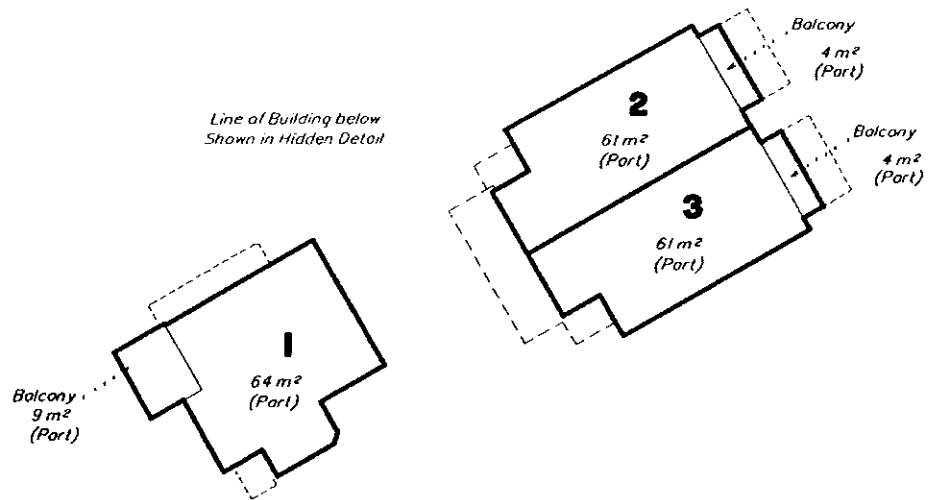


### LEVEL A

Scale 1: 250



### LEVEL B

Scale 1: 250

NOTE:  
This Plan is based on architectural plans prepared by Wiltshire Stevens Architects and is subject to final survey and Council approval

State copyright reserved

|                          |    |
|--------------------------|----|
| Insert<br>Plan<br>Number | SP |
|--------------------------|----|

## KOFFEE AT BALMORAL SCHEDULE OF FINISHES

Koulla Constantinou Interior Design Ph 0414 538 695 email [koulla@froggy.com.au](mailto:koulla@froggy.com.au)

| LOCATION  | ITEM                      | DESCRIPTION                       | FINISH                        | COLOUR/DESIGN  |
|---|---------------------------|-----------------------------------|-------------------------------|--|
| <b>Entry, Living &amp; Dining</b>                 | Floor                     | 600 x 600 fully vitrified tile    | polished                      | M6000  |
| <b>Entry, Living Dining &amp; Garage</b>          | Framed walls & ceilings   | Plasterboard                      | Low sheen                     | Dulux White on White 78065<br>Feature wall Taubmans<br>Manhattan T122-6W (includes skirting on feature wall) |
|   | Skirting & Architrave     | 100 x 25mm block<br>75 x25mm      | Low sheen                     | Dulux White on White 78065   |
|   | Front Door & Passage sets | Lever style                       | Polished                      | Chrome   |
| <b>Terraces &amp; External Entries, Balconies</b> | Floor                     | 300 x 300 fully vitrified tile    | Exterior – grade<br>Rock      | Mar-Lec/opale  |
| <b>Kitchen</b>                                    | Floor                     | 600 x 600 fully vitrified tile    | polished                      | M6000  |
|   | Framed walls & ceilings   | Plasterboard                      | Low sheen                     | Dulux White on White 78065   |
|   | Skirting & Architrave     | 100 x 25mm block<br>75 x25mm      | Low sheen                     | Dulux White on White 78065   |
|   | Kitchen kick              | HMR Board                         | Steel<br>Laminate             | Abet Laminati<br>873 Finish: Satinata  |
|   | Door & Drawer Fronts      | HMR Board                         | Laminate                      | Formica Oatmeal (Neo) &<br>Laminex Espresso 453<br>(Natural finish)  |
|   | Benchtop                  | Quartz Stone 20mm<br>Square front | Polished                      | Nimbus 9601  |
|   | Splashback                | Colour backed glass               |                               | Dulux White on White 78065   |
|   | Handles                   | Handle Steel                      | Polished                      | Chrome   |
|   | Mixer Tap                 | Blanco<br>or equivalent           | Polished                      | Chrome   |
|   | Sink                      | Oliveri<br>or equivalent          | Stainless<br>Steel            |  |
|   | Dishwasher                | Blanco<br>or equivalent           | Stainless<br>Steel            | BFDWC61SS  |
|   | Ovens                     | Blanco<br>or equivalent           | Stainless<br>Steel            | BS06000X   |
|   | Cook top                  | Blanco<br>or equivalent           | Stainless<br>Steel<br>Ceramic | BCK64NX  |
|   | Exhaust Range hood        | Blanco or equivalent<br>Slide-out | Stainless<br>Steel            | BRPS60A  |

\*The finishes quoted herein shall be as specified above or their equivalent. The seller reserves the right to substitute alternative specification items should availability require.

## KOFFEE AT BALMORAL SCHEDULE OF FINISHES

Koulla Constantinou Interior Design Ph 0414 538 695 email [koulla@froggy.com.au](mailto:koulla@froggy.com.au)

| LOCATION                 | ITEM                                 | DESCRIPTION                              | FINISH           | COLOUR/DESIGN              |
|--------------------------|--------------------------------------|--|------------------|----------------------------|
| <b>Powder Room</b>       | Floor                                | 600 x 600mm fully vitrified tile         | Polished         | M6000                      |
|                          | Framed walls & ceilings              | Plasterboard                             | Low sheen        | Dulux White on White78065  |
|                          | Architrave                           | 75 x25mm                                 | Low sheen        | Dulux White on White 78065 |
|                          | Toilet Suite                         | Caroma Milan                             | Vitreous China   | White                      |
|                          | Wall Basin                           | White by David Chipperfield wall basin   | Vitreous China   | White                      |
|                          | Basin Mixer                          | Scala                                    | Polished         | Chrome                     |
|                          | Toilet roll holder & Hand towel rail | Mizu 1500                                | Polished         | Chrome                     |
|                          | Mirror                               | 6mm glass direct stick                   | Frameless        | Clear                      |
|                          | Passage sets                         | Sliding cavity With Privacy adaptor      | Polished         | Chrome                     |
|                          | <b>Main Bathroom</b>                 | Floor                                    | 200 x 200mm Tile | Satin                      |
| Wall                     |                                      | 200 x 200mm Tile                         | Satin            | Sad-MI205                  |
| Bath surround feature    |                                      | 100 x100mm Tile                          | Gloss            | Mar-Arc/Can10              |
| Framed walls & ceilings  |                                      | Plasterboard                             | Low sheen        | Dulux White on White78065  |
| Architrave               |                                      | 75 x25mm                                 | Low sheen        | Dulux White on White 78065 |
| Bath                     |                                      | Dura P/Steel<br>1500mm x 1<br>1700mm x 2 | Oval             | White                      |
| Bath wall outlet & Mixer |                                      | Scala 160mm & Scala bath/shower mixer    | Polished         | Chrome                     |

\*The finishes quoted herein shall be as specified above or their equivalent. The seller reserves the right to substitute alternative specification items should availability require.

## KOFFEE AT BALMORAL SCHEDULE OF FINISHES

Koulla Constantinou Interior Design Ph 0414 538 695 email [koula@froggy.com.au](mailto:koula@froggy.com.au)

| LOCATION                     | ITEM  | DESCRIPTION  | FINISH         | COLOUR/DESIGN                             |
|------------------------------|---|--|----------------|---|
| <b>Main Bathroom cont...</b> | Toilet Suite                                | Caroma Milan                                       | Vitreous China | White                                     |
|                              | Shower Screen                               | Clear safety glass, semi frameless with pivot door | Gloss          | Polished Silver                           |
|                              | Shower Head                                 | Scala  | Polished       | Chrome                                    |
|                              | Shower Mixer                                | Scala bath/shower mixer                            | Polished       | Chrome                                    |
|                              | Robe Hook                                   | Mizu 1500  | Polished       | Chrome                                    |
|                              | Toilet roll holder                          | Mizu 1500  | Polished       | Chrome                                    |
|                              | Basin                                       | White by David Chipperfield Semi Recessed          | Vitreous China | White                                     |
|                              | Basin Mixer                                 | Scala  | Polished       | Chrome                                    |
|                              | Vanity Sides, Fronts & feature side cabinet | HMR board  | Laminate       | Laminex Platinum Mirco 793 (flint finish) |
|                              | Vanity top                                  | HMR Board  | Laminate       | Laminex Platinum Mirco 793 (flint finish) |
|                              | Mirror                                      | 6mm glass direct stick                             | Frameless      | Clear                                     |
|                              | Vanity handles                              | Handle Steel                                       | Polished       | Chrome                                    |
|                              | Passage sets                                | Lever Style  | Polished       | Chrome                                    |

\*The finishes quoted herein shall be as specified above or their equivalent. The seller reserves the right to substitute alternative specification items should availability require.

## KOFFEE AT BALMORAL SCHEDULE OF FINISHES

Koulla Constantinou Interior Design Ph 0414 538 695 email [koulla@froggy.com.au](mailto:koulla@froggy.com.au)

| LOCATION       | ITEM                                     | DESCRIPTION   | FINISH               | COLOUR/DESIGN                             |
|----------------|--|---|----------------------|---|
| <b>Ensuite</b> | Floor                                    | 200 x 200mm Tile                                    | Satin                | Col-Silk/Coco                             |
|                | Wall                                     | 100 x 100mm Tile                                    | Gloss                | Mar-Arc CIG10                             |
|                | Framed walls & ceilings                  | Plasterboard  | Low sheen            | Dulux White on White 78065                |
|                | Architrave                               | 75 x25mm  | Low sheen            | Dulux White on White 78065                |
|                | Toilet Suite                             | Caroma Milan  | Vitreous China       | White                                     |
|                | Shower Screen                            | Clear safety glass, semi framed with pivot door     | Gloss                | Polished Silver                           |
|                | Shower Head                              | Scala   | Polished             | Chrome                                    |
|                | Shower Mixer                             | Scala bath/shower mixer                             | Polished             | Chrome                                    |
|                | Robe Hook                                | Mizu 1500   | Polished             | Chrome                                    |
|                | Toilet roll holder                       | Mizu 1500   | Polished             | Chrome                                    |
|                | Basin                                    | White by David Chipperfield Vessel                  | Vitreous China       | White                                     |
|                | Basin Mixer                              | Scala   | Polished             | Chrome                                    |
|                | All of Vanity & attached side towel unit | HMR Board   | Laminate             | Laminex Stipple Seal 726 (natural finish) |
|                | Vanity top                               | HMR Board   | Laminate             | Laminex Stipple Seal 726 (natural finish) |
|                | Mirror                                   | 6mm glass direct stick                              | Frameless            | Clear                                     |
|                | Vanity handles                           | Handle Steel  | Polished             | Chrome                                    |
|                | Passage sets                             | (unit 2 & 3) Sliding cavity<br>(unit 1) Lever style | Polished<br>Polished | Chrome<br>Chrome                          |

\*The finishes quoted herein shall be as specified above or their equivalent. The seller reserves the right to substitute alternative specification items should availability require.

# KOFFEE AT BALMORAL

## SCHEDULE OF FINISHES

Koulla Constantinou Interior Design Ph 0414 538 695 email koulla@froggy.com.au

| LOCATION                  | ITEM                             | DESCRIPTION                   | FINISH            | COLOUR/DESIGN  |
|---------------------------|----------------------------------|-------------------------------|-------------------|--|
| <b>Level One</b>          | Floor<br>(inclusive of stairs)   | Carpet                        | Wool blend        | Perla Donna 650 or equivalent  |
|                           | Framed walls & ceilings          | Plasterboard                  | Low sheen         | Dulux White on White 78065<br>Feature wall Dulux P15 B1<br>Beige Royal |
|                           | Skirting & Architrave            | 100 x 25mm block<br>75 x25mm  | Low sheen         | Dulux White on White 78065   |
| <b>Main Bedroom</b>       | Wardrobes                        | Sliding framed mirror doors   | Polished          | Silver   |
|                           | Passage sets                     | Lever Style                   | Polished          | Chrome   |
|                           | Framed walls & ceilings          | Plasterboard                  | Low sheen         | Dulux White on White 78065<br>Feature wall Dulux P15 B1<br>Beige Royal |
|                           | Skirting & Architrave            | 100 x 25mm block<br>75 x25mm  | Low sheen         | Dulux White on White 78065   |
| <b>Bedrooms 2 &amp; 3</b> | Wardrobes                        | Sliding framed mirror doors   | Polished          | Silver   |
|                           | Passage sets                     | Lever Style                   | Polished          | Chrome   |
|                           | Framed walls & ceilings          | Plasterboard                  | Low sheen         | Dulux White on White 78065   |
|                           | Skirting & Architrave            | 100 x 25mm block<br>75 x25mm  | Low sheen         | Dulux White on White 78065   |
| <b>External</b>           | Townhouse                        | Main paint colour             | Low sheen         | Bristol Corinthian P193-N4   |
|                           | Townhouse                        | Secondary paint colour        | Low sheen         | Bristol Olivine P193-N2  |
|                           | Townhouse                        | Feature paint colour          | Low sheen         | Bristol Mardi – Gras C38-6   |
|                           | Roof, Gutters & Fascia           | Steel                         | Colorbond         | Jaspar   |
|                           | Eaves                            | Paint                         | Low sheen         | Bristol Olivine P193-N2 half strength                                  |
|                           | Garage Door                      | Flat panel lift or equivalent | Powdercoat        | To match Bristol Olivine P193-N2                                       |
|                           | Door & Window frames             | Aluminum                      | Powdercoat        | Anodic clear   |
|                           | Balustrade, Posts & Fence panels | Paint                         | Low sheen         | Bristol Olivine P189-N2  |
|                           | Fence Base                       | Paint                         | Low sheen         | To match Colorbond Jaspar  |
|                           | Driveway                         | Concrete                      | Exposed aggregate | Stone to selection   |

\*The finishes quoted herein shall be as specified above or their equivalent. The seller reserves the right to substitute alternative specification items should availability require.



Monday, 01 November 2004

To Whom It May Concern:

**Re: PROPERTY – KOFFEE AT BALMORAL – 309 RIDING ROAD**

I wish to advise that I have conducted a rental appraisal on the above property and it is of my opinion that a rental amount of \$400-\$430 per week.

This is an average rental amount of similar properties in the area that would be achievable early next year.

Please feel free to contact me at any time to discuss the appraisal further and the services that our office provides to perspective investors.

Kind Regards

A handwritten signature in black ink, appearing to be 'Tina Smith', written in a cursive style.

**Tina Smith  
Property Manager  
RE/MAX Results**

*Disclaimer: This Estimate of Rental Price has been prepared solely for the information of the client and/or for any third party. Although every care has been taken in arriving at the figure, we stress that it is an estimate only and is not to be taken as a sworn rental price. We must add the warning that we shall not be responsible should the estimate or any part thereof be incorrect or incomplete in any way.*

**RE/MAX** Results

622 Wynnum Road  
**Morningside** Qld 4170  
(PO Box 384)  
Phone: 61-7-3899 9999  
Fax: 61-7-3899 9844

Shop1 "The Galleries"  
477 Brunswick St  
**Fortitude Valley** Qld 4006  
Phone: 61-7-3252 222  
Fax: 61-7-3252 5343

Email: [results@remax.com.au](mailto:results@remax.com.au)  
**www.RemaxResults.com.au**  
Licence No 2306464

Real Estate Agents and Auctioneers

205-209 Oxford Street,  
Bulimba Qld 4171

Sales Telephone 07 3906 2566  
Facsimile 07 3906 2555  
sales@raywhite-bulimba.com

Rentals Telephone 07 3906 2500  
Facsimile 07 3899 6699  
rentals@raywhite-bulimba.com

Website www.raywhite.com

22/03/05

**Ray White**<sup>TM</sup>

**REAL ESTATE**

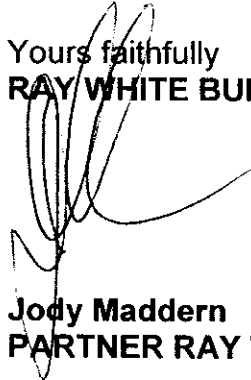
To Whom It May Concern

**RE: 309 Riding Road, BALMORAL**

Thank you for the opportunity of appraising your properties for rental purposes. I would suggest the rental achievable would be approximately between \$390.00 per week and \$410.00 per week in the current market. Subject to completion of construction.

Please note that we have a large number of tenants looking for a property in the area of this description and feel we should not have a problem finding a suitable tenant for you.

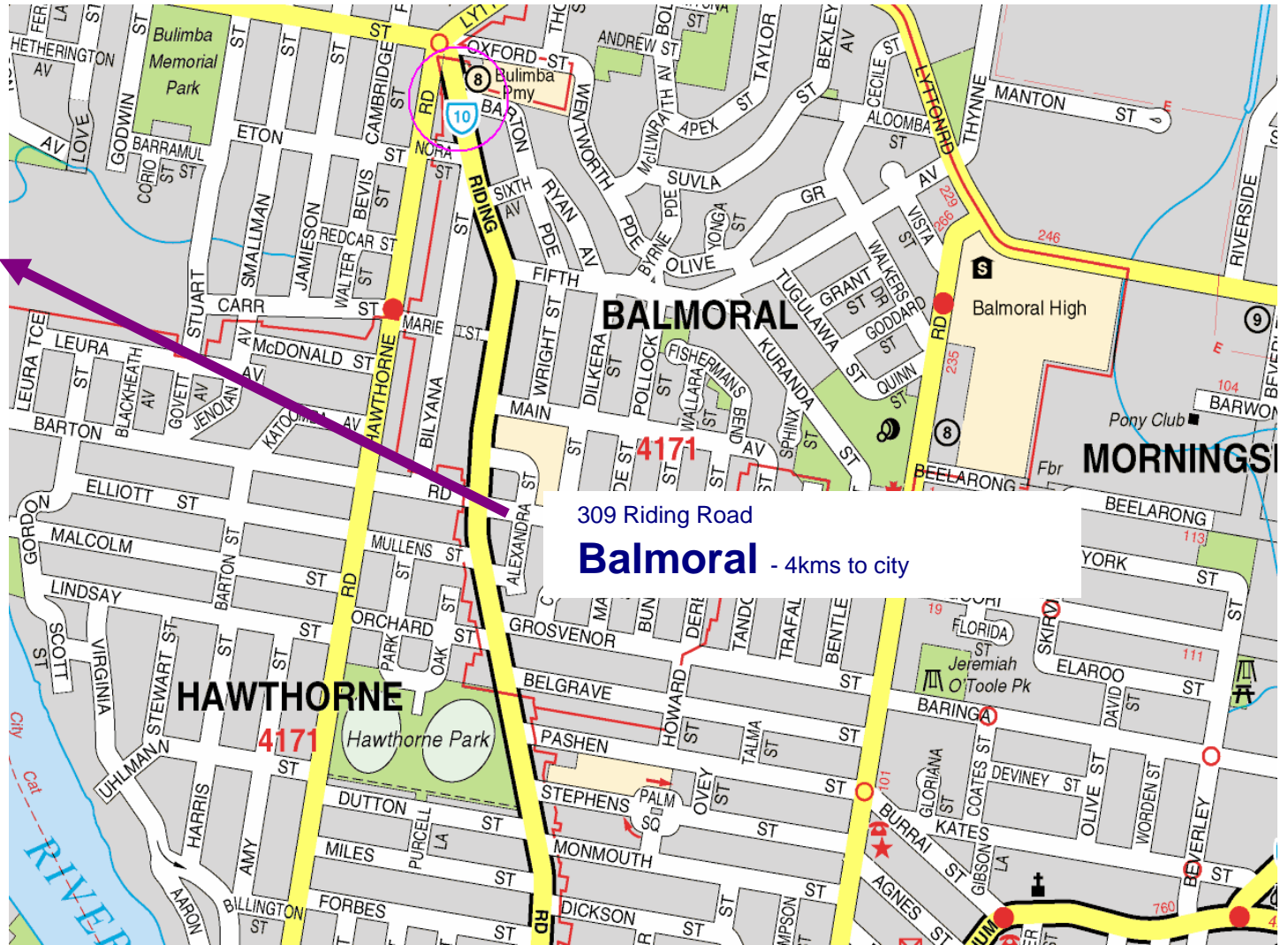
Yours faithfully  
**RAY WHITE BULIMBA**



**Jody Maddern**  
**PARTNER RAY WHITE BULIMBA**

This estimate of rental price has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figures we stress that this is an estimate only and not to be taken as a sworn valuation. We shall not be responsible should the estimate or any part thereof be incorrect or incomplete in any way.

Offices throughout Australia, New Zealand and South East Asia  
This Business is independently owned and operated by GPS Pty Ltd. ABN 36 928 170 310



## Balmoral

|                            |   |
|----------------------------|---|
| Local Government Authority | Brisbane  |
| Location                   | 4 km from CBD   |
| Features                   | Proximity to Brisbane City, boat access to Brisbane River via Colmslie Reserve  |
| Median Price               | Research shows that the median house price in the suburb for 2004 was \$546,000.  |
| Median Weekly Rent         | The median weekly rent paid for a 3-bedroom house in this area in the Sept 2004 quarter was \$340. The median weekly rent paid for a 2-bedroom unit in this area was \$295 for the same period. |

## Commentary

The small East Brisbane suburb of Balmoral, only 4km from Brisbane's CBD, is another area that has benefited from growing consumer interest in living close to the city. The suburb has a lively café and local cinema precinct.

For a suburb so close to the City, Balmoral offers several parks and is within five minutes of Colmslie Reserve and corners onto Hawthorne Park. For water lovers, Colmslie Reserve also provides boat access to the Brisbane River.

Balmoral has benefited from consumer demand for affordable, quality housing close to the city. Cannon Hill Shopping Plaza complements local stores in the suburb.

Although Balmoral doesn't have its own rail station (the closest are Cannon Hill and Morningside), regular bus services as well as the CityCat ferry services, ensure residents can access the City and other major centres easily. Residents are also close enough to the Gateway Motorway and the Southeast Freeway to make weekend trips to the Gold and Sunshine Coasts trouble-free.

Schools in and around Balmoral are Bulimba Primary School, Lourdes Hill College, Balmoral High School, and Cannon Hill Anglican College. University students are also within 15 minutes of the Griffith University Campus at Morningside and a short ferry or bus ride from the QUT Gardens Point campus.

The Australian Bureau of Statistics (ABS) 2001 Census shows that this suburb is home to 3,314 residents who have a median age of 35. The median individual income was between \$500 and \$599 per week. Of all occupied private dwellings 63% were either fully owned or being purchased; 33% were being rented.