
For Sale
Commercial Investment Opportunity

Executive Summary
Space 5 – The Wharf – Commercial
CBDRobina

Leased by:
National Tiles Co Pty Ltd on long term lease



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1 Introduction

On behalf of the developer, Robina Marketing Australia is pleased to offer Space 5, The Wharf, for sale.

Space 5 is leased to National Tiles Co Pty Ltd, a company associated with national house builder Metricon Homes, on a four year lease with a two year option.

National Tiles Co will be occupying the space as a tile studio and office.

The Wharf has only just been completed in August 2009 and offers a vibrant new business address in CBD Robina.

The Wharf comprising five 'high exposure' street level commercial spaces and seventy three apartments in twin eight level buildings, represents another quality development by Robina Projects Australia in a central location.

This offering represents a rare opportunity to purchase a leased street level freehold strata space.



2 Property Summary

Developed by Robina Projects Australia, The Wharf is located on Laver Drive, one of the arterial roads connecting Robina to other parts of the city.

The Wharf has a prime location (overlooking Lake Lido to the east) and having direct street line connection to The Rocket, a 16 level commercial office building with street level restaurant and retail precinct.

Accessing The Wharf is trouble-free with Robina Train station and the Bus interchange situated across the road and Robina Town Centre, Skilled Park Stadium and Robina Hospital, all just a short walk away.

The Wharf is surrounded by an already established commercial and residential community, is close to all CBD Robina services and facilities and offers excellent exposure to the high traffic flow of Laver Drive.



3 Executive Summary

Property	Space 5, Street Level, The Wharf 129-133 Laver Drive ROBINA QLD 4226
Real Property Description	Lot 5 on SP 214 468
Area of title	117 square metres
Net Rental Income	\$52,650 per annum (ex GST)
Outgoings	Paid by tenant
Rent review	CPI + 1% with a market review at option
Lease and Option term	Four (4) years + 1 x two (2) year option
Lease commencement	1st September 2009
Security Deposit	\$14,500 + Director's personal guarantee
Tenancy Profile	National Tiles Co Pty Ltd T/A National Tiles
Price	\$750,000 (GST Exclusive)



4 Features

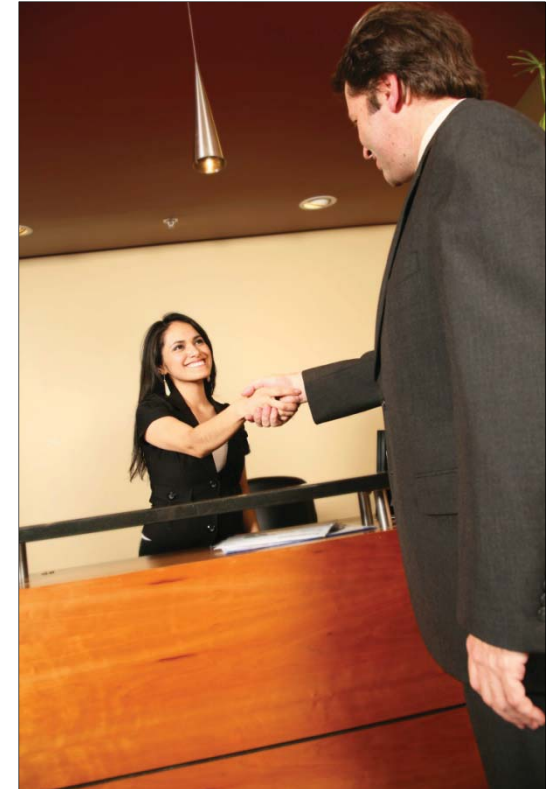
The Facility

- Boutique development comprising five rare street level freehold strata commercial spaces
- Contemporary fitout including polished concrete floors
- Individual air conditioning system
- Individual amenities
- Glazed shopfronts
- Exclusive use of the two allocated secure basement car parking bays
- Shared use of twelve street level visitors car parking spaces

The Exposure

- Excellent exposure to high traffic flow of Laver Drive – over 12,000 vehicles per day*
- Direct street line connection to The Rocket – a sixteen level commercial office building with street level restaurant and retail precinct
- Short walk from Robina Town Shopping Centre and Skilled Park Stadium
- Close to all CBDRobina services and facilities

*Source Skild Traffic Survey 2008



Property**BUSINESS FRIDAY**

Tile studio for The Wharf

METRICON Homes, Australia's third-largest builder, will launch its tile studio at The Wharf in Robina.

For more than 30 years, Metricon has been building homes for Australians.

General manager for Queensland and northern NSW Jason Biasin said the studio would showcase a large range of floor and wall tiles.

The company has taken a four-year lease on a 117sq m space in The Wharf development in a deal struck by Nigel Bevis, of Robina Commercial.

The space is undergoing fitout and the showroom is due to open next month.

The Wharf with its companion, The Rocket, a 16-level tower, form a new lifestyle precinct beside Lake Lido, on the corner of Robina Town Centre Drive and Laver Drive.

The \$42 million, eight-storey, twin-building development was completed in July and has 73 two- and three-bedroom apartments, and about five commercial spaces, one earmarked for a restaurant or coffee shop.

"The Wharf provides a strategic and appealing location within the huge southeast Queensland and northern NSW growth region," said Mr Biasin.

"It is easily accessible by the M1 and offers prime street frontage.



The Wharf complex at Robina is set to house a Metricon Homes tile studio

"We are excited about the exposure and possibilities this location will offer."

Robina Projects Australia general manager Hylton Slater said Metricon's studio complemented the already impressive commercial mix at Robina.

"The Wharf provides Metricon with prime display space at the geographic centre of the city in a lifestyle location that will feature high-quality boutique commercial premises," he said.

"Metricon Homes, has positioned itself to benefit not only from the strategic attributes of CBDRobina but also from the outstanding appeal of an exciting new waterfront precinct at the heart of Gold Coast City."

The Wharf's available commercial spaces range from 88sq m to

115sq m. They are being marketed by Marcus Weld, of Robina Marketing Australia, and are earmarked for enterprises servicing businesses in The Rocket and other nearby office buildings.

Mr Weld said The Wharf's commercial spaces had strong appeal to owner-occupiers and investors.

"The businesses enjoy exposure to Laver Drive and benefit of custom from The Wharf's residents and the strong pedestrian flow generated by the nearby commercial premises, Skilled Park stadium and Robina train station," he said.

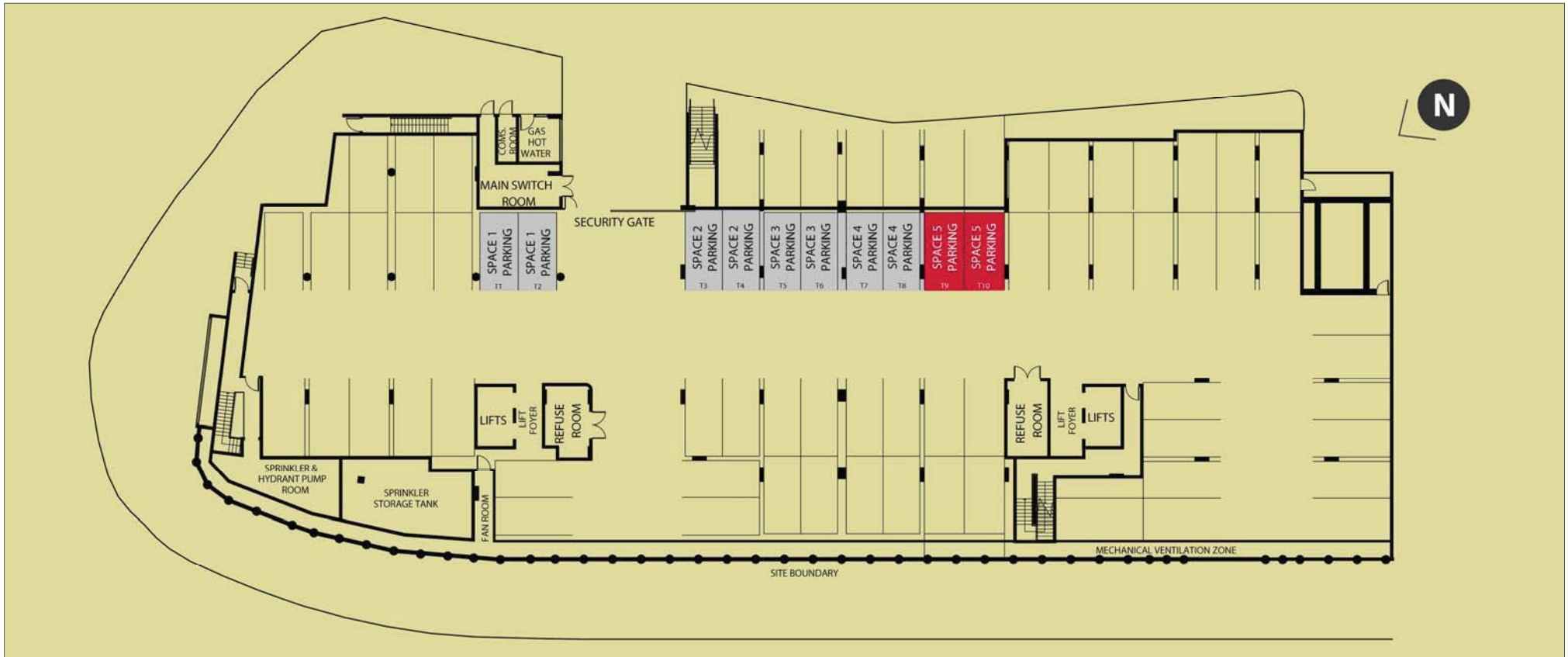
"The spaces have wide frontages, providing excellent exposure to pedestrian and vehicle traffic, with ample drive-up parking."

42 - THE Gold Coast BULLETIN - goldcoast.com.au - Friday, August 21, 2009

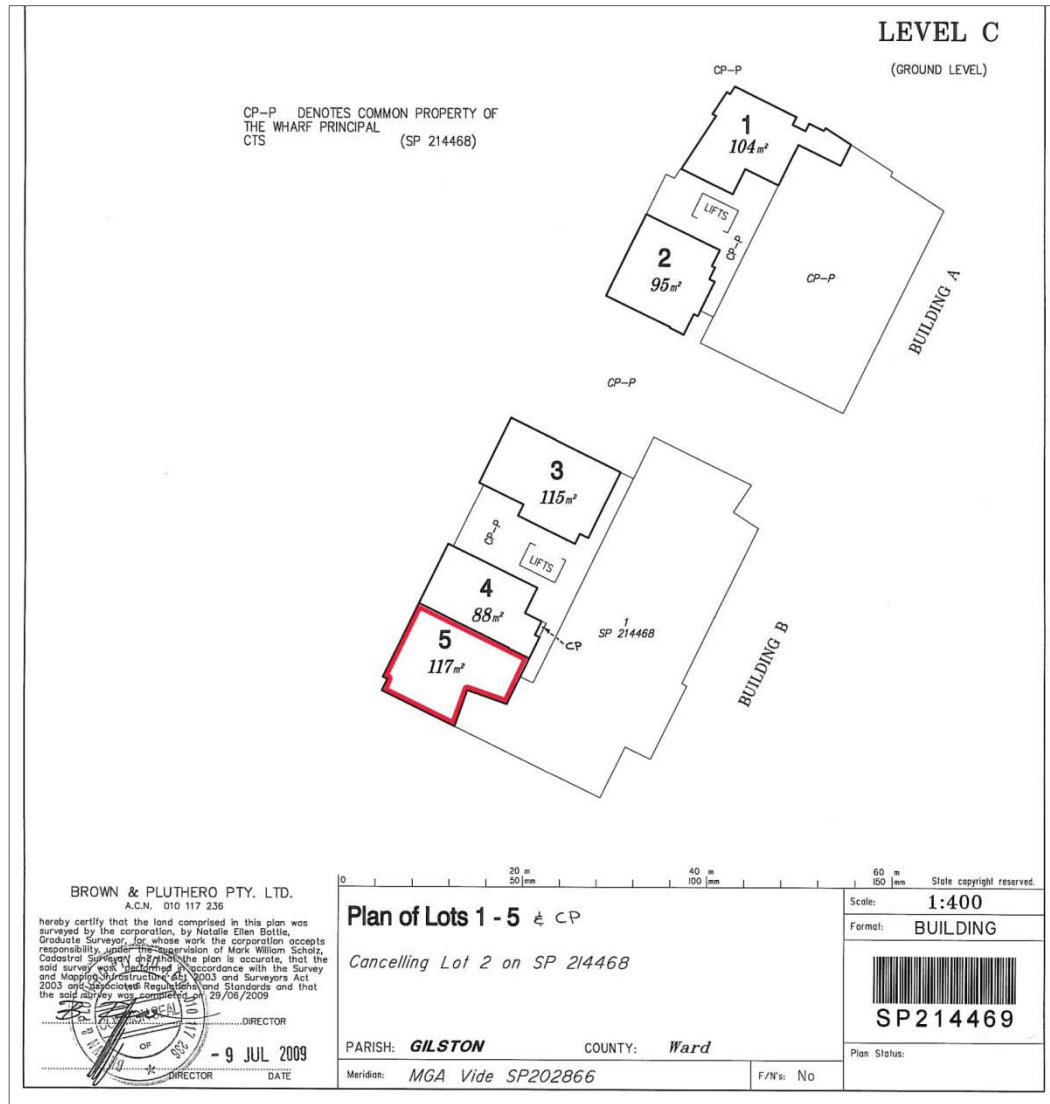
6 Site Plan Street Level



7 Site Plan Basement Level



8 Survey Plan



9 CBDRobina





1 The Rocket

The Rocket is a 16 level \$110million commercial office building located in the heart of CBD Robina. This iconic building will bring approximately 13,500 square metres of premium space to CBD Robina, including approximately 1,900 square metres of boutique retail and chic restaurant opportunities.

The Rocket has been awarded a 4 Star Greenstar Design and a 5 Star Greenstar Energy Improvement Rating.

The Wharf has a direct street line connection to The Rocket.



2 Robina Town Centre

Robina Town Centre recently completed a \$300 million expansion, to become the Gold Coast City's premier retail and leisure destination. The full range of high end and discount department stores (including both David Jones and (now under construction) Myer), over 300 specialty stores, a waterfront dining precinct, 900 seat food atrium, ground-breaking cinema complex and much more besides. All within an easy walk of The Wharf.



3 Robina's Transport Infrastructure

The rail line is currently being extended through Robina to Varsity Lakes with plans to extend it on to Gold Coast International Airport. Exit 79, the northern arterial entry to CBD Robina from the M1 Pacific Motorway is also currently undergoing a major upgrade.



4 Robina Hospital and Health Precinct

The new Accident and Emergency wing was opened in 2008 and a \$287.7 million dollar expansion is now underway which will increase the hospital's capacity by another 154 beds and bring new services to the area. The current expansion is due for completion in 2011, with further additions planned for the near future.



5 Greenheart

The major Gold Coast City Council urban parklands will adjoin the northern boundary of CBDRobina, adjacent to Skilled Park Stadium.



6 Educational Facilities

State High School and Smarter Kids Preschool are located within walking distance of The Wharf. Bond University is also located just a 10 minute drive from The Wharf.

For more information visit www.robina.com.au

● Growth of CBDRobina

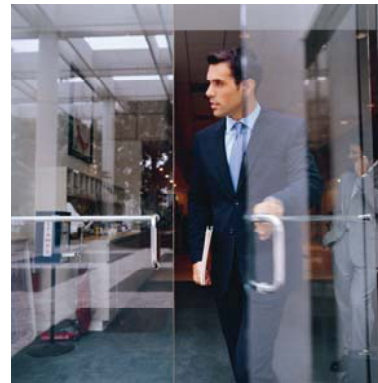
7.9% growth of Robina from 2001-2006 compared to 3.7% for the rest of Gold Coast City in general*

24,713 CBDRobina workforce in 2006*

80% of Gold Coast City's population live within 20 minutes drive from CBDRobina**

* Source – ABS 2006 Census data

** Source – Conics Drive time analysis 2008



10 Contact Details

Due Diligence

A copy of the lease can be supplied to interested parties upon request to the marketing agent.

Contact

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11 Expression of Interest

Registration of Expression of Interest

Space 5 - The Wharf – 129-133 Laver Drive, Robina

Date:

This expression of Interest is submitted by:

Purchaser Name:

Address:

Telephone:

Mobile:

Fax:

Email:

Solicitor name:

Solicitor address:

Solicitor phone:

Solicitor fax:

Special conditions:

Buyers Signature:
