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## Pre Purchase - HIGHWAY CONVENIENCE CENTRE Greater Brisbane

Limited Window of Opportunity..... Developer is Offering a "Buy Now - Pay Later" ..... IGA Super market, Discount Store & 9 Specialties.

Leases 15, 10 & 5 + 5 years.  
Annual 3.0 - 4.0% % Increases  
Realistic Rentals  
Taxation Depreciation benefits  
Expansion & or additional Medical ?  
Freehold & part of 5 / 6 stage development [ Service Station Purchased]  
\* Note the IGA Operator is a Proven Trader !

Deposit \$500,000 on signing- Balance on completion \$11.5m - 12 / 15 months approx.

Income \$864,980 approx @ 7.5% nett

In Confidence call the Principal today !

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