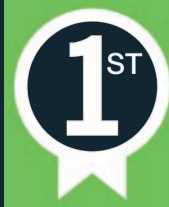


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DEVELOPMENT OPPORTUNITY!

windsor

- 815m2 land area over two titles
- Title 1(NLA) - 747m2 freestanding laboratory office over 3 levels
- Title 2 (NLA) - 511m2 freestanding warehouse
- Vacant possession Sept 2012
- Existing Development Approval will increase Title 2 NLA to 1,018m2
- Positioned to achieve maximum exposure to traffic flow

Agent Contact:-

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troy.m@firstcommercial.com.au

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sale

SOLD



INVESTMENT WITH DEVELOPMENT UPSIDE!

greenslopes

- Fully leased, 2 leases expiring 2014
- 2 suites with combined NLA 420m2
- Zoned MP3 & total site area of 1211m2
- Annual gross rental income \$157,529 p.a. ex. gst.
- High quality office fit out with A/C offices
- Strong Cash Guarantees in place

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Welcome to our 2012 Winter Edition of First Edition.

So far 2012 has delivered many challenges for us all.

The global financial crisis, the banks' continued tight/cautious borrowing practices, and high infrastructure charges across South East Queensland have made it difficult to find suitable stock for potential buyers and tenants.

In addition to this, the general lack of confidence shown by the retail sector means there have been limited new businesses starting up and few current business owners wishing to expand their business.

Despite these marketplace conditions, the First Commercial team has achieved some outstanding results so far in 2012 with a good number of significant transactions being completed by our team. This also includes First Asset Management, our property management division, experiencing incredible growth. Our management portfolio has grown significantly in the first four months of 2012. This demonstrates that owners clearly want a property manager who does more than just collect the rent.

At First Commercial Realty we will continue to rise to meet every challenge and achieve success – it's what we do best. We manage to do so well in all market conditions because we understand our clients' needs and share their desire to achieve success through property.

Thank you for the opportunity to update you on our activity. Please don't hesitate to contact either myself or any of my team to discuss any property requirements you may have.

Regards
Angelo Efstathis
Managing Director



lease



newstead

NEWSTEAD'S FINEST!

- 415m2 NLA
- High bay warehouse & container height roller door
- 5 car parks
- Surrounded by major developments
- 190m2 of office area over two levels

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lease



north lakes

PRIME CAFE OPPORTUNITY!

- 95m2 retail/cafe tenancy
- Tenancy designed to cater for cafe/food
- Large covered awnings for exterior tables & chairs
- Large glass shop front
- Considerable base building incentives on offer

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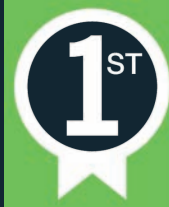
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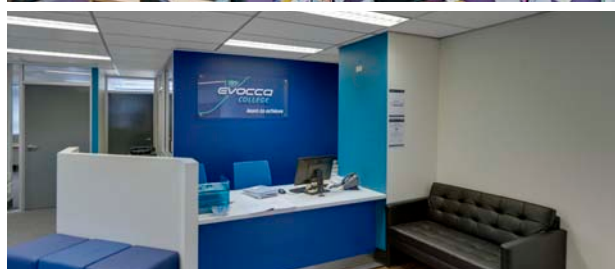
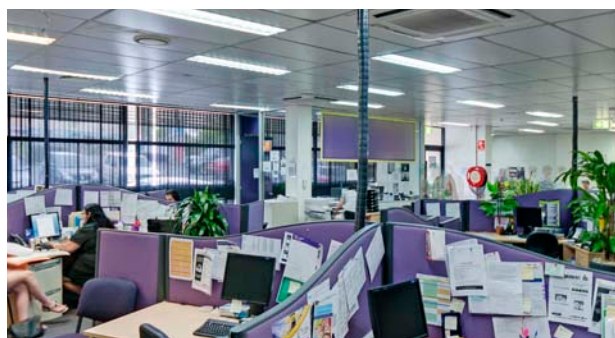
SOLID, SAFE, SECURE INVESTMENT!

- Fully leased Freehold commercial investment with strong Government tenants - all on secure leases.
- In the heart of the Logan Central Business District.
- Development opportunities exist - exciting new Logan Central draft master plan has just been released subject to Logan City Council.
- Rare opportunity in tightly held precinct.
- Net annual rental \$260,172 + out goings + GST



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logan central

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STRATEGIC INVESTMENT!

- Prime location in the Australia Tradecoast
- 6,134sqm total land area
- General Industry zoning with 24/7 operations
- 3,045sqm Buildings
- Wide tenancy spread
- 60m Frontage to Lytton Road



hemmant

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lease



OFFICE SPACE AT WAREHOUSE PRICES!

west end

- 515m2 of quality office accommodation
- Onsite car parks available and good street parking
- Close to public transport
- Cheapest office available @ \$100/m2 net
- Natural light and is fully air conditioned
- Open plan office, reception, boardroom and partitioned office area

Agent Contact:-

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ryanm@firstcommercial.com.au

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lease



STRATA INVESTMENT!

springwood

- 5 units available to be purchased individually or all together
- Units are leased to quality tenants with good lease terms remaining
- Owner occupier option available
- Well serviced by M1, Logan Motorway and Gateway Motorway
- Located approx 20 kilometres south of the Brisbane CBD
- Public Transport is easily accessible

Agent Contact:-

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andrewq@firstcommercial.com.au

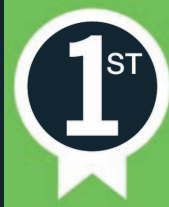
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MODERN OFFICE/WAREHOUSE? HERE IT IS!

albion

- 210m2 of office (over 2 levels)
- 100m2 of warehouse
- 3 exclusive parking bays
- Exposure to Sandgate Road
- Open plan office component is split over two levels
- Professional & practical office warehouse unit facing busy Sandgate Rd

Agent Contact:-

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benb@firstcommercial.com.au

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lease



eagle farm

MASSIVE PRICE DROP! ACT FAST!

- 619m2 Clearspan Warehouse
- Owner will renovate facade
- 5 metre roller door, 3 Phase power
- Wide street frontage
- Ideal for storage manufacturing and more

Luke Mullen - 0414 888 925
lukem@firstcommercial.com.au

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lease



slacks creek

LARGE WAREHOUSE IN SLACKS CREEK!

- Large centrally located warehouse with two site access
- Hardstand area and onsite parking
- Drive through warehouse
- Side loading dock
- Can be split into two units

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June 30 is fast approaching..



Your financial year doesn't have to end like this...

Our proactive approach to property management will make a world of difference to what you experience and achieve in property. Plus we've made it very easy to change property managers.

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contact us now!



Sheree Griff

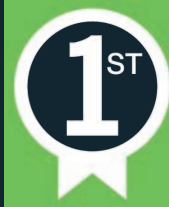
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WHAT EVERY RETAILER IS LOOKING FOR!

virginia

- Final three (3) retail vacancies remaining - Filling fast!
- Sizes available; 72sqm, 102sqm & 194sqm
- Envious Toombul Road exposure
- Join the likes of BWS, Night Owl, Domino's Pizza & Subway
- Excellent car parking amenities on-site
- Motivated landlord wants offers!

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mitchells@firstcommercial.com.au

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lease



south brisbane

QUALITY OFFICE, BRILLIANT LOCATION !

- Approx. 268 m2 of quality first floor office
- Be quick to act - Space of this quality is in short supply
- Reception area, board room, partitioned office areas + more!
- Central location - Walk to EVERYTHING!!!
- Available with secure on site parking

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lease



browns plains

BE NOTICED ON BUSY BROWNS PLAINS RD!

- Flexible retail tenancy areas available up to 202m2
- Convenient location with great access from main roads
- Situated in exciting Retail Hub on Browns Plains Rd
- Rare opportunity in a tightly held retail precinct
- Ample Car Parking available - drive to front door

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michaelh@firstcommercial.com.au

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first again!



Why would you want any other agency working for you?

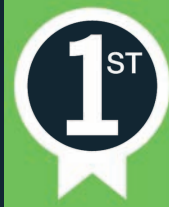
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BRAND NEW INDUSTRIAL UNIT COMPLEX!

yatala

- Brand new, recently completed industrial unit complex
- Sizes ranging from 72m2 to 443m2
- Selected units feature concrete rear yard
- Secure gated complex close to the M1 Freeway
- Designated onsite cafe/takeaway available with grease trap and alfresco dining included

Agent Contact:-

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lukem@firstcommercial.com.au

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lease



bowen hills

FRINGE OFFICE WAREHOUSE WITH CITY VIEWS!

- 2 levels of office with city views (134m2)
- Warehouse with loading dock and timber shelving (143m2)
- Corporate office feel mixed with storage functionality
- Split air-conditioning and data cabling
- Front of house parking

Ben Bowen - 0414 889 978

benb@firstcommercial.com.au

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lease



daisy hill

BRAND NEW RETAIL TENANCY!

- Existing Neighbourhood Centre in excellent catchment area
- Brand new 100m2 tenancy with great street exposure
- Neighbours including The Friendly Grocer, Post Office, Harvey World Travel, Liquorland and more
- Easy access off major arterial & main roads

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upper coomera

RESIDENTIAL SUBDIVISION DEVELOPMENT SITE

- 3.79 Hectare Site, ideal residential project site
- Positioned in the Gold Coast Fast growing Northern Corridor
- Current Approval for Residential Subdivision (Including adjoining properties)
- Close to M1 and Transport options

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andrewq@firstcommercial.com.au

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lease



yatala

2,481m2 BRAND NEW INDUSTRIAL FACILITY

- Brand new 2481m2 Warehouse & office facility
- 2106m2 warehouse area with minimum 7m internal height
- 375 m2 office and amenities over two levels
- Two 6 x 6.5m roller door access points
- Two 10m wide driveway entrance points

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lease



coolangatta

RETAIL TENANCIES IN VIBRANT TOURIST STRIP

- Ground floor retail leasing options available
- Landmark building on the main tourist strip of Coolangatta
- Secure car parking available & ample street parking
- Various sizes available to suit all users
- Motivated landlord wants offers!

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lease



oxley

MAIN ROAD OXLEY RETAIL!

- Main road retail centre
- Excellent car parking amenity at both the front & rear
- Sizes from 90-421sqm
- Well-known strip retail centre on a main thoroughfare
- Considerable base building incentives on offer

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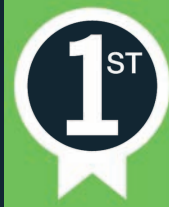
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DEVELOP, INVEST OR OCCUPY!

west end

- 1113m2 of MP2 land
- 1080m2 approx. of Building and Mezzanine
- High Profile development site
- Excellent exposure to Montague Road
- City Glider Bus directly opposite property
- Located within South Brisbane Riverside Neighbourhood Plan

Agent Contact:-

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lease



fortitude valley

VALLEY CAFE READY TO GO!

- 88m2 cafe
- 22m2 alfresco area
- Street with exposure to tens of thousands of cars daily
- Full fit-out commercial kitchen
- Ready to move in and start

Troy Madden - 0416 923 090
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lease



tingalpa

BRAND NEW CORPORATE WAREHOUSE!

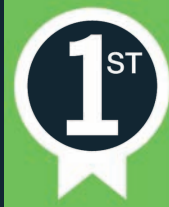
- 1,415m2 Corporate warehousing facility
- 1,055m2 Warehouse area
- 115m2 Ground floor office, lunch room and amenities
- 245m2 Mezzanine office and amenities
- 2 x Roller door access to warehouse

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west end

MAIN ROAD EXPOSURE!

- Approx. 400m2 of prime office / house
- Brilliant exposure to Montague Road
- Excellent on site car parking
- Close to all major amenities and CBD
- 92m2 of office, 308m2 warehouse

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lease



brisbane

CBD AT IT'S FINEST!

- 168m2 nla of professionally finished office space
- Fantastic outlook with City views
- Full fit-out included to new tenant
- Great Abundance of natural light
- Car parking available on request

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lease



newstead

LAST PIECE OF THE PUZZLE- ONLY 1 LEFT!

- 168m2 'A Grade' character office tenancy
- WOOLSTORE WOW FACTOR
- Funky foyer with cafe
- Gas Works & Newstead River Park at your doorstep

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lease



annerley

WOW! AN OPPORTUNITY NOT TO BE MISSED!

- 1,242sqm freestanding retail showroom
- 57 car parks - On grade and basement parking
- Exposure to tens of thousands of cars daily
- Retail buildings of this size are rare in the city fringe!
- Good Access off main roads and major arterials

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OUT NOW

Asset1 Property Management Newsletter Issue 2- June 2012

**Brisbane's #1
Commercial Property
Management Agency**



Issue 2 June 2012

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Happy New Financial Year! It's Time To Revisit Your Outgoings

Now is the time to revisit every property's outgoings as the End of Financial Year is just around the corner.

Commercial property outgoings generally include building operation costs and property management expenses, such as:

- Council and water rates
- Land tax
- Waste fees
- Insurance
- Security
- Cleaning
- Gardening
- General Repair and Maintenance

Outgoings responsibility will be defined in each lease and included in the tenancy schedule.

Tenants who hold a gross lease pay the agreed rental each month and the owner pays all outgoings expenses.

On a net lease, the agreed rental is paid each month as well as an agreed amount for outgoings. The owner will pay any outgoings increase, but is reimbursed through the monthly payment.

If a lease requires a tenant to pay outgoings, the lease must specify what expenses are to be included in outgoings, how they will be apportioned and how the tenant will receive them.

If you are a retail property owner, ensure you comply with the Retail Shop Leases Act, which states:

The Retail Shop Lessee not require notice of the new outgoings by May 31 each year. The annual reconciliation must then be done by September 30 each year.

You need to ensure your data collection is included in the budget. This will provide a guarantee to the tenant that future maintenance will be done, resulting in a reduction of capital expenditure.

We review and make sure your outgoings remain tenant able.

Consequently, precise periodic rate of outgoings will bring tenants to your building, and away from the competition.



From the desk of:
Angelo Eliathis
Managing Director

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murarrie

WAREHOUSING AND CORPORATE OFFICE!

- 1917m2 of high bay warehouse area
- 359m2 ground floor office space and amenities
- 486m2 first floor office space and amenities
- Three 6 meter wide electric roller door access points to warehouse

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lease



loganholme

MODERN WAREHOUSE IN LOGANHOLME!

- 2 year sub lease or a longer term new lease
- 698m2 warehouse on a 1012m2 block
- Off street secure area which accommodates containers with direct access to the warehouse
- Direct access to the M1 and Logan Motorway

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sale/lease



lytton

FIRST CLASS FREESTANDING WAREHOUSE!

- 1600m2 modern warehouse facility
- 300m2 of high grade office
- Multiple partitioned offices
- 2 x 8m wide x 5m high roller shutter doors
- Large awning area over roller shutters

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sale



meadowbrook

PRICE REDUCED - BELOW RECENT VALUATION!

- Funky modern design
- Brand new industrial space with exclusive use parking
- Suits small to medium business users
- Motivated vendor reduces price for serious buyers
- Only 8 units left

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lease



woolloongabba

HIGH EXPOSURE ON LOGAN ROAD!

- Incredibly rare opportunity available to the market
- 504 m2 of retail showroom, 295 m2 of office, 88 m2 storage
- Excellent signage and branding opportunities available
- History of National Companies as previous tenants
- Make no mistake, this site will lease quickly

Ryan Mitchell - 0409 035 581
ryanm@firstcommercial.com.au

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lease



eagle farm

932m2 OFFICE/WAREHOUSE - WON'T LAST!

- 80m2 commercial office
- 852m2 clear span warehouse
- Access via multiple roller doors
- Sealed fenced hardstand
- All amenities

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lease



lutwyche

HIGH EXPOSURE SITE ON LUTWYCHE ROAD!

- 120 m2 Ground Floor tenancy Office/Retail
- Exposure to busy Lutwyche Road
- Partitioned offices, kitchenette
- Off Street parking
- Recently repainted building

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33 Longland Street, Newstead
Retail
By Ben Bowen



115 Frederick Street, Northgate
Warehouse
By Luke Mullen & Tony Mayfield



2/46 Blanck Street, Ormeau
Office/Warehouse
By Luke Mullen



83 St Pauls Terrace, Spring Hill
Commercial Office
By Ben Bowen



11 Kurilpa Street, West End
Office/ Warehouse
By Ryan Mitchell



6 Qualtrough St, Woolloongabba
Commercial Office
By Ryan Mitchell



GF 154 Ipswich Rd, Woolloongabba
Commercial Office
By Ryan Mitchell



20/55 Commerce Circuit, Yatala
Office/Warehouse
By Luke Mullen



8 Deshon Street, Woolloongabba
Commercial Office
By Jim Wicks



10/1000 Ann Street, Fortitude Valley
Retail
By Troy Madden & Ben Bowen



18 Commerce Court, Browns Plains
Retail
By Michael Hedger



21-23 Nile Street, Woolloongabba
Warehouse
Sold by Jim Wicks