

Yarrabilba HQ – Images: \$423,900





INDICATIVE INTERNAL PICS FROM PREVIOUS DEVELOPMENT:





'Yarrabilba HQ' Yarrabilba QLD

Rental Yield
6%

Information Memorandum

Body Corporate
\$36.01p/w to \$162.60p/w



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Project Overview

Located in the thriving Yarrabilba community, this well-designed commercial development offers a highly functional layout with a diverse mix of tenancies suited to a range of business types.

Comprising 42 lots ranging from 252m² to 590m², the project offers flexibility for a wide range of business uses. The site features a diverse mix of tenancies, generous parking for tenants and visitors, and select units with mezzanine levels for additional office or storage space.

Designed with accessibility and efficiency in mind, the development includes wide vehicular access lanes, centralised parking, clear entry and exit points, and pedestrian-friendly pathways throughout. Property features include concrete tilt slab construction with a painted finish, hinged glazed doors and roller doors, three shared amenity areas (including two pans, one PWD and one shower), and is offered as a going concern with outgoings paid by the tenant.



Project Overview

Address	24 -32 Dixon Circuit Yarrabilba Qld 4207
Developer	Bedford Built/Real Property Advice
Property Type	Commercial Lots
Number of Total Lots	42
Number of Stages	1
Expected Stage Completion	Under construction - Completion 4th Qtr 2026
Price Range	\$406,900 to \$423,900
Body Corporate	Ranges from \$36.01p/w to \$162.60p/w depending Lot Type
Expected Rental Return	9 Month Rental Guarantee of 6% and note Buyer to pay leasing commission @ 15% of first year's net rent + GST
Rental Yields	6%
Property Management	Property Managed
Project Features	<ul style="list-style-type: none"> • Easy access to major Transport Routes via Mount Lindsey Highway and Logan Motorway • Close to all Amenities, Shopping, Schools and Recreation • Generous Parking to accommodate all Tenants and Visitors • EV Charging Stations available throughout
Size Range	50m2 to 252m2
Car spaces	Exclusive Use Parking
Furnished	N/A
Property Features	<ul style="list-style-type: none"> • Some Units with Mezzanine Level • 3 shared areas, (2 pans, 1 PWD, 1 shower) • SOLD as a Going Concern - Outgoings paid by Tenant • Owner Occupier purchases need to add GST to the purchase price • Concreter Tilt Slab with painted finish – Hinged Glazed Doors & Roller Door

Developer Profile

Real Property Advice

Founded by Scott Northcott, Real Property Advice is a leading real estate investment and development group delivering innovative solutions to clients and partners. With more than 20 years of expertise among its key personnel, the team offers unparalleled value across a wide range of sectors.

About Real Property Advice:

- Founded by Scott Northcott, a seasoned property developer with qualifications in real estate, financial planning, and mortgage broking.
- A proven track record in managing high-value deals, including corporate contracts, development acquisitions and individual property transactions.
- Team of more than 10 experienced property and business professionals dedicated to excellence.
- Extensive experience delivering end-to-end projects valued between \$5 million and \$70 million.

Builder

Bedford Built

Bedford is a privately owned construction company with experience across a multitude of industry sectors.

With a strong focus on exceptional service through a collaborative approach, Bedford continues to cultivate long-term client partnerships.

Its operations are guided by a fully accredited Integrated Management System, encompassing Safety (ISO 45001:2018), Quality (ISO 9001:2015), and Environmental Management (ISO 14001:2015). In addition, Bedford is accredited under the Australian Government Building and Construction Work Health & Safety Scheme and has a Level 3 Queensland Government Prequalification.

Key Features

The DA Approved industrial zoned development comprises 42 highly sought after commercial lots in the industrial Logan/Brisbane corridor, in the suburb of Yarrabilba.

The project is strongly positioned with:

- DA Approved
- Project currently under construction with a strong builder engaged.
- The land is located centrally within Yarrabilba in the Logan LGA
- Each unit ranges from 50sqm to 252sqm

More Key Features:

- Well organised layout with a diverse mix of tenancies
- The buildings will be constructed of tilt slab construction
- Generous parking allocations (Open Air parking for 140 vehicles) to accommodate both tenants and visitors
- Inclusion of mezzanine levels in many units to add versatility
- Wide vehicular access lanes to ensure ease of movement throughout the site
- EV charging stations available for visitors and tenants

✓	Yield 6%
✓	Sold as a going concern
✓	Strata title
✓	Property Managed
✓	Tenant pays all outgoings (rates, body corporate, insurance)
✓	Long term capital growth

Why invest in Commercial/ Industrial as opposed to Residential

- Commercial tenants pay rent and 100% of outgoings on a property, meaning the rent return is a true NET return to investors
- There is a vast shortage of commercial strata spaces for service businesses in industrial and business growth corridors.
- Rents increase every year by 3-4% or CPI, whichever is greater, and are reviewed to market rates at the end of each term.
- The buildings are tilt slab construction with limited soft fit-out, making them easier to maintain
- Tenants must keep the premises in new condition (fair wear and tear allowed) and are required to refurbish the tenancy to its original standard at their own cost upon lease termination.
- Real net returns are at 6% per annum, increasing each year.
- Compared to residential investments, there is limited government regulation, which is typically subject to consumer protections, rental codes, and strict enforcement of tenants' rights



Owners outgoings VS Tenants Costs

The Tenant covers 100% of ALL Outgoings for the property. See below the breakdown of what is covered by the tenant.

“Outgoings” means the following charges levied or expenses payable in respect of the Premises, the Land or the Building (as the case requires)

- Rates and charges that a local government imposes, and levies collected by a local government on behalf of the State of Queensland.
- Insurance premiums (including building, fire, loss of rent, plate glass and public liability)
- Land tax.
- Body Corporate fees and levies (including but not limited to Administrative Fund levies and Sinking Fund levies)
- The Costs of Managing and Operating the building and the lot/tenancy
- Repair and maintenance of the building
- Gardening and landscaping
- Provision and servicing of Air-conditioning to the building
- Cleaning the Building
- Pest Control
- Security Services
- Provision and Servicing of Fire Detection and extinguishing equipment
- Common Area Electricity
- Trade Waste
- Any other cost or outgoing associated with the lot.

The only cost to the Investor is:

- Any capital/structural repairs to the lot (which are covered under insurance)
- Any insurance they may wish to take out for loss of rent
- Any cost of servicing any debt/borrowing
- Any tax

The tenant must maintain the premises in new condition (subject to normal wear and tear) and is obliged to carry out a full refurbishment on vacating the premises at their cost.

Regional Profile

QLD - The Sunny State

South East Queensland (SEQ) is a vibrant and diverse region located on Australia's eastern coast. It encompasses the state capital Brisbane, the Gold Coast, and the Sunshine Coast, along with various other urban centers, picturesque coastal towns, and lush hinterlands. Renowned for its idyllic climate, SEQ enjoys a subtropical atmosphere with warm summers and mild winters, making it an attractive destination for tourists and residents alike.

Population of South-East Queensland

As of September 2021, the population of South East Queensland, Australia, was estimated to be around 3.6 million people. South East Queensland encompasses the major cities of Brisbane, Gold Coast, and the Sunshine Coast, along with surrounding areas. It is one of the fastest-growing regions in Australia, driven by its attractive lifestyle, strong economy, and diverse opportunities. The region's population growth has resulted in urban expansion, improved infrastructure, and increased demand for housing and services. Additionally, the area boasts beautiful beaches, national parks, and a vibrant cultural scene, making it a popular destination for both residents and tourists.

Population growth of South-East Queensland

Over the past few decades, South East Queensland, Australia, has experienced rapid population growth, becoming one of the country's fastest-growing regions. This surge can be attributed to factors such as economic opportunities, urbanisation, and a desirable lifestyle. The area's diverse job market, including industries like tourism, technology, and education, has attracted domestic and international migrants seeking better prospects.

Additionally, the region's pleasant climate, beautiful natural surroundings, and vibrant culture have been a significant draw for people looking to settle in the area.

Grow. Prosper. Connect. Sustain. Live

The Shaping SEQ 2023 Update addresses housing challenges while updating all themes to reflect planning outcomes and the latest policy work. The themes of Connect, Sustain, and Live are interdependent and promote sustainable and ecological outcomes in line with the preferred growth pattern outlined in Grow and Prosper. All themes work together to achieve the 50-year vision for SEQ. The Draft Shaping SEQ 2023 Update was developed in conjunction with the South East Queensland Infrastructure Supplement (SEQIS) and incorporates feedback from state agencies, local government, and industry. Key changes in the 2023 Draft Regional Plan are detailed below.

The following pages contain extracts from the [“Shaping SEQ Regional Plan Update 2023”](#). To download the full report please [CLICK HERE](#).



Grow. Prosper. Connect. Sustain. Live

GROW

- Greater emphasis on consolidation, noting there is very limited unconstrained land remaining in SEQ for expansion.
- Introduction of 'high amenity areas' as areas to support increased density in the most appropriate locations across SEQ.
- Increased focus on, and support for achieving well designed 'gentle density' in our suburbs.
- Updated dwelling supply targets to reflect fit for purpose population, demographics and household projections.
- Focus on unlocking underutilised land in the Urban Footprint 1 Urban Footprint changes to enable expansion for housing and employment purposes where appropriate.
- Additional Potential Future Growth Areas (PFGAs) to bolster the long term options and supply pipeline.
- Legislative changes, initiatives and programs to support sequencing of development and improve implementation assurance.
- New and focussed measures for monitoring and reporting to better inform implementation and ongoing policy refinement.

PROSPER

- Retains the Regional Activity Centres Network (RACN) with renewed focus on the importance of flexibility in local planning.
- Strengthens the role of RECs as the locations of regionally and nationally significant economic activity.
- New regional approach to strategic industrial land.
- Strengthens planning and protection for Major Enterprise and Industrial Areas (MEIAs) across SEQ.
- Identifies possible locations for strategic Recycling Enterprise Precincts (REPs to help meet ambitious targets for recycling.
- Legislative changes, initiatives and programs to support implementation assurance.
- New and focused measures for monitoring and reporting to better inform implementation and ongoing policy refinement.

CONNECT

- Updates the RSI list, identifying priority RSI needed to support SEQ's growth to 2046.
- Strengthens focus on planning and delivering transport infrastructure that enables housing and employment growth in the right locations.
- Further promotes and supports active transport as a primary mode of travel.

Grow. Prosper. Connect. Sustain. Live

- Aligns growth with TMR's Movement and Place Framework currently under development.
- Updates the strategic public transport system and strategic road and freight system to reflect changes in the network at 2046¹ Supported by new SEQIS to help deliver on key strategic priorities for the region.
- Supported by existing SEQ RTPs.
- New and focused measures for monitoring and reporting to better inform implementation and ongoing policy refinement.

SUSTAIN

- Continues to recognise First Nations peoples and their connection to Country.
- Aligns with Native Title determinations, Closing the Gap Implementation Plan actions, the Reconciliation Action Plan and Path to Treaty 1 Commits to ongoing engagement with Traditional Owners and the broader First Nations community across SEQ.
- Continues to protect and nurture SEQ's biodiversity, natural assets and regional landscapes.
- Aligns with bioregional planning which replaces the strategic assessment committed to in Shaping SEQ 2017.
- Updated koala mapping and strategies that align with the SEQ Koala Conservation Strategy 2020-2025.
- New cadastral boundary for the Northern Inter Urban Break (NIUB) and strengthened outcomes sought for the NIUB.
- New strategies on resilience providing a clear pathway for managing risk in a regionally consistent way over time.
- New strategies to manage heatwave and urban heat island effect including new tree canopy targets for SEQ.
- Retains and enhances strategies to meet emission reduction targets set out in the Queensland Climate Action Plan.
- Advances circular economy principles at a regional scale.

LIVE

- Strengthens the importance of design in place making.
- Refines strategies relating to health and wellbeing to better reflect new strategies and guidelines in effect since 2017.
- Refines strategies relating to fairness and affordable living.
- Updates the list of Great Places.
- New and focused measures for monitoring and reporting to better inform implementation and ongoing policy refinement.

Building Towards 2032

In 2032 Queensland will host the Olympic and Paralympic Games in Brisbane and beyond. This once-in-a-generation opportunity is not only a momentous chapter in Queensland's sporting history, it is a platform to deliver what's needed for Queensland's future, with transport and infrastructure, tourism and grassroots sporting facilities.

Several major transport projects either in planning or delivery phases will be accelerated as part of the 2032 Delivery Plan, including The Wave all the way to the Sunshine Coast Airport, Logan to Gold Coast Faster Rail, Cross River Rail, Brisbane Metro expansion and critical road upgrade projects.

The event is expected to generate \$8.1 billion in benefits to Queensland. This includes a \$4.6 billion economic boost to tourism and trade, as well as \$3.5 billion in social improvements such as health, volunteering, and community benefits.

The Queensland Government recently announced the 2032 Delivery Plan, designed to benefit the greatest number of Queenslanders as possible, while delivering a successful Olympic and Paralympic Games.

The 2032 Delivery Plan includes a thriving new sports and entertainment precinct in the heart of Brisbane, where Victoria Park will become home to Brisbane Stadium, a world-class stadium to attract world-class events long after the Games. Centenary Pool in Spring Hill will be transformed into a new state-of-the-art National Aquatic Centre and major upgrades will be delivered at the Queensland Tennis Centre.

Regional Queensland will also benefit from the Games, with major Games venues and hundreds of regional sporting facilities planned for upgrade, strengthening the backbone of local communities and nurturing potential home-grown future-Olympians and Paralympians.

To keep our growing population moving, now and beyond 2032, the 2032 Delivery Plan includes major new public transport connections from the Sunshine Coast through to the Gold Coast, and a generational investment into road connections, including a better Bruce Highway.

This historic event will put Brisbane on the map and create a legacy that aligns with the city's commitment to making it a better place for tomorrow. The Games will showcase the city's potential as a world-class destination for tourism, trade, and investment.

Brisbane 2032 has been widely supported by the community, with many recognising the benefits that the Games will bring to the city and the state. The event is expected to create thousands of jobs and provide a boost to the local economy. It will also provide opportunities for local businesses and entrepreneurs to showcase their products and services on the world stage.

[CLICK HERE TO READ THE FULL 2032 DELIVERY PLAN](#)

BRISBANE

HOST CITY OF 2032 OLYMPIC
& PARALYMPIC GAMES



Logan LGA Profile

Logan City is rapidly transforming into a premier industrial corridor in South East Queensland, making it an attractive destination for commercial property investment. Strategically located between Brisbane and the Gold Coast, Logan offers unparalleled access to major transport networks, including the Logan and Gateway Motorways, facilitating efficient distribution across the region.

Significant infrastructure investments, such as the \$512 million Logan Enhancement Project, have bolstered freight productivity, further enhancing Logan's appeal for industrial operations.

Looking ahead, the 2032 Brisbane Olympics are set to accelerate Logan's development. The City of Logan's Legacy Roadmap outlines 19 key initiatives to capitalise on the hosting of the Games, focusing on infrastructure, employment lands, investment attraction, and city reputation. These initiatives aim to create comprehensive and lasting benefits, measured in billions of dollars of impact across the South East Queensland region and locally in Logan.

With a growing population and a collaborative business community, Logan presents a compelling case for businesses aiming to thrive in a supportive and strategically advantageous setting.



Logan LGA Infrastructure

SEQ is a critical economic powerhouse for the state, being a high performing regional economy, generating almost two-thirds of the state's gross product. It supports more than 80 per cent of the state's employment in professional, scientific and technical services, financial and insurance services, and the information, media and telecommunications sectors.

The draft Shaping SEQ 2023 Update takes an integrated approach to enabling ongoing economic prosperity for SEQ and Queensland, balancing productivity and liveability across the state.

It does this by acknowledging and utilising SEQ's strong relationships across regional boundaries, with the surrounding areas of the Darling Downs, Wide Bay Burnett, the Tweed Coast and northern New South Wales.

These areas have unique social and economic linkages, which together with SEQ, present opportunities for supporting continued population growth and diverse employment market and energy solutions, as outlined in the Queensland Energy and Jobs Plan.

Building stronger connections between SEQ and surrounding regional areas through enhanced infrastructure networks is critical to the ongoing success of SEQ and Queensland. This regional plan therefore includes strategies in support of interregional passenger and freight movements, including an extensive freight network of major interstate rail and road connections.

These connections will enable access to more homes, employment and recreation and efficient movement of commodities, services and skills.

Suburb Profile

Strategic Growth Location

Positioned within the high-growth corridor of Yarrabilba, this masterplanned community sits between Brisbane and the Gold Coast, offering strong connectivity via the Mount Lindesay Highway and Logan Motorway. As part of Logan City, one of Australia's fastest-growing regions, Yarrabilba is strategically placed to benefit from sustained population growth and infrastructure investment.

Key Investment Drivers

Population & Demand

- Masterplanned for 45,000+ residents
- Over 17,000 planned dwellings
- Strong long-term population growth outlook

Infrastructure & Connectivity

- Direct access to major transport corridors
- Bus network and connectivity to Brisbane CBD
- Ongoing infrastructure investment supporting growth

Established Amenity

- Coles, IGA and specialty retail
- Cafés, dining and essential services
- Medical, fitness and lifestyle facilities

Employment Growth

- Target of 13,000 jobs within the community
- Expanding commercial and mixed-use precincts
- Strong local employment ecosystem emerging

Commercial & Economic Outlook

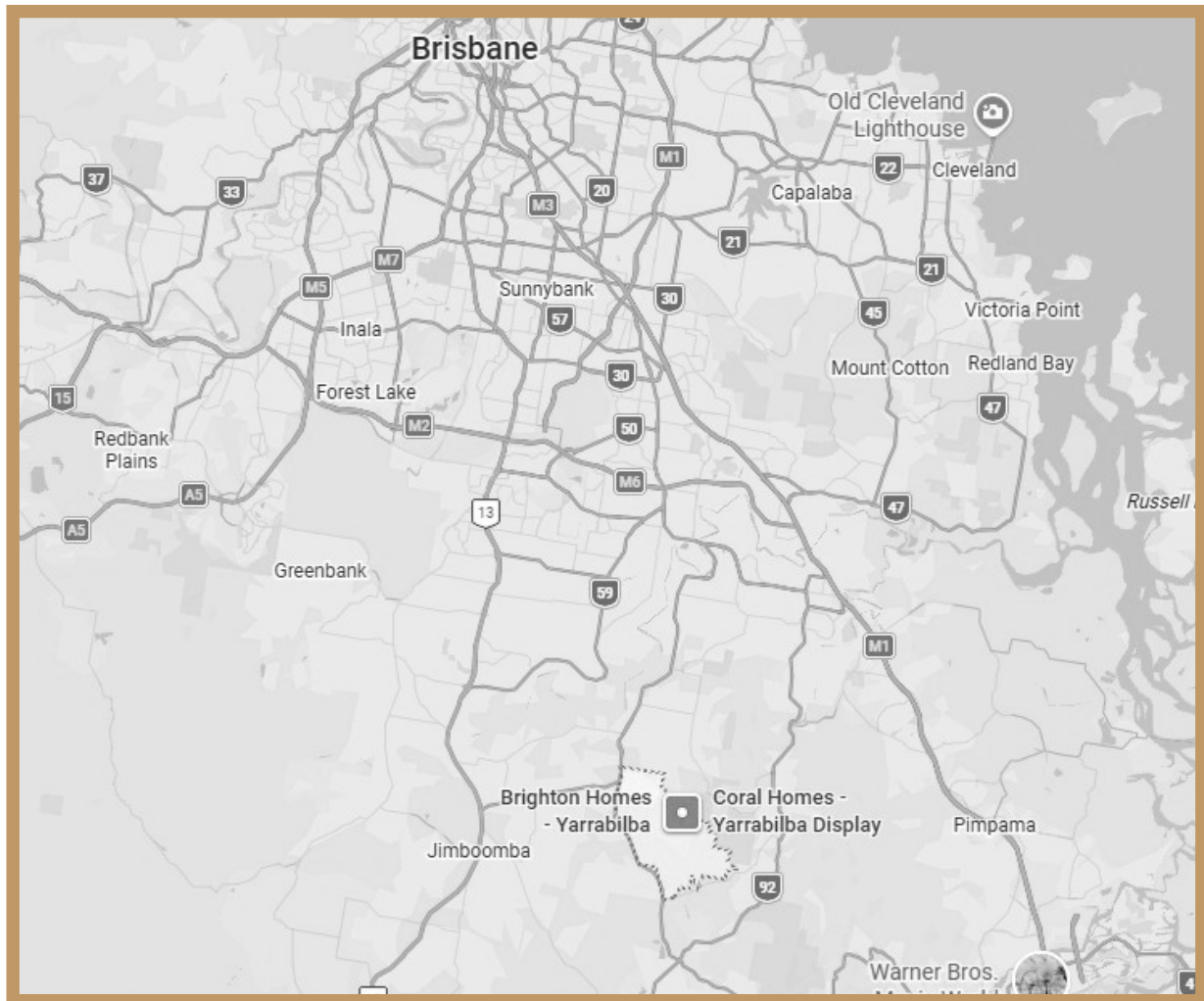
Yarrabilba is rapidly evolving into a key business and employment hub, with a dedicated mixed-use and industrial precinct supporting showrooms, offices and service-based industries. Existing operators include automotive, retail, professional services and health providers, with significant future commercial expansion planned.

Lifestyle Drives Demand

Over 25% of Yarrabilba is dedicated to open space, including parklands, walking trails and recreational facilities. Combined with schools, childcare, health services and community infrastructure, the area offers a highly liveable environment, supporting ongoing demand for commercial services and long-term tenant retention.

Location and Connectivity

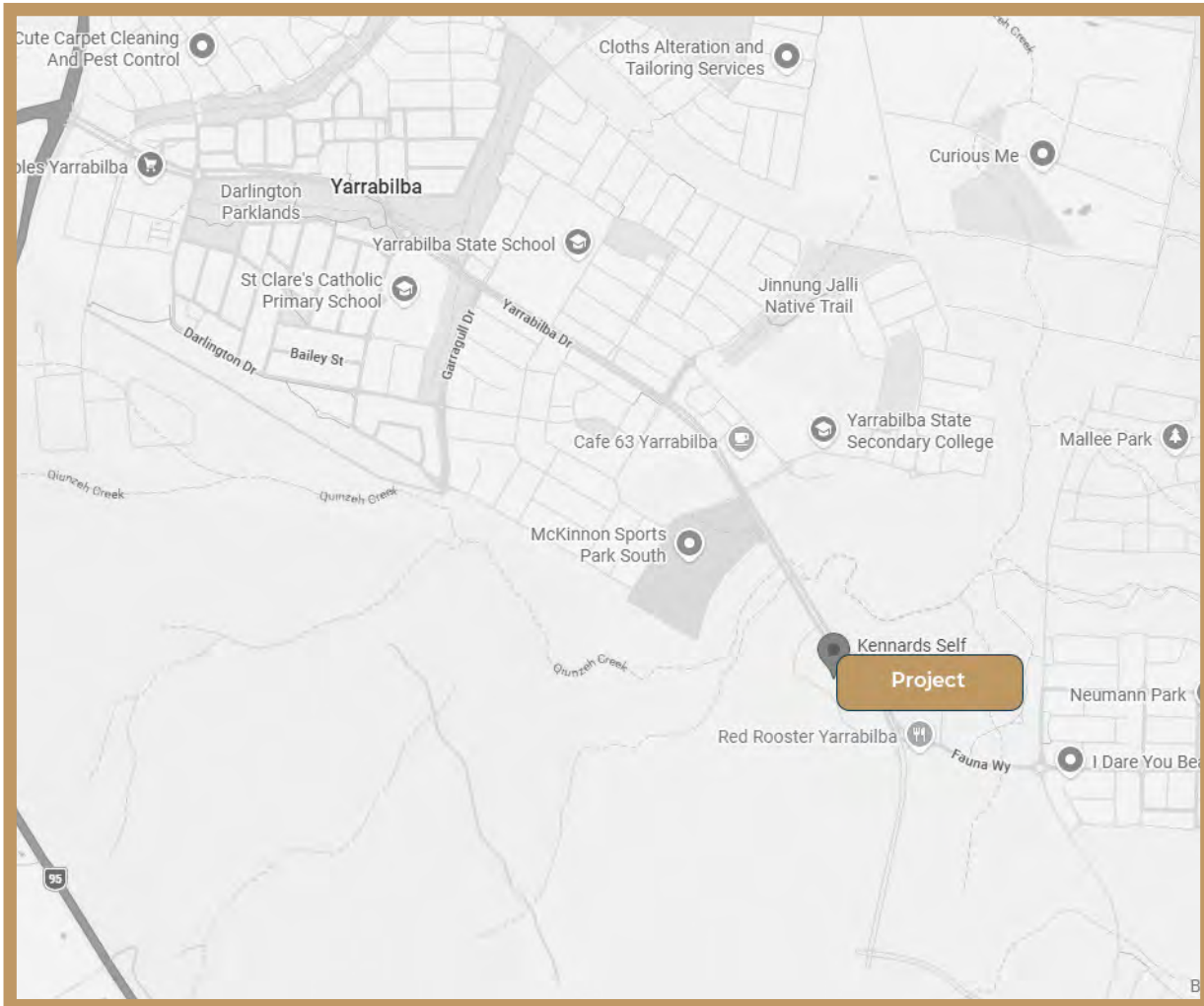
The land is located centrally within Yarrabilba.



Distance to significant Locations:

- Brisbane CBD: 46.6KM (46min drive)
- Gold Coast: 54.6KM (47min drive)
- Port of Brisbane: 57KM (51min drive)
- Logan Central: 22.3KM (29min drive)
- Airport Via M1: 54.9KM (49min drive)

Map of Yarrabilba

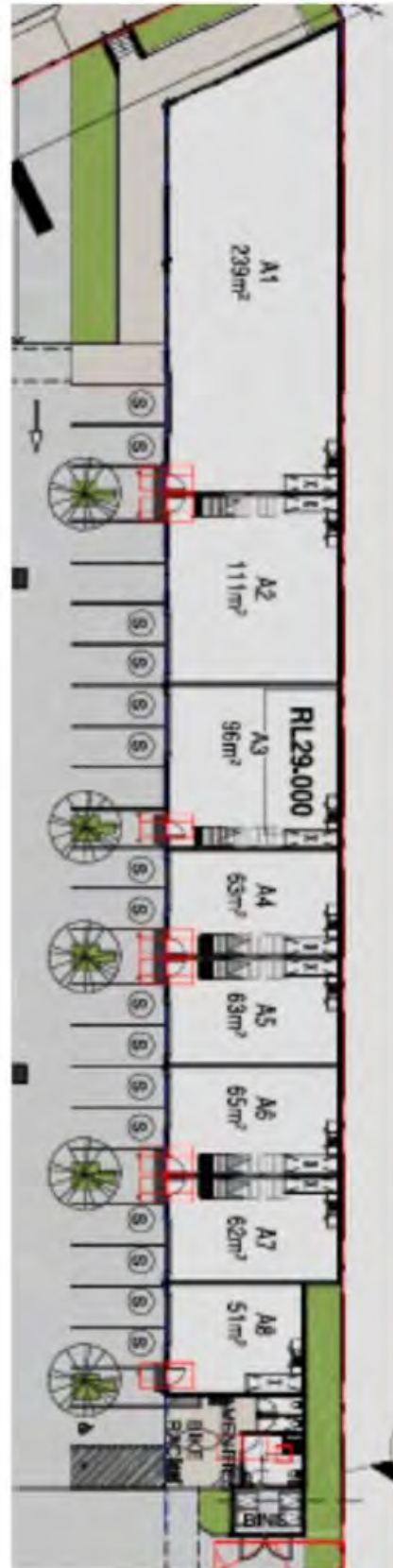


Masterplan - SITE



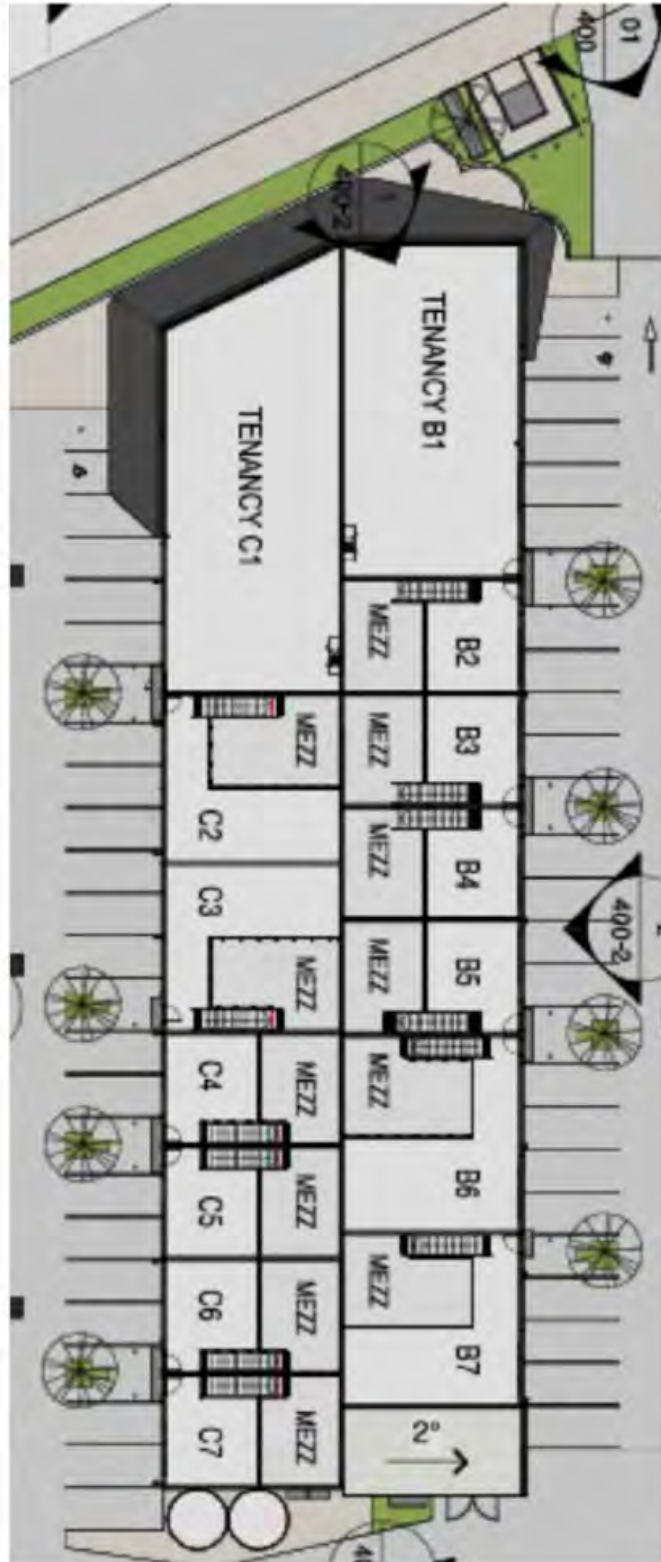
Floor Plans

BUILDING A



Floor Plans

BUILDINGS B & C



Floor Plans

BUILDINGS D & E



Floor Plans

BUILDINGS F & G



Schedule of Finishes

COMMON GROUNDS

- Construction of pathways inside and outside property boundaries meets local authority requirements, including PWD access
- Two water tanks for storage to provide ample irrigation for maintaining landscaping throughout the site
- Features: community water / power metered separately, hose cocks for gardening and cleaning, and backflow prevention devices
- Amenities: 3 shared areas (2pans, 1PWD, 1 shower), 4 outdoor seating areas, and 2 bike stands

CONSTRUCTION DETAILS

- Ground floor: Machine steel trowelled burnished concrete
- Mezzanine: Lightweight particle board flooring
- Walls: Concrete tilt slab with painted finish to external walls and waterproof membranes for wet areas
- Roof: Trimdek steel roof (6.5m - 7m height), insulated with exposed steel structure, down pipes painted PVC and colorbond fascia & gutter
- Windows & Doors: Hinged glazed aluminium powder-coated entry doors, roller doors (4.5m x 3.5m), and weatherproof external fittings

FIXTURES & FINISHES

- Ballustrades & handrails: Proprietary aluminium systems
- Letterboxes: Integrated into block wall, numbered for each unit
- Driveways & External Paths: Broom finished concrete (150-175mm), standard grey finish with drainage system
- Landscaping: Drought tolerant plants, gravel mulch, edging, and rainwater pump with two 20,000L storage tanks
- Painting: Premium grade paint for concreted panels and structural members



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