.2026
3x3 years lease		
Gross Revenue		\$60,320 +GST (as at 15.10.2024)
Rates		\$2,194.68
Body Corporate		\$11,153.94
Net Revenue		\$46,971.38

Notes: The lease has landlord friendly 4% annual increases

Rethink Investing has deducted extra \$2,348 (5%) from the presented net income as a buffer for property management. So, the true net income is \$44,623

Sinking fund amount is included in the body corporate fees of \$11,153.94

Rental Comparison

Agent's comments: The shop on either side both have been lease for the same rate in the past 12 months (\$1000/sqm + GST)

Offer to Purchase

Offer to Purchase	\$610,000
Initial Deposit	\$20,000
Due Diligence	28 days from contract execution days
Finance Days	28 days from contract execution days
Settlement	21 days from unconditional status days



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