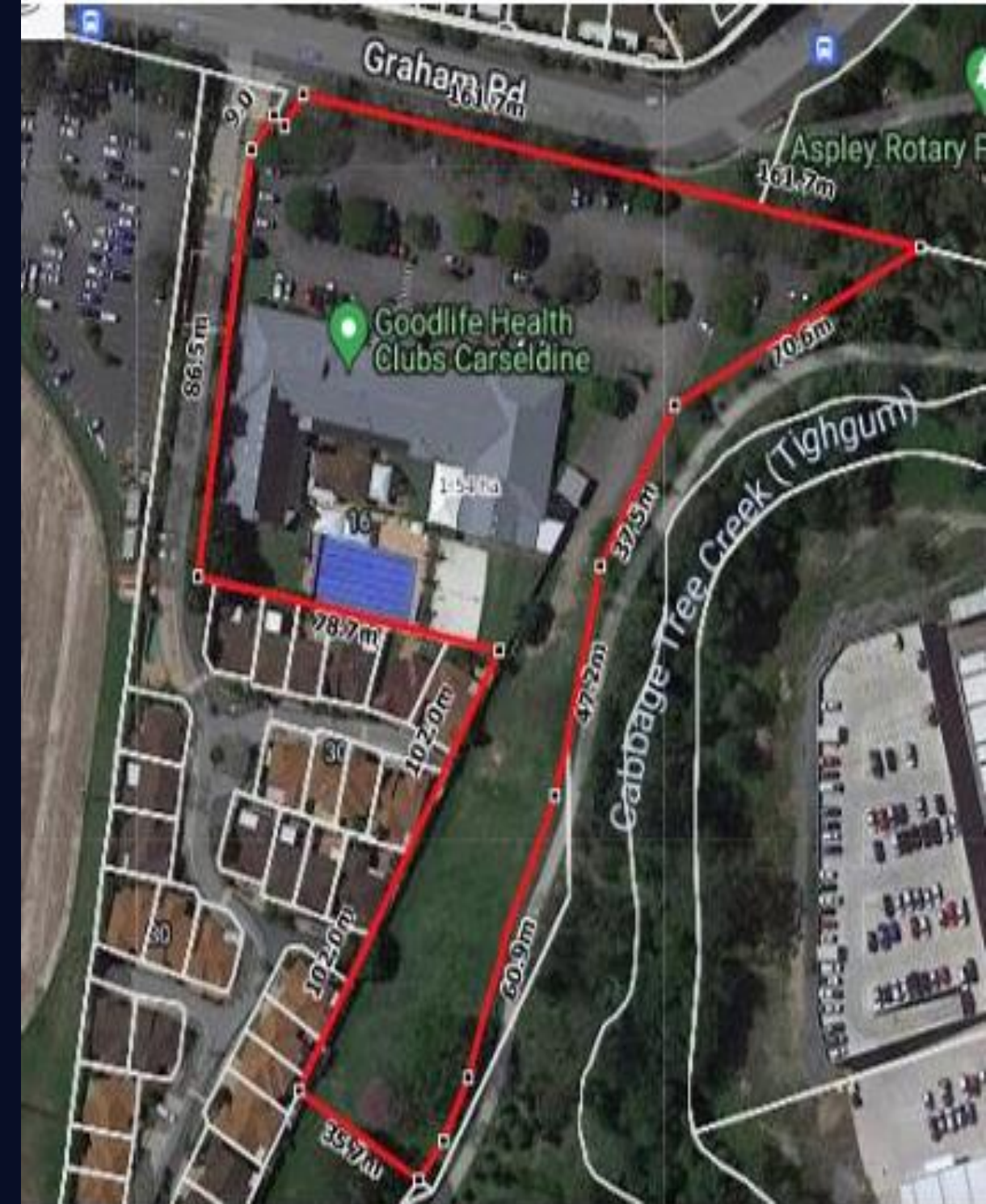


Prime Investment Opportunity:

16 Graham Road, Carseldine

Welcome to an exceptional investment opportunity in the heart of Carseldine, Queensland. This Information Memorandum presents a comprehensive overview of the property at 16 Graham Road, a thriving commercial asset anchored by Goodlife Health Club. With its strategic location, long-term tenancy, and strong financial performance, this property offers a rare blend of stability and growth potential in the burgeoning North Brisbane market.

As you explore the details within this document, you'll discover why this \$22,000,000 investment stands out in today's competitive real estate landscape. From its robust tenant covenant to its impressive yield projections, 16 Graham Road represents a compelling proposition for astute investors seeking a premium commercial asset.



Property Overview: A Strategic Asset

Prime Location

Situated in the rapidly developing suburb of Carseldine, just 16km north of Brisbane CBD. Excellent accessibility via major roads and public transport.

Impressive Scale

Expansive 1.54-hectare site featuring a purpose-built 2,700m² facility, offering ample room for future expansion or redevelopment.

Long-term Tenant

Home to Goodlife Health Club since 2005, demonstrating a stable and enduring tenancy with a strong brand presence in the fitness industry.

Robust Income

Current annual rental income of \$1,000,000 with structured increases, projecting to \$1.35 million by million by 2030, ensuring strong returns for investors.



Location Analysis: Carseldine's Growth Corridor

Strategic Positioning

16 Graham Road is strategically located in Carseldine, a suburb experiencing rapid growth and development. Its proximity to major arterial roads, including the Gateway Motorway and Gympie Gympie Road, ensures excellent accessibility for both local and regional patrons.

Demographic Advantage

Carseldine boasts a growing population of young families and professionals, aligning perfectly with Goodlife Health Club's target demographic. The area's median age of 35 and above-average household income contribute to a strong customer base for fitness services.

Future Development

The Queensland Government's Carseldine Urban Village project, located nearby, is set to bring 3,000 new residents to the area. This development, along with planned infrastructure improvements, is expected to further boost the property's value and foot traffic.

Building Specifications and Facilities

1

Construction and Design

Built in 1998, this purpose-designed fitness center features modern architecture with a focus on functionality and aesthetic appeal. The building's steel frame construction and concrete slab foundation ensure durability and longevity.

2

Interior Layout

The 2,700m² floor area is optimized for a variety of fitness activities. It includes spacious workout areas, dedicated studios for group classes, a swimming pool, and well- and well-appointed changing facilities. High ceilings and large windows create an open, an open, inviting atmosphere.

3

Technical Specifications

The property is equipped with state-of-the-art HVAC systems, ensuring optimal climate control. Energy-efficient LED lighting and solar panels contribute to reduced reduced operating costs and environmental sustainability.

4

Recent Upgrades

In 2020, significant renovations were undertaken, including the installation of new fitness new fitness equipment, refurbishment of the pool area, and upgrades to the building's





Tenant Profile: Goodlife Health Club



Industry Leader

Goodlife Health Club is one of Australia's largest and most respected fitness chains, with over 80 locations nationwide. Their commitment to quality and innovation has established them as a market leader in the health and wellness sector.



Financial Strength

As part of the Fitness and Lifestyle Group, Goodlife benefits from strong financial backing. The company has demonstrated consistent growth, with revenues exceeding \$300 million annually across its brand portfolio.



Tenant Loyalty

Occupying 16 Graham Road since 2005, Goodlife has shown exceptional commitment to the location. This long-term tenancy reflects the site's strategic importance to their business operations and market presence in North Brisbane.

Financial Performance and Projections

Year	Annual Rent Rent	Net Operating Income	Yield
2023	\$1,000,000	\$950,000	4.32%
2025	\$1,080,000	\$1,026,000	4.66%
2027	\$1,166,400	\$1,108,080	5.04%
2030	\$1,350,000	\$1,282,500	5.83%



Investment Highlights and Growth Potential

1 Secure Income Stream

The property's long-term lease to Goodlife Health Club, coupled with built-in rental increases, ensures a stable and growing income stream. The current annual rent of \$1,000,000 is set to reach \$1,350,000 by 2030, providing investors with predictable cash flow and protection against inflation.

2 Strategic Location

Situated in Carseldine's growth corridor, the property is poised to benefit from ongoing urban development and infrastructure improvements. The nearby Carseldine Urban Village project and expanding residential areas are expected to drive increased demand for fitness services, potentially enhancing the property's value.

3 Development Potential

The expansive 1.54-hectare site offers significant potential for future development or expansion, expansion, subject to council approval. This flexibility provides investors with options to maximize the property's value over time, whether through expanding the existing facility or exploring or exploring alternative uses for the surplus land.

4 Strong Tenant Covenant

Goodlife Health Club's long-standing tenancy since 2005 and their position as an industry leader in the





Market Analysis and Economic Outlook

1

Brisbane's Economic Growth

Brisbane's economy is projected to grow by 3% annually over the next five years, outpacing the national average. This growth is driven by infrastructure projects, population increase, and diversification of industries, creating a

2

Fitness Industry Trends

The Australian fitness industry is experiencing steady growth, with a market size of \$2.5 billion and an annual growth rate of 3.2%. Post-pandemic trends show increased health consciousness, benefiting established gyms like Goodlife Health Club and

3

North Brisbane Development

Significant public and private investments in North Brisbane, including transport infrastructure upgrades and commercial developments, are enhancing the area's appeal. This ongoing development is expected

4

Commercial Real Estate Outlook

The commercial real estate market in Brisbane's suburban areas is showing strong resilience, with increasing investor interest in well-located, single-tenant properties. The stability offered by long-term leases to

Investment Summary and Call to Action

Unparalleled Opportunity

16 Graham Road, Carseldine represents a rare opportunity to acquire a premium commercial asset with a proven track record. Its strategic location, strong tenant covenant, and potential for future growth make it an attractive proposition for astute investors seeking stable returns and long-term value appreciation.

Key Investment Metrics

With a current yield of 4.32% and projected to reach 5.83% by 2030, this property offers an attractive return profile. The \$22,000,000 asking price reflects the asset's quality, location, and future potential, positioning it competitively within the market for similar investment-grade properties.

Next Steps

We invite qualified investors to review the detailed information provided in this memorandum and consider this exceptional opportunity. Our team is available to answer any questions, provide additional information, and arrange property inspections. Contact us today to secure your stake in this premium investment asset.



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