

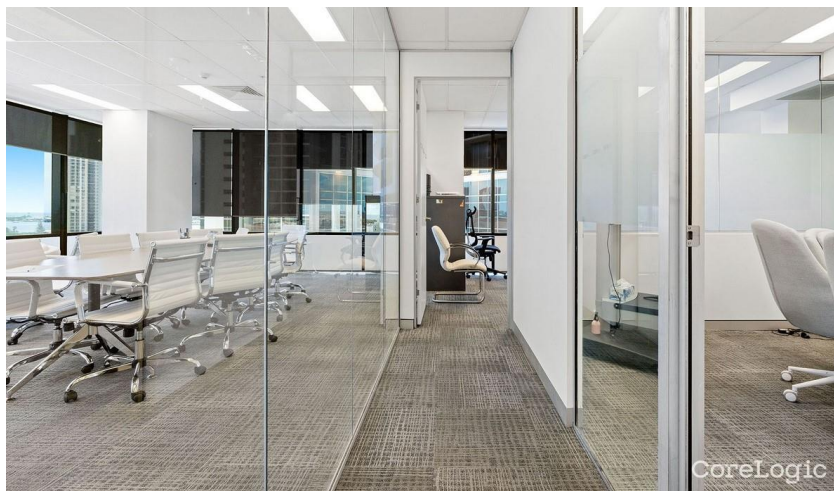


### **30901-30903 27 Garden Street Southport 4215 QLD Australia**

On offer is a high-profile investment situated within close proximity to the Gold Coast University Hospital, the Southport Private Hospital, Ferry Road Markets and prestige car dealers such as the Porsche Centre, Bentley and Maserati in the Gold Coast.

The 348 m2 of net lettable area comes with 3 assigned car parks and currently being fully leased to 2 separate commercial tenancies, offers diversification, stability, and promising returns.

This is a great investment in an ideal location underpinned by a strong leasing covenants with a desirable tenancy returning a net income of \$99,455\* per year.



#### **Key Information**

Investment Type	Office
Purchase Price	\$1,592,000
Net Yield	6.25%
Property Market Status	Off Market

#### **Key Highlights**

- High profile Gold Coast Asset
- Southport Location - Central business district of the City of Gold Coast
- Total GFA: 348m<sup>2</sup>
- 3 Assigned Car Parks
- High quality Fit Out
- Fully leased to 2 separate commercial tenancies, offers diversification, stability, and promising

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returns

### Background Information

How old is the asset?	2006
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	0
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?	Years
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

### Location Information

Southport (Gold Coast Region)

Home to 36,786 residents, Southport is a well a serviced, growing central business district and one of the City's major business hubs. Latest data from the QGSO project Southport's population to increase to 65,363 by 2041.

The precinct is also increasingly being recognised as an emerging innovation centre for medicine, education and new technologies. Southport has more than \$5 billion worth of investment in major projects, giving rise to new commercial investments and revitalising the CBD.

The property forms part a larger development known as "Southport Central" with the entire development bordering Garden Street, Lawson Street and Scarborough Street. Vehicular access to the parent property is available via Lawson Street and Garden Street.

Pedestrian access to the ground floor common areas of the Southport Central development is available via Scarborough Street, Garden Street and Lawson Street.

Nearby amenities include:



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- Southport G:Link Station
- Australia Fair Shopping Centre
- TAFE QLD (Southport Campus)
- Southport Broadwater Parklands
- Southport Health Precinct
- Queen Street Village
- St Hilda's School
- Southport Private Hospital
- Southport State High School
- Gold Coast Health & Knowledge Precinct
- Gold Coast University Hospital

### Tenant Information

#### **Eziway Leasing:**

Website: Salary Packaging and Novated Leasing Services Australia

Eziway Salary Packaging is a true boutique, personal and scalable salary packaging administrator in Australia, servicing exclusively the Not-For-Profit sector since 2007.

#### **Ready Advice:**

Website: Ready Advice - Financial advice to help you manage, grow and protect your wealth

#### **Services:**

- Superannuation
- Insurance
- Debt Management
- Retirement Planning
- Estate Planning
- Investing

### Financial Overview

#### **Tenancy 1:**

- Tenant: Eziway Leasing
- Size: 103m<sup>2</sup>



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- Gross Income: \$46,350 + GST P/A
- Outgoings: \$15,070\* P/A
- Net Income: \$31,280\*
- Commencement Date: 01/01/2025
- Lease Length: 1.5 x 1 year option

Tenancy 2 & 3:

- Tenant: Ready Advice (Financial Services)
- Size: 245m<sup>2</sup>
- Gross Income: \$104,125 + GST P/A
- Outgoings: \$35,950\* P/A
- Net Income: \$68,175\*
- Commencement Date: 28/10/2024
- Lease Length: 2 x 1 year option

Total Net Income: \$99,455

### Rental Comparison

Subject Property:

Tenancy 1: \$303 Per Sqm

Tenancy 2: \$278 Per Sqm

Tenancy 30105 (Same building) - \$465 Per Sqm - 149m<sup>2</sup> - 1/12/2023

204/2 Nerang Street Southport QLD 4215 - \$350 Per Sqm (Gross) - 126 m<sup>2</sup>

60-62 Smith Street, Southport QLD 4215 - \$366 Per Sqm - 498 m<sup>2</sup>

### Offer to Purchase

Offer to Purchase	\$1,592,000
Initial Deposit	\$30,000
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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