

RayWhite®



INFORMATION MEMORANDUM

44 MILSOM STREET,
COORPAROO QLD 4151

Prepared by Ray White Commercial TradeCoast

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THE OPPORTUNITY

Ray White Commercial TradeCoast are pleased to present thecaves@coorparoo (44 Milsom Street, Coorparoo QLD 4151) for sale & lease.

Situated in the thriving city fringe, thecaves@coorparoo presents an exciting opportunity for occupiers and/ or astute investors to secure a limited number prime commercial/ industrial units. Unique in design and rare in the city fringe, these units provide space for your business, workshop, toys, projects, storage, warehousing, of ce, etc. or simply somewhere to escape and relax.

- Boutique development of only 9 units varying in size and configurations
- Limited Opportunity to secure real estate in this unparalleled Location
- Mezzanines in each units with great clearance underneath & 5kPa* Load bearing
- Unit sizes range from 134sqm* to 245sqm* with the opportunity to combine units for larger requirements
- Electric roller doors on all units
- LED lighting
- Three phase power available if required
- Units 4-9 provide drive-through ability
- Exclusive & visitor parking spaces plus ample street parking available
- Kitchenettes & plumbing in each unit
- Communal amenities include female & male toilets, a unisex disabled compliant rest room with a shower, all of which are maintained by the body corporate
- Functional easy direct access units
- Fully customisable fit-out packages available
- NBN ready
- Individually air-conditioned & ceiling fans in units 4-9
- 6 meter internal clearance with skylights and insulated ceilings
- Each unit comes with an Arlo CCTV & Intercom system
- Solid Tax Depreciation Benefits (see depreciation schedules)

LOCATION

- 300m* walk to the Coorparoo Train Station
- 4km* south-east of the Brisbane CBD
- 2.05km* to the Pacific Motorway
- 6.05km* to the Gateway Motorway
- 1.7km* to The Gabba
- 70m* to Stanley Street East
- 800m* to Coorparoo Square
- 850m* to Old Cleveland Road
- 2.4km* to Lytton Road

This Information Memorandum must be read in full and is provided to interested parties subject to the conditions set out in the disclaimer & sources of information.

*approx

SPECIFICATIONS AND FINISHES

UNIT SPECIFICATIONS:

Roof

- Steel structural roof
- Profiled steel roof deck, metal capping with eaves gutters
- External structural awnings with roofing

Doors & Windows

- 3.0* - 4.5* metre high Colorbond automated loading bay door or similar
- Metal framed glazed entry door and – solid core doors optional
- Metal framed glass windows

Other External Features

- Concrete roads and car parks
- Car parks line marked and wheelstopped
- Full landscaping

Minimum Ceiling Headroom

- Units 4-9 up to 6m* clearance to purlin in warehouse

Warehouse

- Internal surface natural finish (underside of roof, internal walls and floors)
- Concrete floor to whole ground floor

Electrical

- Single phase power supply and internal

wiring – conduits installed to allow 3 phase supply

- 3-phase electrical supply brought to main
- distribution board with individual metering
- Ceiling-mounted lighting to warehouse and office
- Ceiling Fan
- Double outlet power points throughout, minimum 2 to office / mezzanine, 2 to warehouse and 2 above kitchenette bench top

Mezzanine Floor

- Steel framed with timber flooring
- Single flight stairs – steel stringers with aluminium treads
- Painted steel handrail and balustrades

Kitchenette

- Stainless Steel sink
- Laminated base and wall units
- Laminated bench top

Bathroom

- 90mm* thick stud walls, clad with flush-finished plasterboard
- Flush panel door to WC with alloy door furniture
- Laminated vanity unit and bench top
- Commercial grade sanitary fittings
- Plasterboard lined ceiling with painted finish
- Vinyl floor, splashback and shower recess

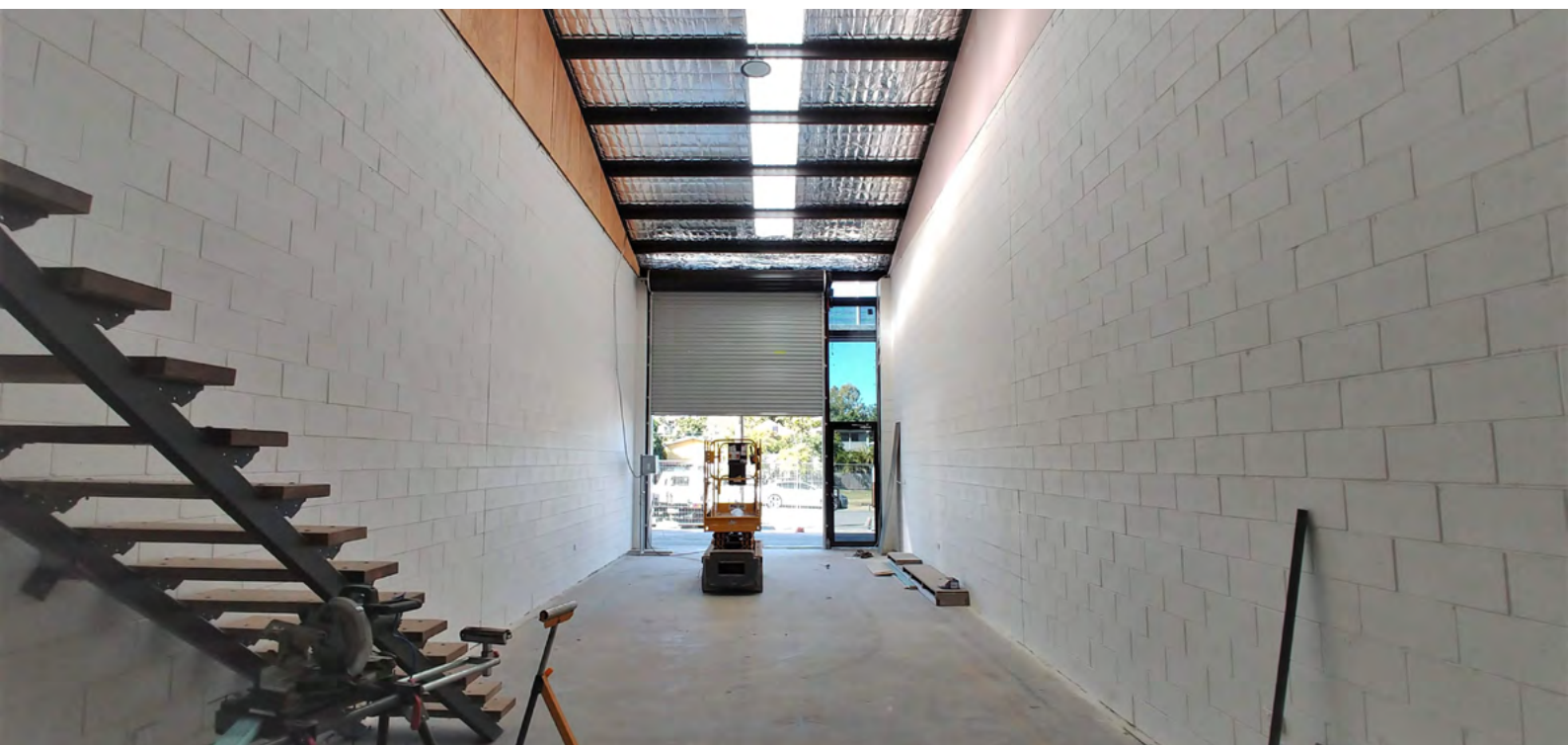
OFFERED

- Fit-out packages available
- Dual entry with either glazing or high clearance roller door access
- 3 phase power available, ideal for multitype of users
- 90mm* thick stud walls, clad with flush finished plasterboard (interior walls)
- Plasterboard lined ceiling with painted finish
- Painted plasterboard finish to perimeter walls
- Carpet tiles to floor
- Security options
- Air conditioning

*approx

PRICE LIST

thecaves@coorparoo							
Unit	Ground Floor m ²	Mezz m ²	Total m ²	External Exclusive Use Area (Car Spaces)	Sale Price (Plus GST)	Lease Price (Plus Outgoings + GST, Minimum 3 Year Lease Term)	Features
1	71	63	134	97sqm* (5)	UNDER CONTRACT	LEASED	Electric roller door, Shower, toilet kitchenette, air conditioning
2	115	98	213	56sqm* (4)	\$655,000.00	\$45,850.00	Electric roller door, kitchenette, air conditioning, city views, toilet
3	122	123	245	48sqm* (4)	\$710,000.00	\$49,700.00	Electric roller door, kitchenette, air conditioning, city views, toilet
4	109	42	151	30sqm* (2)	\$540,000.00	\$37,800.00	Dual roller doors, drive through ability, kitchenette, air conditioning, city views, commercial ceiling fan
5	112	43	155	30sqm* (2)	UNDER CONTRACT	OWNER OCCUPIER	Dual roller doors, drive through ability, kitchenette, air conditioning, city views, commercial ceiling fan
6	112	43	155	30sqm* (2)	UNDER CONTRACT	OWNER OCCUPIER	Dual roller doors, drive through ability, kitchenette, air conditioning, city views, commercial ceiling fan
7	112	43	155	30sqm* (2)	\$555,000.00	\$38,850.00	Dual roller doors, drive through ability, kitchenette, air conditioning, city views, commercial ceiling fan
8	112	43	155	31sqm* (2)	\$555,000.00	\$38,850.00	Dual roller doors, drive through ability, kitchenette, air conditioning, city views, commercial ceiling fan
9	113	43	156	31sqm* (2)	\$600,000.00	\$42,000.00	Triple roller doors, drive through ability, kitchenette, air conditioning, city views, commercial ceiling fan



LAND PARTICULARS

LOCALITY AND SURROUNDING DEVELOPMENT

In 2015, the old Myer Department store building on the corner of Old Cleveland Road and Cavendish Road was demolished. In its place are 3 residential towers with commercial development on the lower floors. The development, known as Coorparoo Square opened in 2017 and features a 10 screen Dendy cinema, Aldi Supermarket and specialty retailers and coffee shops. Under the development, is the Eastern Busway station.

ROAD SYSTEM, ACCESS & EXPOSURE

The subject property is a well-connected site with easy access to train stations and a series of bus stops and major roads. Located just 2.4km* from Lytton Road this pathway links on to Wynnum Road, which is the main route to North Brisbane. Lytton Road also provides easy access to the Gateway Motorway and to other major suburbs further east such as Hemmant, Tingalpa and Wynnum West.

Thecaves@coorparoo is also located in very close proximity to Stanley Street, East Brisbane which provides access to the Pacific Motorway and Riverside Expressway.

The Coorparoo and Norman Park Train Stations service the area. These stops are serviced by the Shorncliffe and the Cleveland Lines, which connects the Eastern Suburbs with the Brisbane City and Eastern Suburbs all the way out to Cleveland.



LOCATION PARTICULARS

SUBURB PROFILE

Suburb profile: Coorparoo, Brisbane

Coorparoo is a suburb of Brisbane and is 4km* south-east of the Brisbane CBD. It borders Camp Hill, Holland Park, Stones Corner, Greenslopes, East Brisbane and Norman Park. The name Coorparoo is likely derived from an Aboriginal name for Norman Creek, probably recorded by early surveyors as Koolpuroom. Neighboring schools include Coorparoo State School and Coorparoo Secondary College. There are four Catholic schools: St James Primary School, Loreto College Coorparoo, Mt Carmel Primary school and Villanova College.

COORPAROO CENSUS

Census	Coorparoo 4151		Queensland		Australia	
	2016	2011	2016	2011	2016	2011
Population	16,282	14,944	4,703,197	4,332,739	23,401,886	21,507,717
Age – Median	34	33	37	36	38	37
Gender	Male: 7,948 Female: 8,331	Male: 7,357 Female: 7,587	Male: 2,321,889 Female: 2,381,308	Male: 2,148,221 Female: 2,184,518	Male: 11,546,638 Female: 11,855,248	Male: 10,634,013 Female: 10,873,704
Unemployment %	5.3%	4.2%	7.6	6.1%	6.9	5.6%
Individual Income Median (Week)	\$935.00	\$835.00	\$660.00	\$587.00	\$662.00	\$577.00
Household Income Median (Week)	\$1,789.00	\$1,523.00	\$1,402.00	\$1,235.00	\$1,438.00	\$1,234.00

Source: ABS, 2011 & 2016

LOCATION PARTICULARS (CONT.)

AREA DEMOGRAPHIC

In the 2016 census the population of Coorparoo was 16,282 and is comprised of approximately 51.2% females and 48.8% males. 47.5% of people are married, 45.3% have never married and 7.5% are divorced and 2.3% are separated. There are 563 widowed people living in Coorparoo.

62.2% of the people living in Coorparoo over the age of 15 and who identify as being in the labour force are employed full time, 28.0% are working on a part time basis. Coorparoo has an unemployment rate of 5.3%.

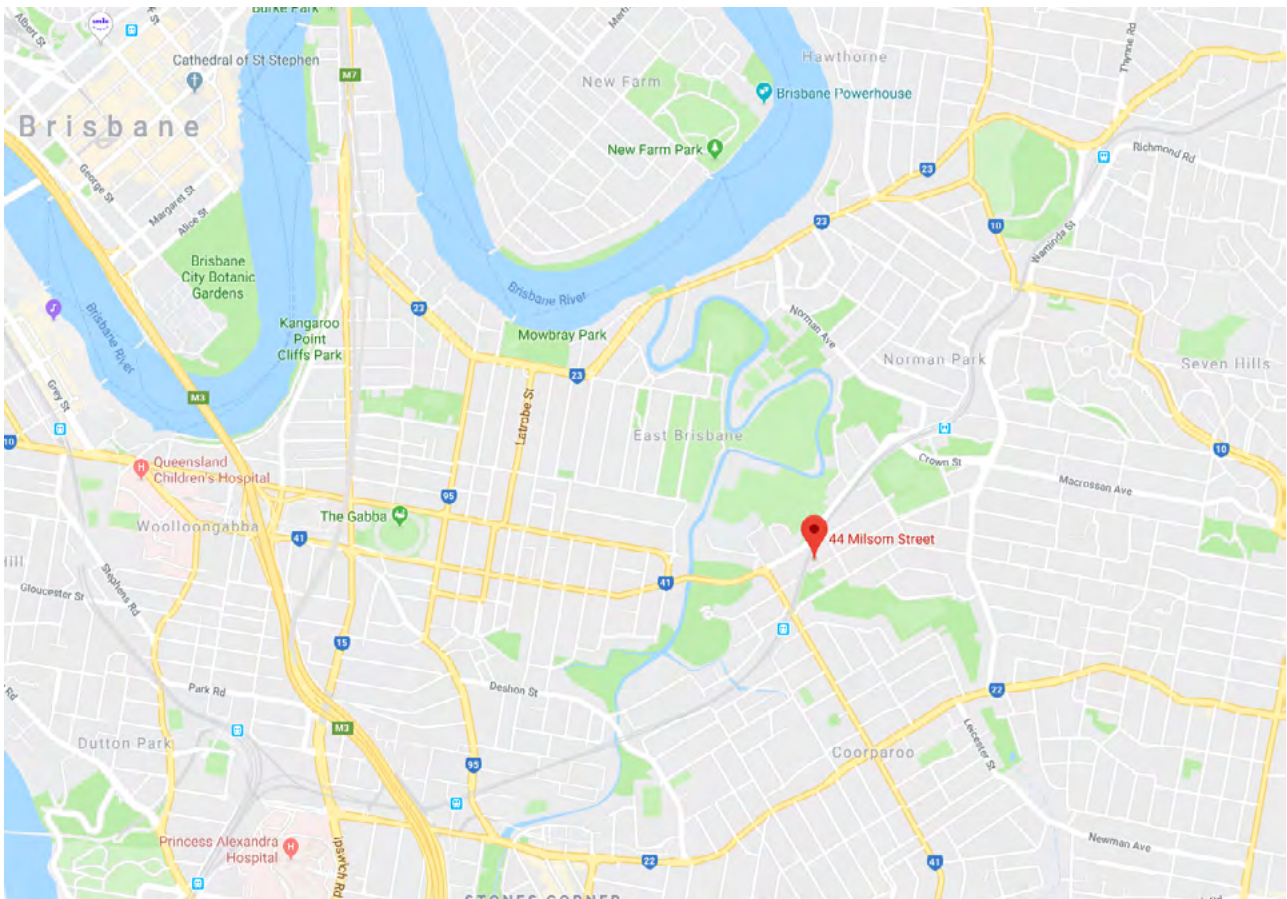
The main occupations of people living in Coorparoo are Professionals 35.7%, Clerical and Administrative Workers 14.6%, Managers 13.2%, Technicians and Trades Workers 9.7%, and Community and Personal Service Workers 9.4%.

The main industries people from Coorparoo work in are 6.0% worked in Hospitals (except Psychiatric Hospitals), Cafes and Restaurants 3.4%, State Government Administration 3.3%, Higher Education 2.8% and Primary Education 2.5%.

22.7% of homes are fully owned, and 29.3% are in the process of being purchased by home loan mortgage. 44.3% of homes are rented.

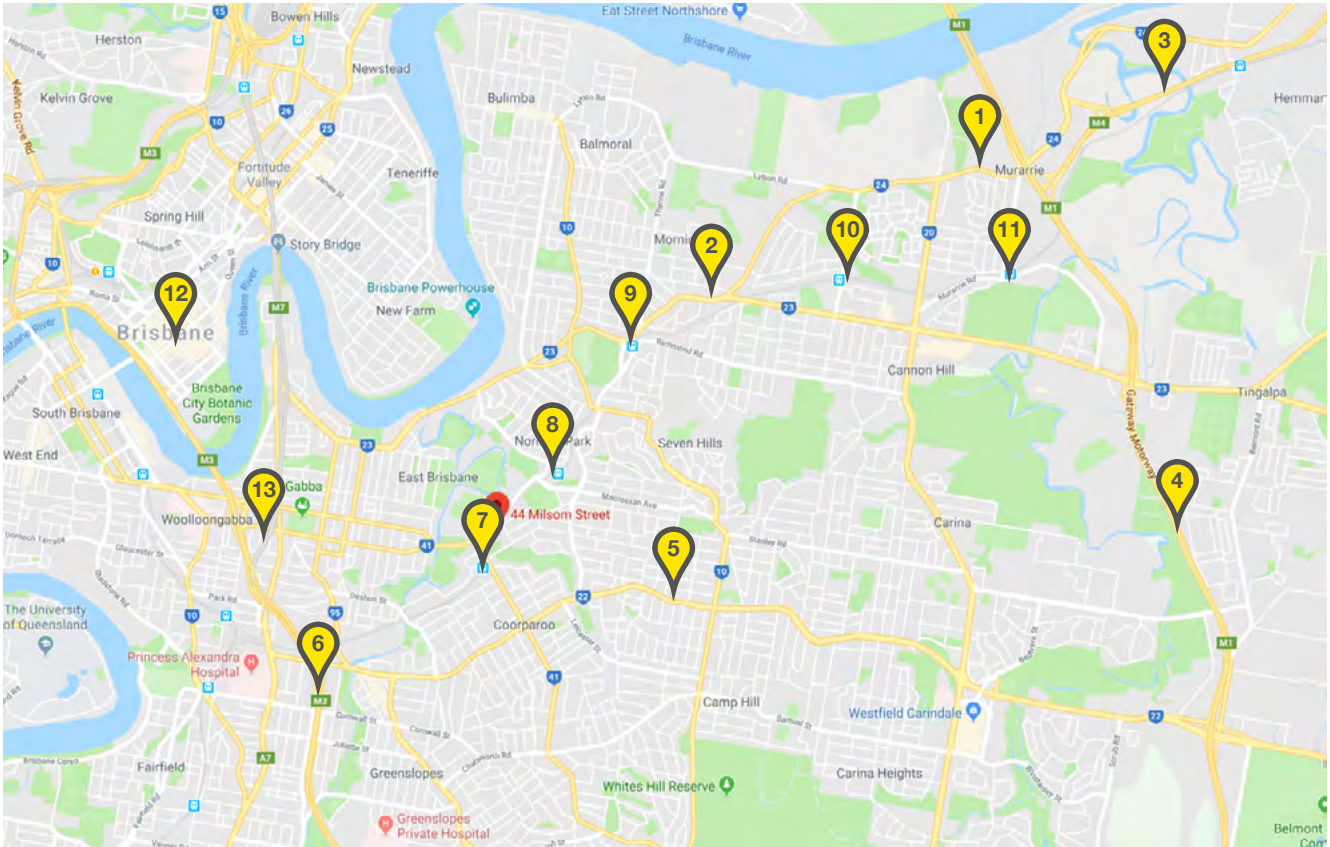
The median individual income is \$935 per week and the median household income is \$1,789 per week. The median rent in Coorparoo is \$360 per week and the median mortgage repayment is \$2,000 per month.

It is worth noting that the completion of Coorparoo Square would have improved Coorparoo's demographic, attracting high calibre occupants.



Source Google Maps

LOCATION PARTICULARS (CONT.)



Main Roads	Train Stations / Ferry Terminals	Landmarks
1. Lytton Road	7. Coorparoo Train Station	12. Brisbane City
2. Wynnum Road	8. Norman Park Station	13. Clem Jones Tunnel
3. Port of Brisbane Motorway	9. Morningside Station	
4. Gateway Motorway	10. Cannon Hill Station	
5. Old Cleveland Road	11. Murarrie Train Station	
6. Pacific Motorway		

Source: whereiis.com.au & Google Maps

LOCATION PARTICULARS (CONT.)



SALE PROCESS

These strata units are listed for sale or lease as per the enclosed price list.

Contact Exclusive Agents

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M 0424 807 166

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SOURCES OF INFORMATION

Page	Content	Source
6	Location Particulars	ABS 2016
7	Location Particulars	ABS 2016
7	Location Particulars	Google Maps
8	Location Particulars	whereis.com.au, Google Maps





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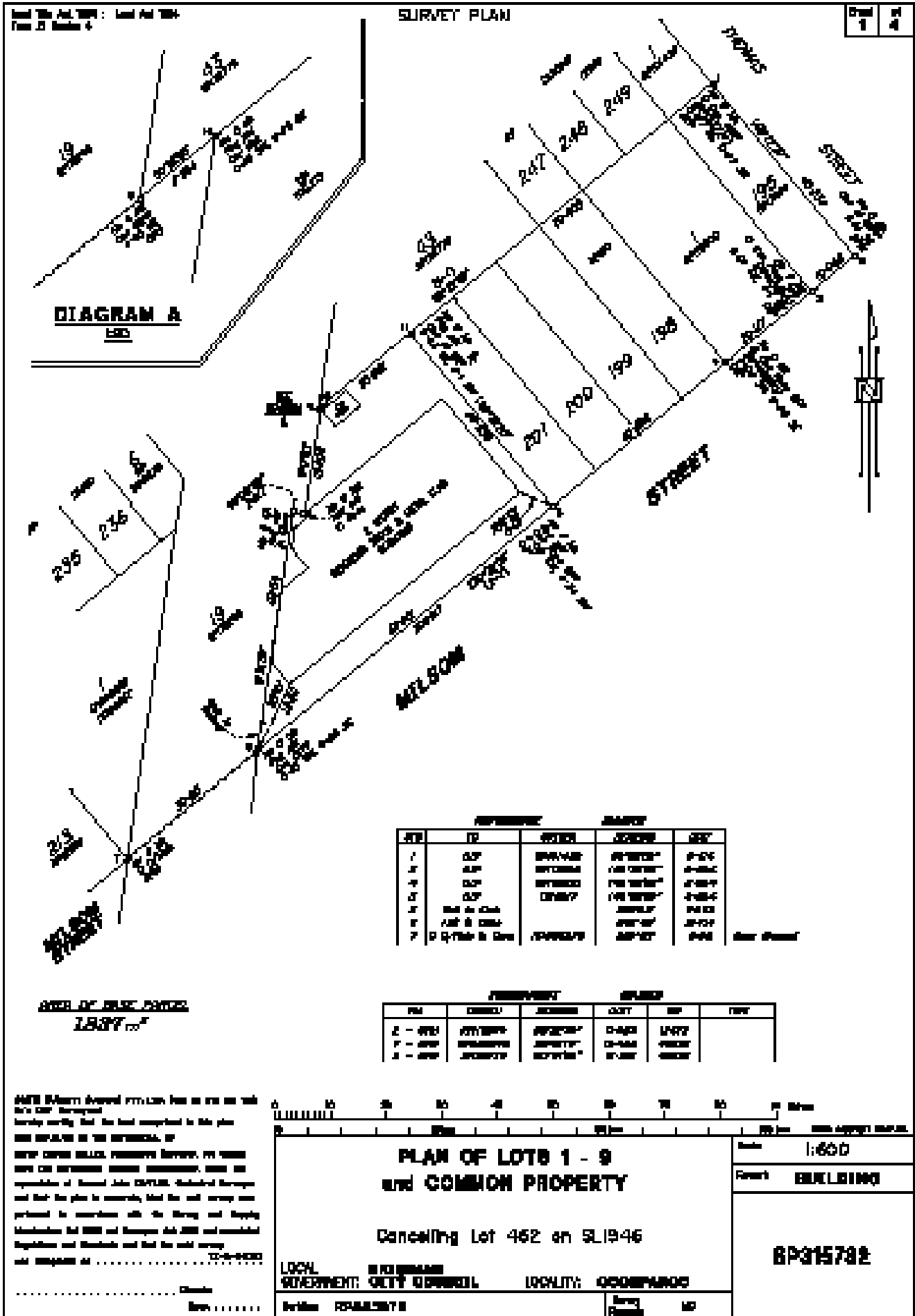


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ANNEXURE A - SURVEY PLANS



SURVEY PLAN

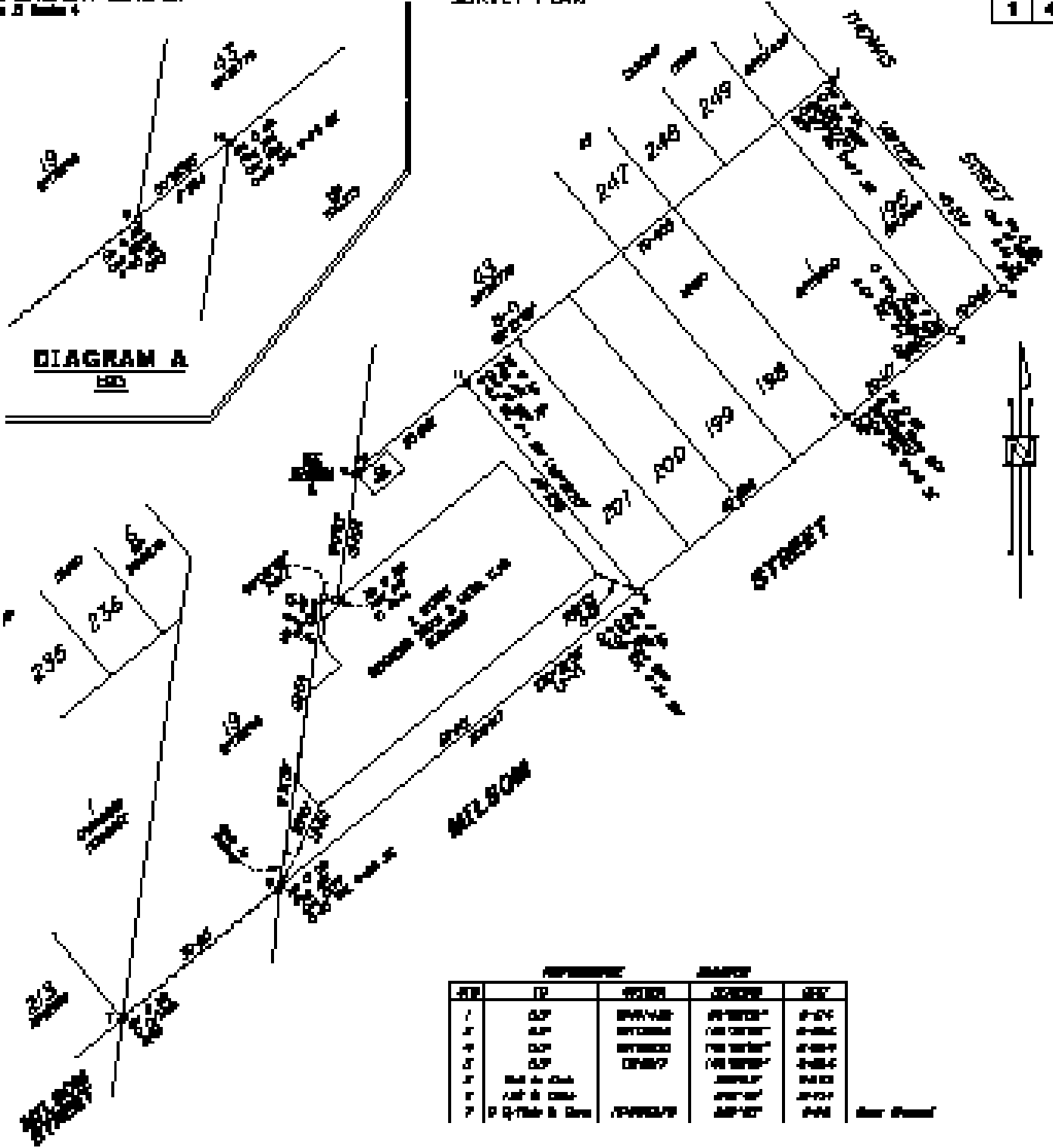


DIAGRAM A
1:500

AREA OF COMMON PROPERTY
1837 m²

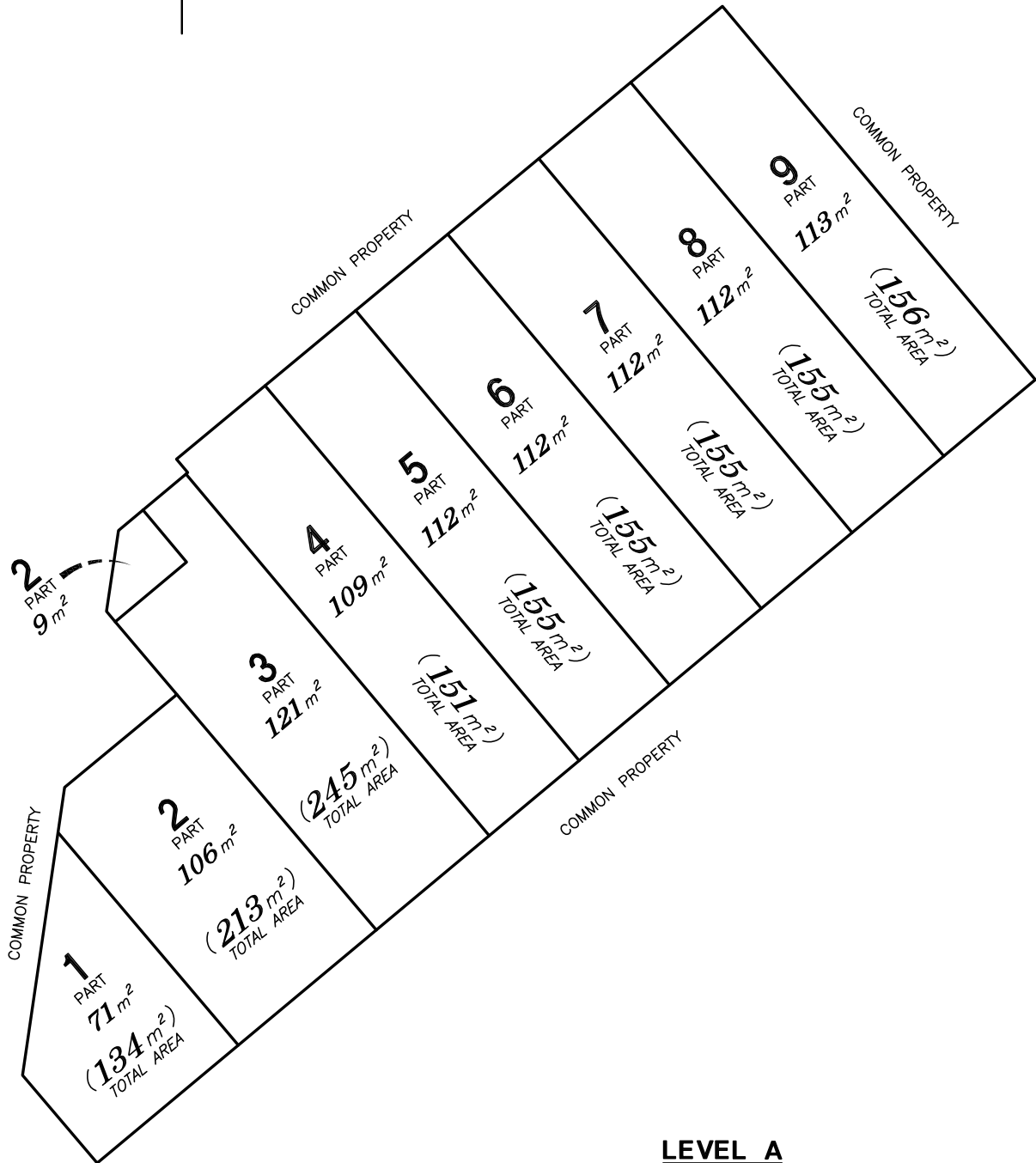
LOT	TO	FROM	TO	BY
1	0.0	100.0	100.0	100.0
2	0.0	100.0	100.0	100.0
3	0.0	100.0	100.0	100.0
4	0.0	100.0	100.0	100.0
5	0.0	100.0	100.0	100.0
6	0.0	100.0	100.0	100.0
7	0.0	100.0	100.0	100.0
8	0.0	100.0	100.0	100.0
9	0.0	100.0	100.0	100.0

PLAN	CHARGE	INTEREST	DATE	BY	TYPE
1 - 1946	STANDARD	RESERVE	12-12-46	STATE	RESERVE
2 - 1946	STANDARD	RESERVE	12-12-46	STATE	RESERVE
3 - 1946	STANDARD	RESERVE	12-12-46	STATE	RESERVE

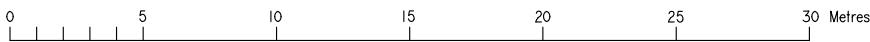
NOTE: Surveyor General certifies that the land depicted in this plan was surveyed in accordance with the provisions of the Survey Act, 1994, and that the plan is correct, that the survey was performed in accordance with the Survey and Mapping Act, 1994, and that the land is correctly surveyed and that the plan is correct, that the survey was performed in accordance with the Survey and Mapping Act, 1994, and that the land is correctly surveyed and that the plan is correct.



PLAN OF LOTS 1 - 9 and COMMON PROPERTY		Scale: 1:500
Cancelling Lot 462 on SL1946		Form: BUILDING
LOCAL GOVERNMENT: CITY OF GOSWORTH LOCALITY: GOSWORTH		BP315782
Survey District: 10		



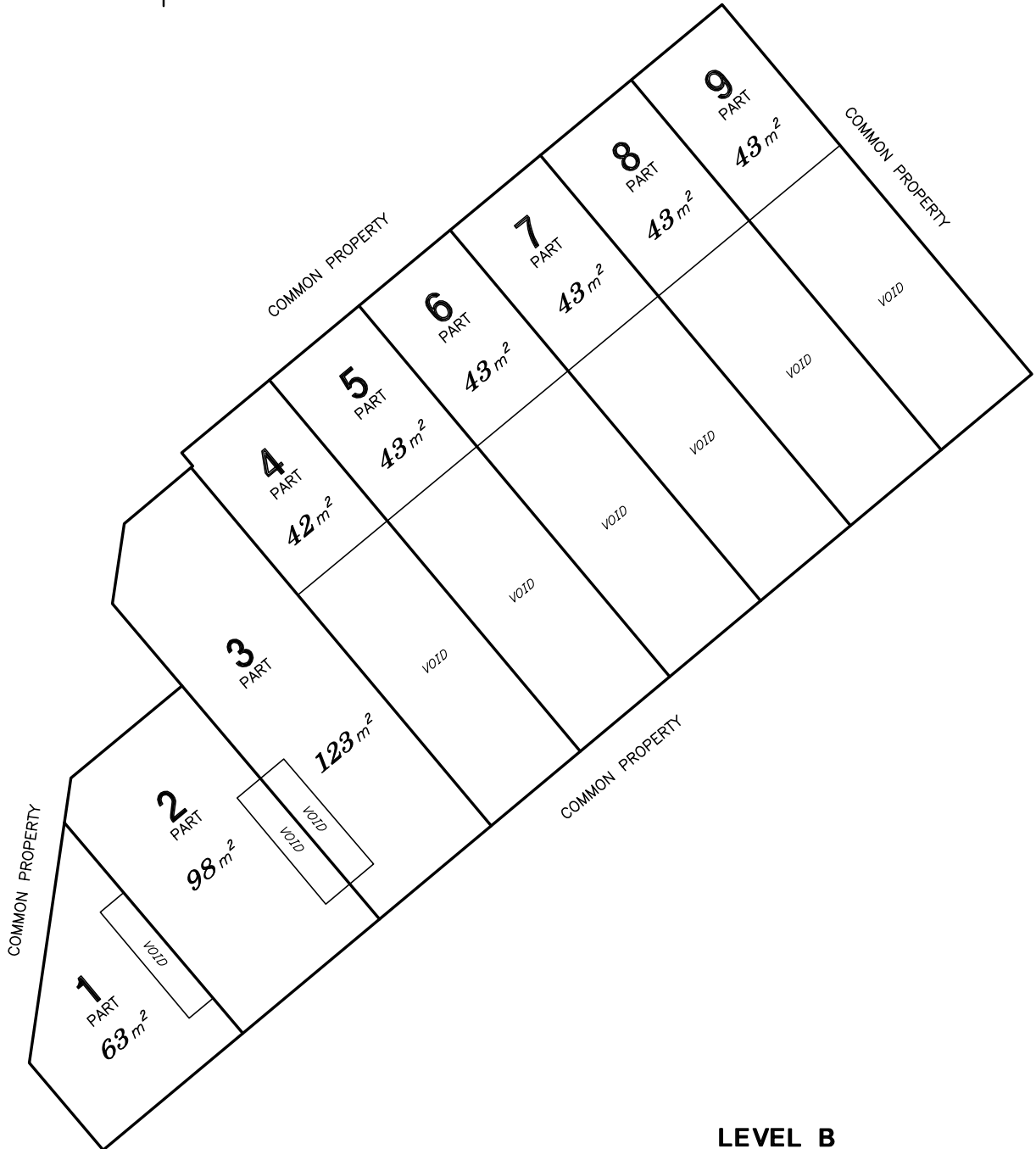
LEVEL A
1:200



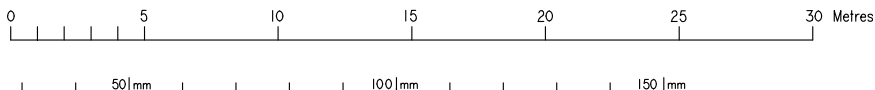
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LEVEL B
1:200

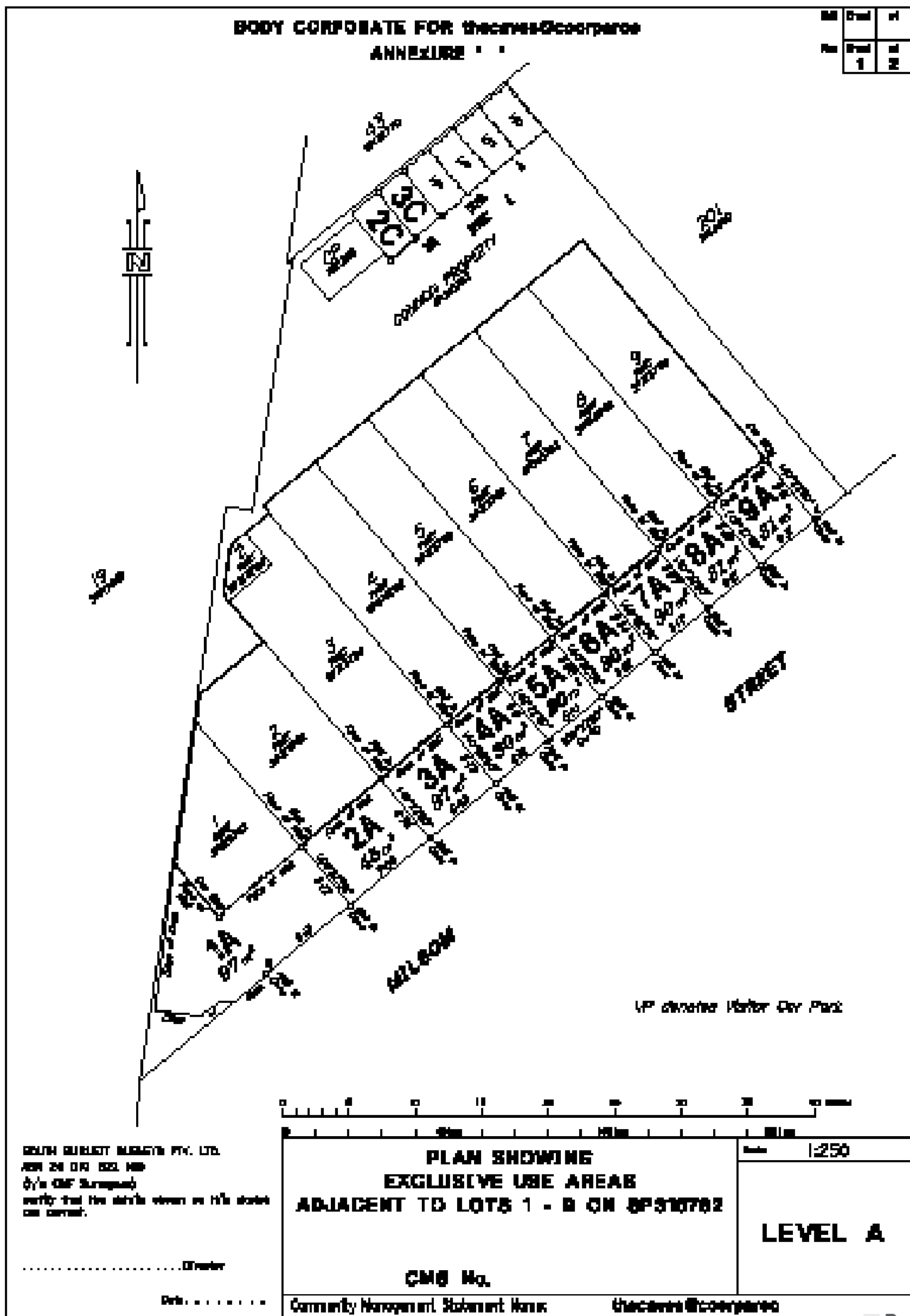


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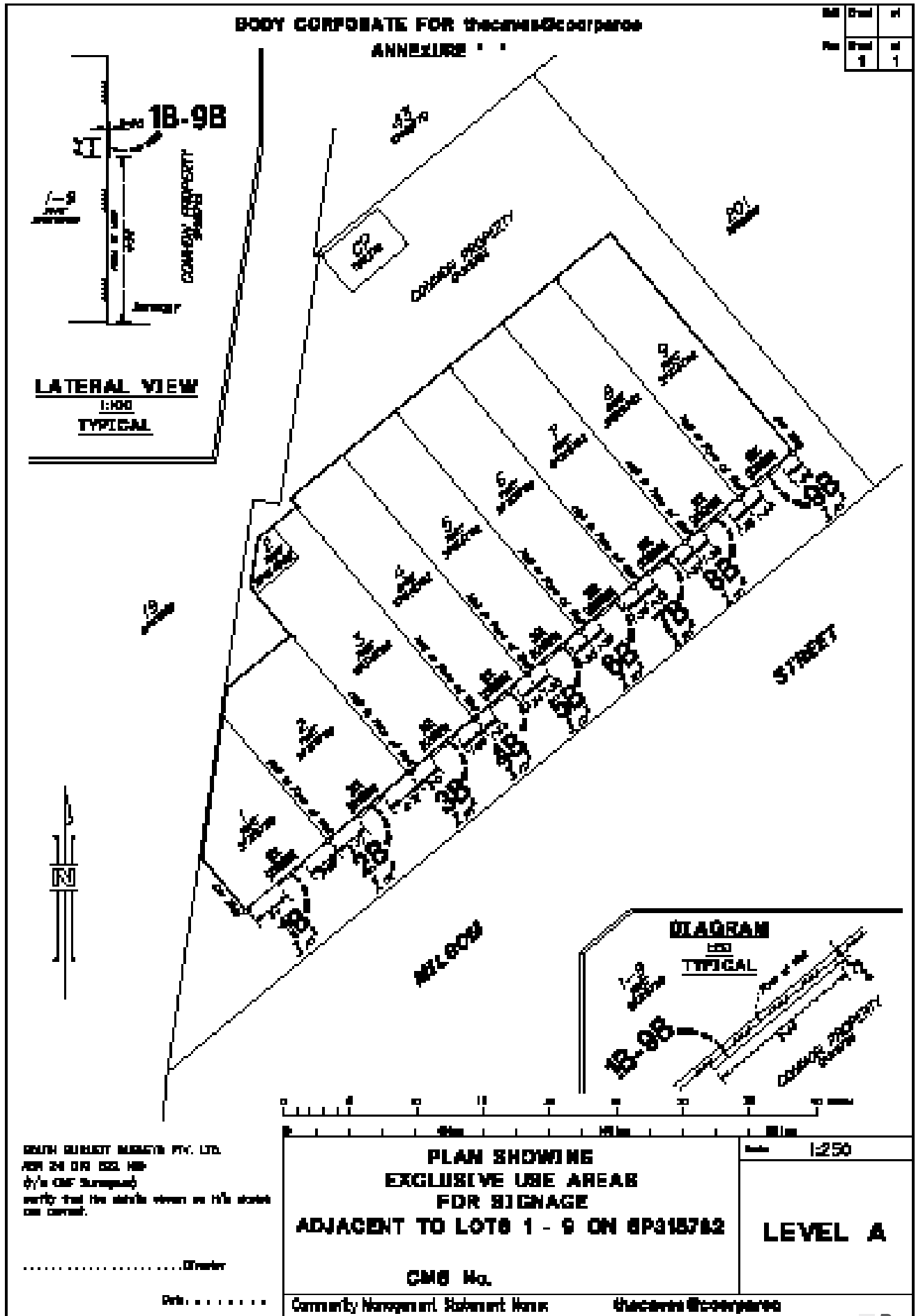
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Plan
Number

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ANNEXURE B - EXCLUSIVE USE PLAN



ANNEXURE C - SIGNAGE ALLOCATION



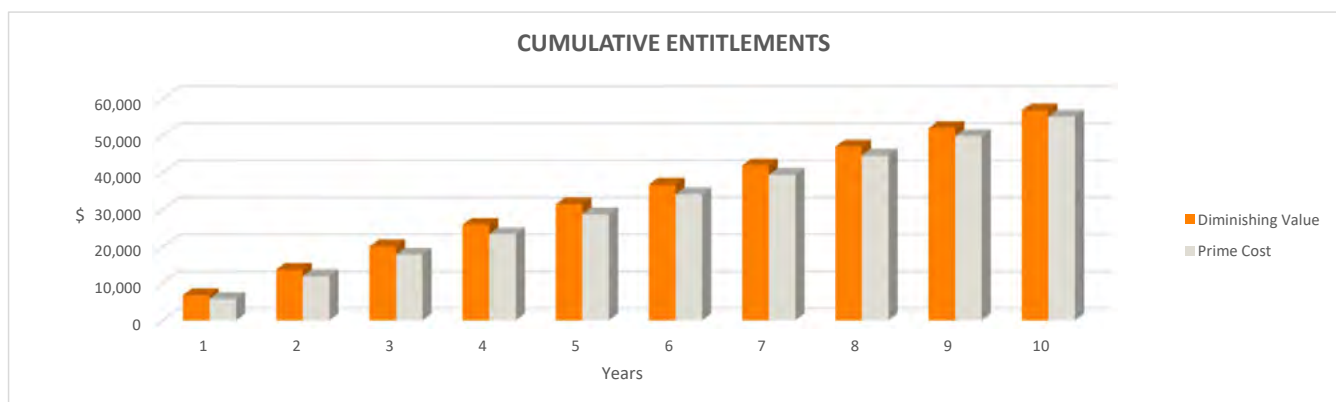
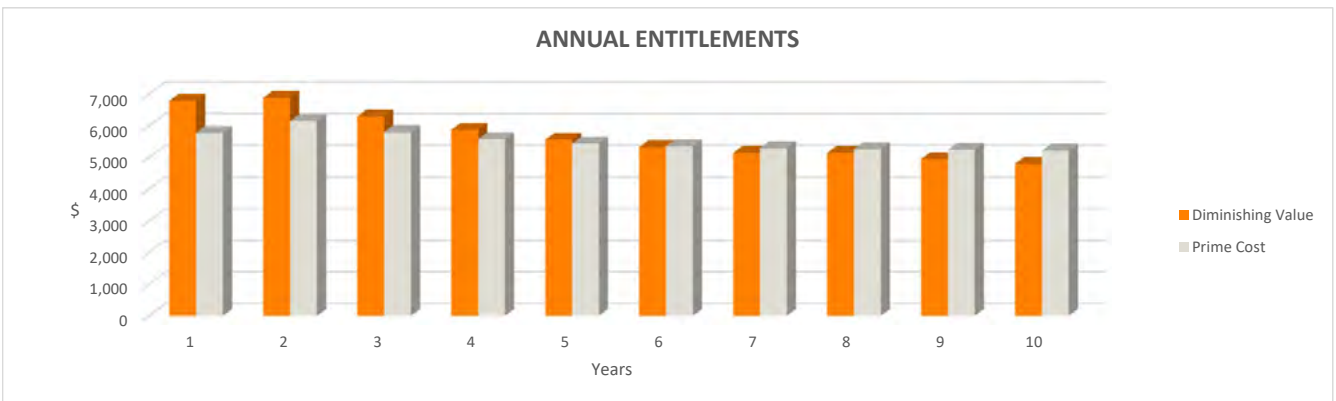
ANNEXURE D - DEPRECIATION SCHEDULES



Unit 1, 44-46 Milsom Street INDICATIVE SCHEDULE OF CAPITAL ALLOWANCE AND TAX DEPRECIATION

DIMINISHING VALUE METHOD				
Year	Division 40 Allowances Plant \$	Division 43 Allowances Building \$	Total Yearly Capital Allowance \$	Cumulative Capital Allowance \$
1	2,615	4,170	6,785	6,785
2	2,702	4,181	6,883	13,668
3	2,109	4,181	6,290	19,957
4	1,685	4,181	5,866	25,823
5	1,375	4,181	5,556	31,379
6	1,141	4,181	5,322	36,701
7	962	4,181	5,143	41,844
8	965	4,181	5,146	46,990
9	768	4,181	4,949	51,939
10	628	4,169	4,797	56,736
TOTALS	19,547	152,294	171,841	115,105

PRIME COST METHOD				
Year	Division 40 Allowances Plant \$	Division 43 Allowances Building \$	Total Yearly Capital Allowance \$	Cumulative Capital Allowance \$
1	1,598	4,170	5,768	5,768
2	1,964	4,181	6,145	11,913
3	1,610	4,181	5,791	17,704
4	1,389	4,181	5,570	23,273
5	1,250	4,181	5,431	28,705
6	1,164	4,181	5,345	34,050
7	1,110	4,181	5,291	39,341
8	1,076	4,181	5,257	44,598
9	1,055	4,181	5,236	49,834
10	1,042	4,169	5,211	55,045
11	6,288	110,507	116,795	116,795
TOTALS	19,547	152,294	171,841	116,795



NOTES TO PROSPECTIVE OWNER

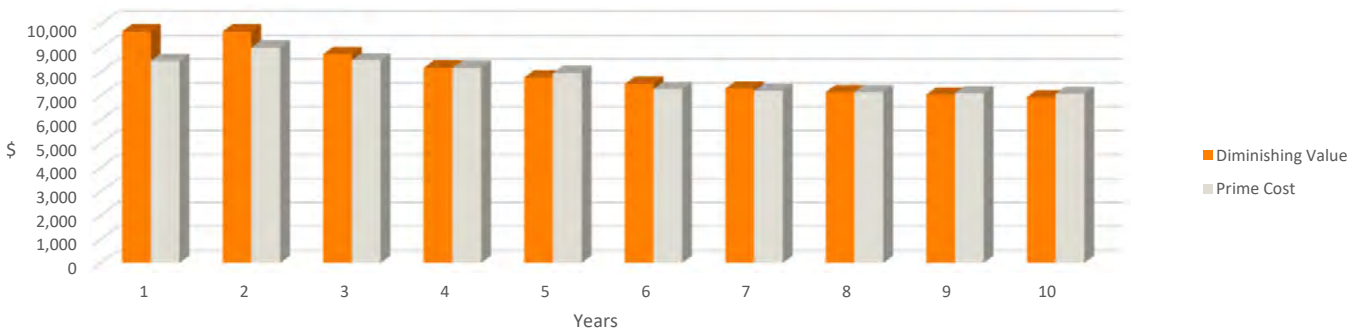
This Indicative Capital Allowance and Tax Depreciation Schedule cannot be submitted to the ATO as a final report as it is an **ESTIMATE ONLY**. Please contact **Gray Robinson & Cottrell Pty Ltd in Brisbane on (07) 3878 6222, or email reception@grcs.com**, to request and obtain the Final Capital Allowance and Tax Depreciation Report required by the ATO.

Unit 2, 44-46 Milsom Street

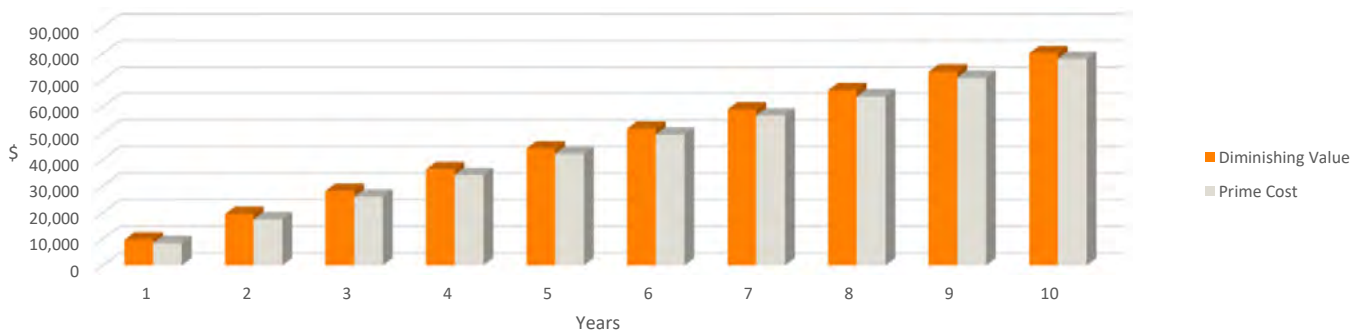
INDICATIVE SCHEDULE OF CAPITAL ALLOWANCE AND TAX DEPRECIATION

DIMINISHING VALUE METHOD					PRIME COST METHOD				
Year	Division 40 Allowances Plant \$	Division 43 Allowances Building \$	Total Yearly Capital Allowance \$	Cumulative Capital Allowance \$	Year	Division 40 Allowances Plant \$	Division 43 Allowances Building \$	Total Yearly Capital Allowance \$	Cumulative Capital Allowance \$
1	3,352	6,350	9,702	9,702	1	2,111	6,350	8,461	8,461
2	3,331	6,367	9,698	19,399	2	2,658	6,367	9,025	17,486
3	2,389	6,367	8,756	28,155	3	2,128	6,367	8,495	25,981
4	1,807	6,367	8,174	36,329	4	1,796	6,367	8,163	34,144
5	1,411	6,367	7,778	44,107	5	1,589	6,367	7,956	42,101
6	1,136	6,367	7,503	51,610	6	919	6,367	7,286	49,387
7	938	6,367	7,305	58,916	7	838	6,367	7,205	56,592
8	792	6,367	7,159	66,075	8	787	6,367	7,154	63,746
9	680	6,367	7,047	73,122	9	756	6,367	7,123	70,869
10	592	6,349	6,941	80,063	10	736	6,349	7,085	77,954
Balance	4,984	166,338	171,322	171,322	11	7,093	166,338	173,431	173,431
TOTALS	21,412	229,973	251,385		TOTALS	21,412	229,973	251,385	

ANNUAL ENTITLEMENTS



CUMULATIVE ENTITLEMENTS



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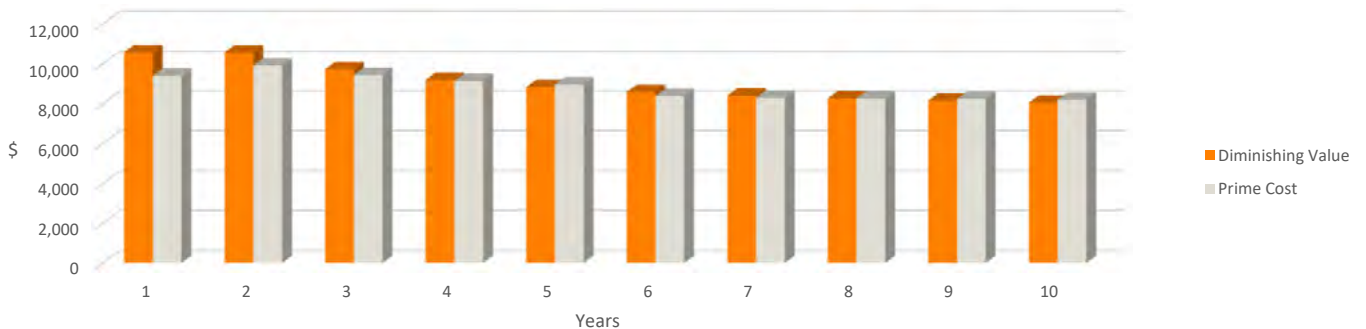
Unit 3, 44-46 Milsom Street

INDICATIVE SCHEDULE OF CAPITAL ALLOWANCE AND TAX DEPRECIATION

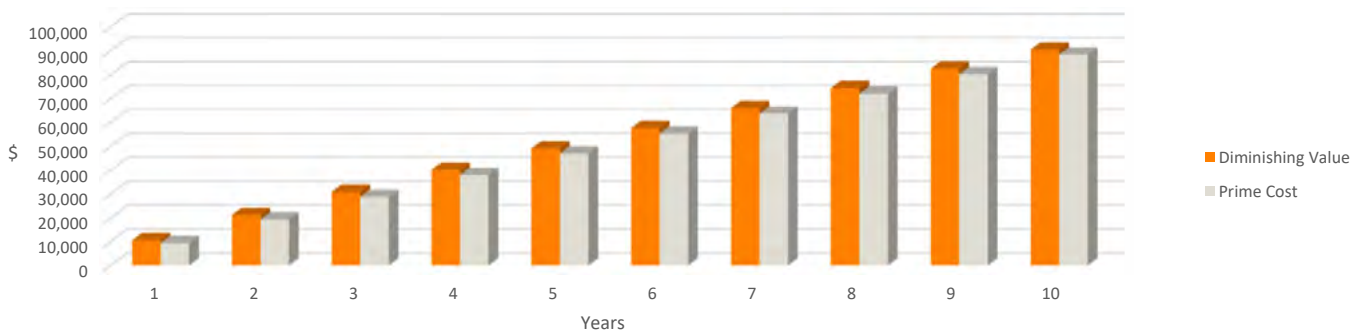
DIMINISHING VALUE METHOD				
Year	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	3,141	7,464	10,605	10,605
2	3,104	7,485	10,589	21,194
3	2,258	7,485	9,743	30,936
4	1,729	7,485	9,214	40,151
5	1,367	7,485	8,852	49,003
6	1,112	7,485	8,597	57,600
7	927	7,485	8,412	66,012
8	788	7,485	8,273	74,286
9	681	7,485	8,166	82,451
10	594	7,465	8,059	90,511
Balance	5,050	196,006	201,056	201,056
TOTALS	20,751	270,815	291,566	

PRIME COST METHOD				
Year	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	1,954	7,464	9,418	9,418
2	2,436	7,485	9,921	19,338
3	1,968	7,485	9,453	28,792
4	1,677	7,485	9,162	37,953
5	1,494	7,485	8,979	46,932
6	906	7,485	8,391	55,324
7	833	7,485	8,318	63,641
8	788	7,485	8,273	71,915
9	760	7,485	8,245	80,160
10	743	7,465	8,208	88,368
11	7,193	196,006	203,199	203,199
TOTALS	20,751	270,815	291,566	

ANNUAL ENTITLEMENTS



CUMULATIVE ENTITLEMENTS



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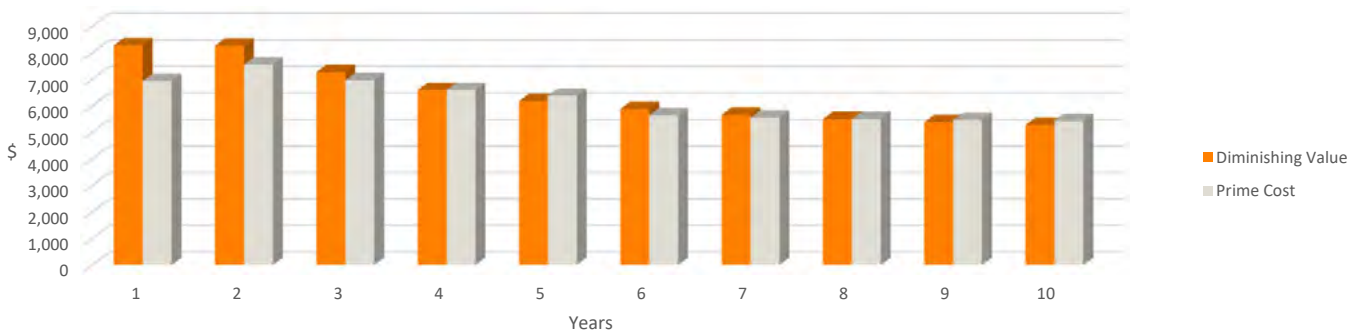
Unit 4, 44-46 Milsom Street

INDICATIVE SCHEDULE OF CAPITAL ALLOWANCE AND TAX DEPRECIATION

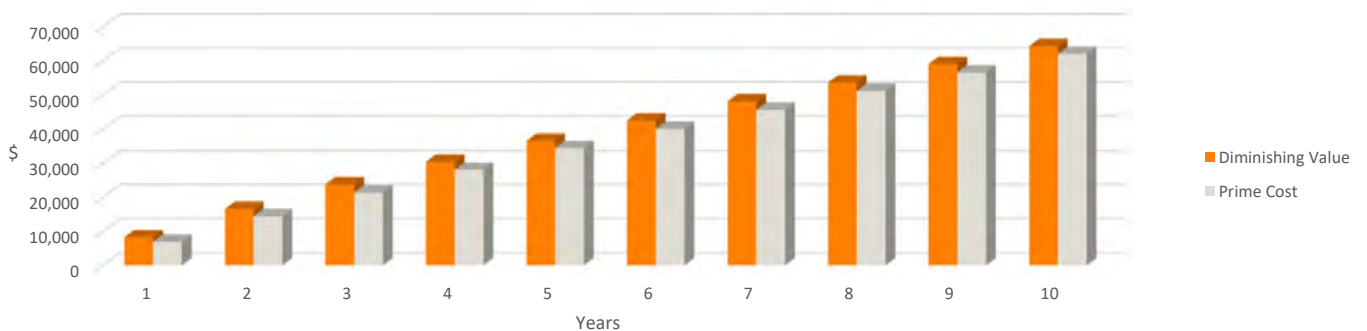
DIMINISHING VALUE METHOD				
Year	Division 40 Allowances Plant \$	Division 43 Allowances Building \$	Total Yearly Capital Allowance \$	Cumulative Capital Allowance \$
1	3,635	4,648	8,283	8,283
2	3,615	4,661	8,276	16,559
3	2,616	4,661	7,277	23,836
4	1,945	4,661	6,606	30,442
5	1,519	4,661	6,180	36,621
6	1,222	4,661	5,883	42,504
7	1,009	4,661	5,670	48,175
8	852	4,661	5,513	53,687
9	731	4,661	5,392	59,080
10	636	4,653	5,289	64,369
Balance	5,356	121,714	127,070	127,070
TOTALS	23,136	168,303	191,439	

PRIME COST METHOD				
Year	Division 40 Allowances Plant \$	Division 43 Allowances Building \$	Total Yearly Capital Allowance \$	Cumulative Capital Allowance \$
1	2,293	4,648	6,941	6,941
2	2,890	4,661	7,551	14,492
3	2,311	4,661	6,972	21,464
4	1,949	4,661	6,610	28,074
5	1,723	4,661	6,384	34,458
6	995	4,661	5,656	40,114
7	903	4,661	5,564	45,678
8	848	4,661	5,509	51,187
9	814	4,661	5,475	56,661
10	792	4,653	5,445	62,106
11	7,618	121,714	129,332	129,332
TOTALS	23,136	168,303	191,439	

ANNUAL ENTITLEMENTS



CUMULATIVE ENTITLEMENTS



NOTES TO PROSPECTIVE OWNER

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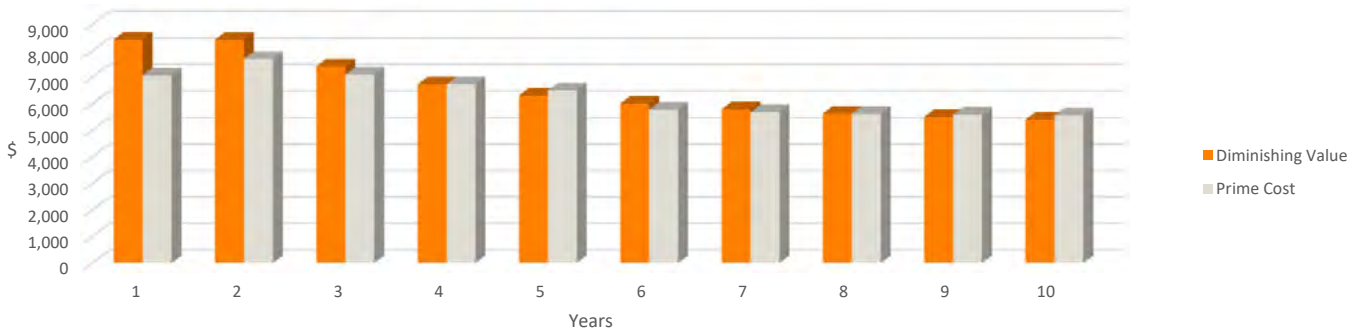
Unit 5, 44-46 Milsom Street

INDICATIVE SCHEDULE OF CAPITAL ALLOWANCE AND TAX DEPRECIATION

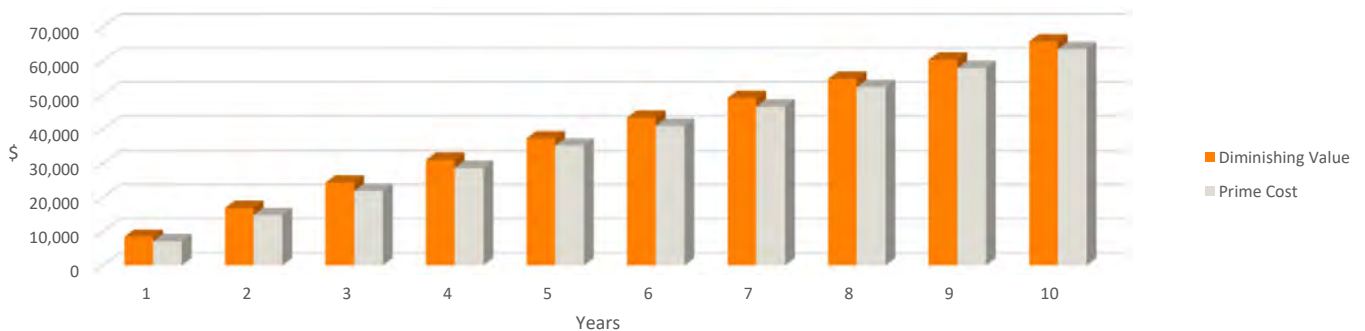
DIMINISHING VALUE METHOD				
Year	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	3,657	4,776	8,433	8,433
2	3,637	4,789	8,426	16,859
3	2,630	4,789	7,419	24,278
4	1,955	4,789	6,744	31,022
5	1,526	4,789	6,315	37,337
6	1,227	4,789	6,016	43,353
7	1,013	4,789	5,802	49,155
8	855	4,789	5,644	54,799
9	734	4,789	5,523	60,322
10	638	4,778	5,416	65,738
Balance	5,371	125,034	130,405	130,405
TOTALS	23,243	172,900	196,143	

PRIME COST METHOD				
Year	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	2,307	4,776	7,083	7,083
2	2,910	4,789	7,699	14,782
3	2,326	4,789	7,115	21,897
4	1,961	4,789	6,750	28,647
5	1,733	4,789	6,522	35,169
6	998	4,789	5,787	40,956
7	906	4,789	5,695	46,651
8	851	4,789	5,640	52,291
9	816	4,789	5,605	57,896
10	794	4,778	5,572	63,468
11	7,640	125,034	132,674	132,674
TOTALS	23,243	172,900	196,143	

ANNUAL ENTITLEMENTS



CUMULATIVE ENTITLEMENTS



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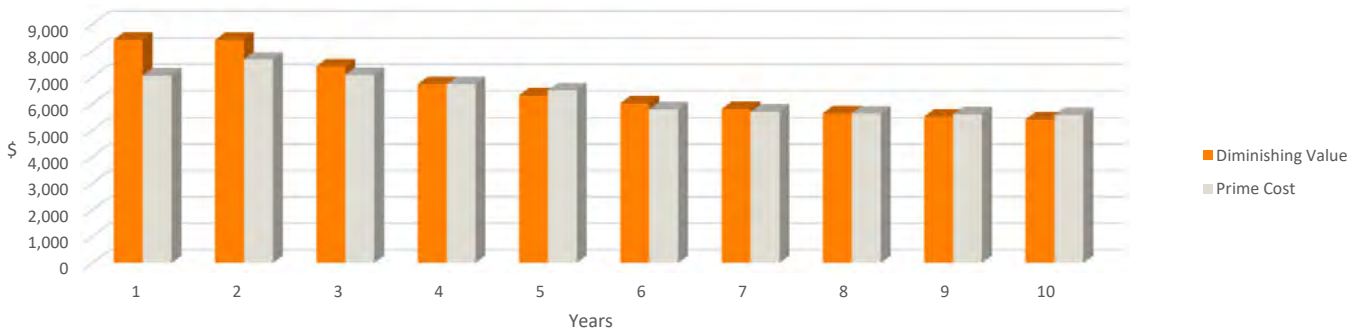
Unit 6, 44-46 Milsom Street

INDICATIVE SCHEDULE OF CAPITAL ALLOWANCE AND TAX DEPRECIATION

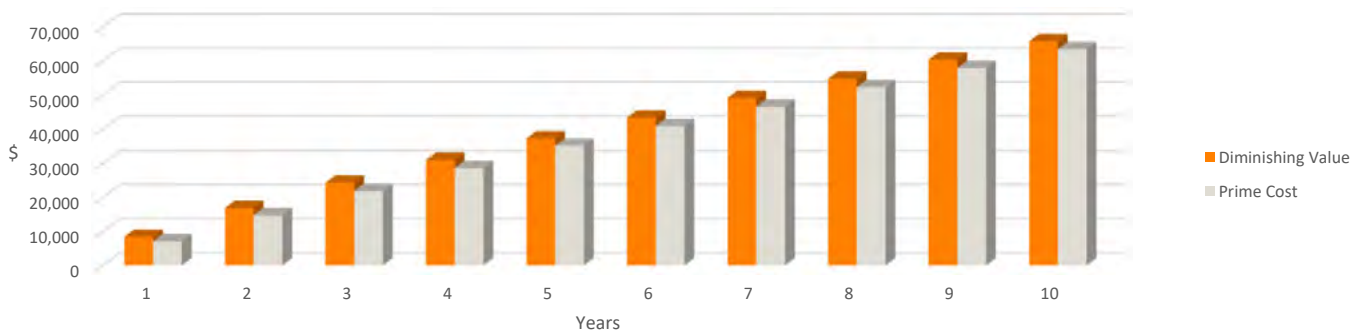
DIMINISHING VALUE METHOD				
Year	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	3,645	4,780	8,425	8,425
2	3,622	4,793	8,415	16,840
3	2,626	4,793	7,419	24,259
4	1,957	4,793	6,750	31,009
5	1,531	4,793	6,324	37,333
6	1,234	4,793	6,027	43,359
7	1,020	4,793	5,813	49,173
8	862	4,793	5,655	54,828
9	741	4,793	5,534	60,361
10	645	4,780	5,425	65,786
Balance	5,436	125,232	130,668	130,668
TOTALS	23,318	173,136	196,454	

PRIME COST METHOD				
Year	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	2,295	4,780	7,075	7,075
2	2,889	4,793	7,682	14,757
3	2,313	4,793	7,106	21,863
4	1,954	4,793	6,747	28,609
5	1,729	4,793	6,522	35,131
6	1,002	4,793	5,795	40,926
7	913	4,793	5,706	46,633
8	858	4,793	5,651	52,284
9	824	4,793	5,617	57,901
10	803	4,780	5,583	63,484
11	7,738	125,232	132,970	132,970
TOTALS	23,318	173,136	196,454	

ANNUAL ENTITLEMENTS



CUMULATIVE ENTITLEMENTS



NOTES TO PROSPECTIVE OWNER

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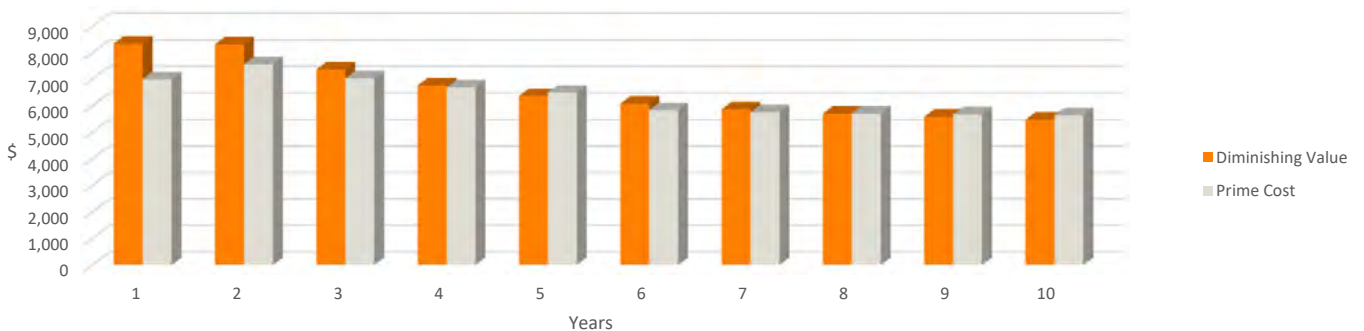
Unit 7, 44-46 Milsom Street

INDICATIVE SCHEDULE OF CAPITAL ALLOWANCE AND TAX DEPRECIATION

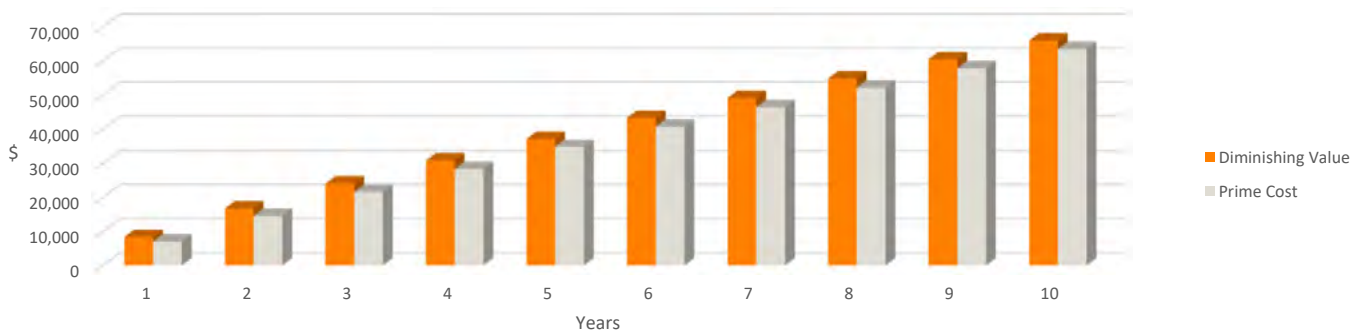
DIMINISHING VALUE METHOD				
Year	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	3,548	4,807	8,355	8,355
2	3,504	4,821	8,325	16,679
3	2,553	4,821	7,374	24,054
4	1,959	4,821	6,780	30,833
5	1,551	4,821	6,372	37,205
6	1,263	4,821	6,084	43,290
7	1,054	4,821	5,875	49,165
8	897	4,821	5,718	54,883
9	775	4,821	5,596	60,479
10	677	4,810	5,487	65,967
Balance	5,759	126,462	132,221	132,221
TOTALS	23,541	174,647	198,188	

PRIME COST METHOD				
Year	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	2,203	4,807	7,010	7,010
2	2,744	4,821	7,565	14,576
3	2,221	4,821	7,042	21,618
4	1,894	4,821	6,715	28,333
5	1,689	4,821	6,510	34,843
6	1,028	4,821	5,849	40,692
7	948	4,821	5,769	46,461
8	898	4,821	5,719	52,180
9	867	4,821	5,688	57,868
10	847	4,810	5,657	63,526
11	8,200	126,462	134,662	134,662
TOTALS	23,541	174,647	198,188	

ANNUAL ENTITLEMENTS



CUMULATIVE ENTITLEMENTS



NOTES TO PROSPECTIVE OWNER

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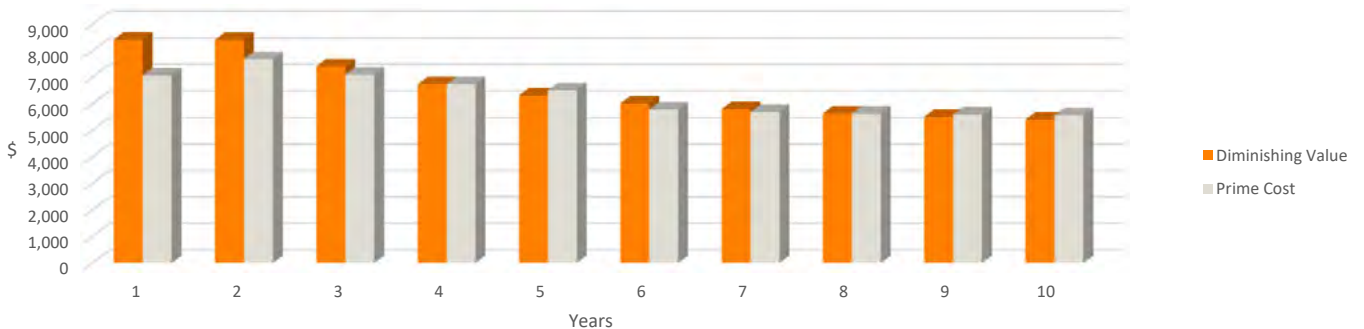
Unit 8, 44-46 Milsom Street

INDICATIVE SCHEDULE OF CAPITAL ALLOWANCE AND TAX DEPRECIATION

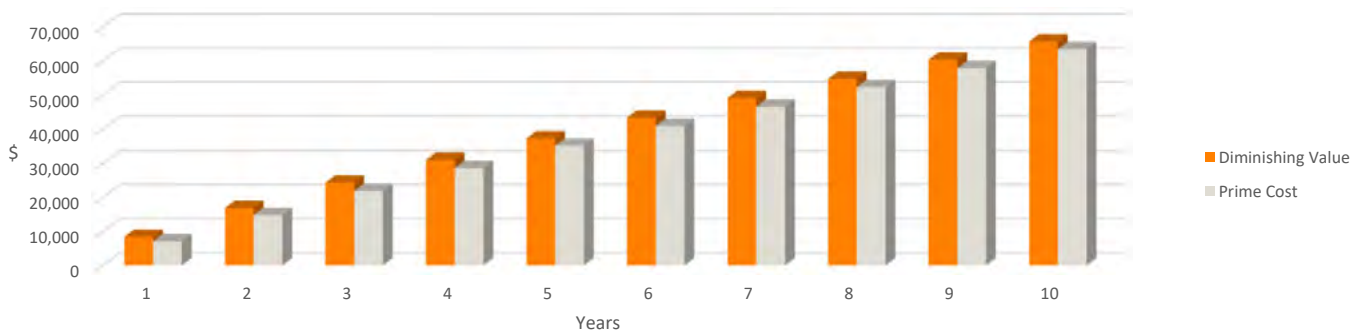
DIMINISHING VALUE METHOD				
Year	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	3,652	4,777	8,429	8,429
2	3,631	4,790	8,421	16,850
3	2,629	4,790	7,419	24,269
4	1,956	4,790	6,746	31,015
5	1,528	4,790	6,318	37,333
6	1,230	4,790	6,020	43,352
7	1,016	4,790	5,806	49,159
8	858	4,790	5,648	54,806
9	737	4,790	5,527	60,333
10	641	4,780	5,421	65,754
Balance	5,398	125,117	130,515	130,515
TOTALS	23,274	172,994	196,268	

PRIME COST METHOD				
Year	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	2,302	4,777	7,079	7,079
2	2,902	4,790	7,692	14,771
3	2,321	4,790	7,111	21,883
4	1,959	4,790	6,749	28,631
5	1,732	4,790	6,522	35,153
6	999	4,790	5,789	40,943
7	910	4,790	5,700	46,642
8	854	4,790	5,644	52,286
9	820	4,790	5,610	57,896
10	798	4,780	5,578	63,474
11	7,677	125,117	132,794	132,794
TOTALS	23,274	172,994	196,268	

ANNUAL ENTITLEMENTS



CUMULATIVE ENTITLEMENTS



NOTES TO PROSPECTIVE OWNER

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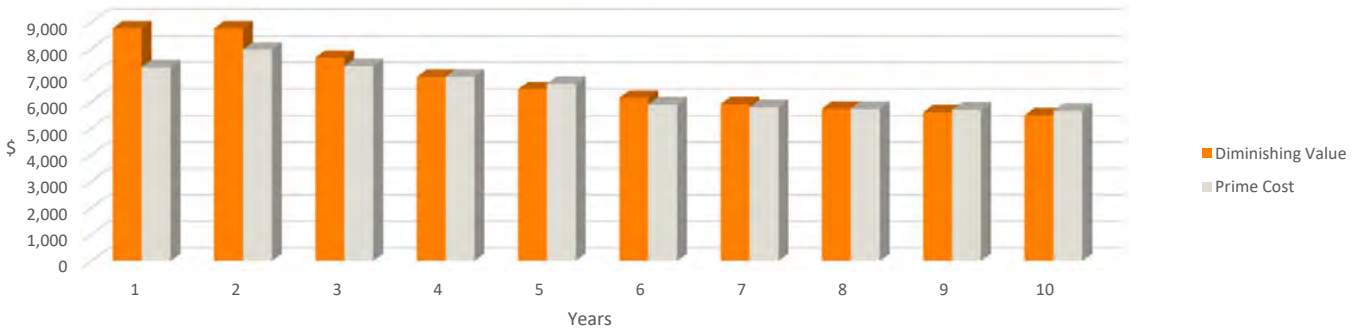
Unit 9, 44-46 Milsom Street

INDICATIVE SCHEDULE OF CAPITAL ALLOWANCE AND TAX DEPRECIATION

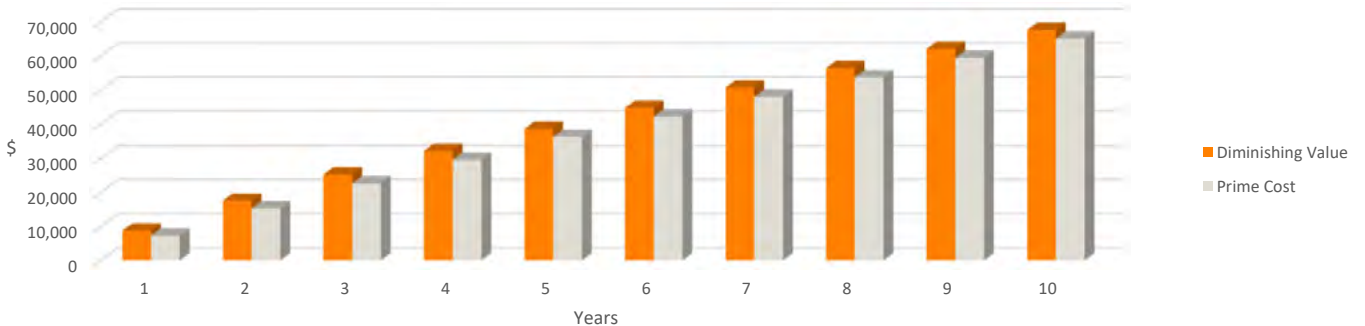
DIMINISHING VALUE METHOD				
Year	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	3,968	4,807	8,775	8,775
2	3,946	4,821	8,767	17,542
3	2,854	4,821	7,675	25,217
4	2,121	4,821	6,942	32,159
5	1,656	4,821	6,477	38,636
6	1,332	4,821	6,153	44,788
7	1,099	4,821	5,920	50,709
8	928	4,821	5,749	56,457
9	796	4,821	5,617	62,074
10	692	4,810	5,502	67,577
Balance	5,828	125,875	131,703	131,703
TOTALS	25,220	174,060	199,280	

PRIME COST METHOD				
Year	Division 40 Allowances Plant	Division 43 Allowances Building	Total Yearly Capital Allowance	Cumulative Capital Allowance
	\$	\$	\$	\$
1	2,504	4,807	7,311	7,311
2	3,157	4,821	7,978	15,289
3	2,524	4,821	7,345	22,633
4	2,128	4,821	6,949	29,582
5	1,880	4,821	6,701	36,283
6	1,081	4,821	5,902	42,185
7	983	4,821	5,804	47,989
8	923	4,821	5,744	53,733
9	885	4,821	5,706	59,439
10	861	4,810	5,671	65,110
11	8,294	125,875	134,169	134,169
TOTALS	25,220	174,060	199,280	

ANNUAL ENTITLEMENTS



CUMULATIVE ENTITLEMENTS



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ANNEXURE E - BUDGET



The Caves @ Coorparoo

PROPOSED 12 MONTH BUDGET INC. GST

Number of Lots:	9
Total Contribution Schedule Lot Entitlement:	900
Total Interest Schedule Lot Entitlement:	999
Administration Fund Contribution Per Contribution Schedule Lot Entitlement:	\$10.48
Sinking Fund Contribution Per Contributions Schedule Lot Entitlement:	\$5.56
Insurance Provision (Building) per Interest Schedule Lot Entitlement:	\$3.50

ADMINISTRATIVE FUND INC. GST	AMOUNT	PER LOT	DESCRIPTION
Audit Fees	\$0.00		No audit in first year
Bank Fees	\$33.00		Transaction fees for levies, EFT
Contracts - Gardens & Grounds	\$1,200.00		Fortnightly visitation
Cleaning	\$1,000.00		Common Property Toilets
Electricity	\$150.00		Common property
Insurance - PL & DO	\$1,000.00		\$20M P&L, & \$5M Directors/Office Bearers - Subject to quote
Maxsoft Licensing Fee	\$159.21	\$17.69	Software licence fee
Pest Control	\$100.00		Common property only
Printing Postage & Stationery	\$550.00		
Printing Postage & Stationery - FFS	\$250.00		
R & M Building	\$350.00		Repairs such as touch up painting etc
R & M Plumbing	\$350.00		Repairs / adjustments
Water Billing Agreement	\$1,980.00		As Per Agreement
Water Billing Agreement Recovery	(\$1,980.00)		
Secretarial Fees	\$2,200.00		Agreed services as per agreement
Secretarial Fees - FFS	\$400.00		Fee for Additional services
Set up Fees	\$550.00		Establishment of electronic records, year 1 only
Tax Return Fee	\$440.00		Annual tax return
Water Rates	\$350.00		Common property
Workplace Health & Safety Report	\$350.00		Annual report covering common property
ADMIN FUND	AMOUNT		
TOTAL OF ADMIN FUND	\$9,432.21		
INSURANCE PROVISION	AMOUNT		
TOTAL OF INSURANCE PROVISION	\$3,500.00		Subject to quote from IAGB
SINKING FUND	AMOUNT		
SINKING FUND	\$5,000.00		Subject to quote from Star
GRAND TOTAL	AMOUNT		
TOTAL	\$17,932.21		

The Caves @ Coorparoo

Schedule of Proposed Contributions

Total Number of Lots	9
Total Contribution Schedule Lot Entitlement:	900
Total Interest Schedule Lot Entitlement:	999
Administration fund (without insurance reimbursement (building)) per contribution schedule lot entitlement	\$ 10.48
Sinking fund per contribution schedule lot entitlement	\$ 5.56
Insurance Provision (Building) per interest schedule lot entitlement	\$ 3.50

BODY CORPORATE LEVY INFORMATION									
			A	B	C	(A + B + C)	Included in A	Included in A	
Lot Number	Contribution Schedule Lot Entitlements "CSLE"	Interest Schedule Lot Entitlements "ISLE"	Administration Fund by CSLE	Sinking Fund by CSLE	Insurance Provision (Building) by ISLE	Total Annual Contribution	Body Corporate Manager by CSLE	Water Billing Agreement by CSLE	Total Weekly Contribution
1	100	94	\$1,048.02	\$555.56	\$329.33	\$1,932.91	\$377.78	\$220.00	\$37.17
2	100	124	\$1,048.02	\$555.56	\$434.43	\$2,038.01	\$377.78	\$220.00	\$39.19
3	100	157	\$1,048.02	\$555.56	\$550.05	\$2,153.63	\$377.78	\$220.00	\$41.42
4	100	104	\$1,048.02	\$555.56	\$364.36	\$1,967.94	\$377.78	\$220.00	\$37.85
5	100	104	\$1,048.02	\$555.56	\$364.36	\$1,967.94	\$377.78	\$220.00	\$37.85
6	100	104	\$1,048.02	\$555.56	\$364.36	\$1,967.94	\$377.78	\$220.00	\$37.85
7	100	104	\$1,048.02	\$555.56	\$364.36	\$1,967.94	\$377.78	\$220.00	\$37.85
8	100	104	\$1,048.02	\$555.56	\$364.36	\$1,967.94	\$377.78	\$220.00	\$37.85
9	100	104	\$1,048.02	\$555.56	\$364.36	\$1,967.94	\$377.78	\$220.00	\$37.85
9	900	999	\$9,432.21	\$5,000.00	\$3,500.00	\$17,932.21	\$3,400.00	\$1,980.00	

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