

7 Allen Court

Torrington, QLD



On offer is a freehold industrial investment opportunity in the tightly held Toowoomba market. This property is on a 8,082m² block in the heart of Toowoomba's industrial precinct, offering a secure income stream with potential for future expansion.

The property has a long-standing tenant, Planet Paints, who has occupied the site for over 10 years. Its current lease has 4 years, 3 months remaining with 2 x 3 year options, providing investors with likely secure rental income to August 2035. Annual rent received is just over \$145,000 net of outgoings including land tax and property management. Coupled with yearly CPI rental increases, this property delivers a solid day 1 6.05% net yield which will improve the longer the property is held.

The property includes a 360m² warehouse, 190m² office/sales area, and 100m² storage shed, along with a very rare Department of Environment licensed 950m² bonded storage facility. This specialist environmental permit adds significant value to the property, allowing for the storage and handling of regulated materials such as chemicals.

Located just off Carrington Road in Toowoomba's established industrial heartland, the property enjoys excellent accessibility and is surrounded by major retailers including Hastings Deering, Mitre 10, Sydney Tools and Guardian Self Storage. The site benefits from easy access to the Toowoomba Bypass and is just 15 minutes from Wellcamp Airport.

Toowoomba's strong economic growth (4.8% p.a. over the past decade) and strategic position as Queensland's largest inland city make this a compelling investment in a region experiencing significant infrastructure development, including the \$1.6 billion Toowoomba Second Range Crossing and the Inland Rail Project.

For investors seeking a secure, low-maintenance industrial investment with a reliable tenant and potential for future growth, 7 Allen Court represents an exceptional opportunity in one of Queensland's most dynamic regional

economies.

Key Information

Investment Type	Industrial
Purchase Price	\$2,400,000
Net Yield	6.0%

Key Highlights

- 4 years, 3 months remain on current lease with 2 x 3 year options providing secure rental income to August 2035 (10 years, 3 months)
- Long-term tenant with over 10 years occupancy and in business for 20 years
- Strong net income of ~\$145,000 after all outgoings including land tax and management. Reflects a 6.05% net yield with annual CPI rental increases
- Property includes a rare Department of Environment licensed 950m² bunded storage facility (chemical spillover protection). This supports leasing demand and is valuable
- Purchased below replacement cost which is around \$2.5m - \$2.9m. This creates a competitive advantage for this asset as it does not need to charge above market rents to provide a return on development costs
- Substantial 8,082m² land parcel providing opportunities for future expansion
- Prime location in Toowoomba's established industrial heartland
- Proximity to major retailers and excellent transport connections
- Located in Queensland's second-largest regional economy
- Benefits from significant regional infrastructure projects including the Toowoomba Bypass, Inland Rail, Wellcamp Airport, the Toowoomba Enterprise Hub and the new Toowoomba Hospital

Background Information

How old is the asset?	30 years (1990s build)
Vendors reason for selling?	Other
How many days the property has been on the market with the selling agents?	9
Is the property strata titled?	No
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	10 None
How long have they been in business overall?	20 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Toowoomba is Queensland's largest inland city with a population of approximately 169,000 residents located 125km west of Brisbane,. Known as the 'Garden City' for its more than 150 public parks and gardens, Toowoomba combines country charm with urban amenities.

As the gateway to the resource-rich Surat Basin and Darling Downs region, Toowoomba boasts a **diverse and resilient economy** that has consistently outperformed the Queensland average with 4.8% growth over the past decade. The region's economy is underpinned by strengths in healthcare, education, retail, construction and manufacturing.

Major infrastructure developments are enhancing the city's connectivity and economic prospects, including the **\$1.6 billion Toowoomba Bypass**, the **\$200 million Wellcamp Airport**, and the **\$9.3 billion Inland Rail Project**. The Toowoomba Enterprise Hub covers over 2,000 hectares and is emerging as one of Australia's most significant transport, logistics and business hubs.

With population projected to grow to 204,332 by 2041 and continued investment in healthcare, education and commercial development, Toowoomba represents an attractive location for long-term commercial investment.

Tenant Information

Planet Paints Pty Ltd (ACN 109 223 298) has been a long-standing tenant, occupying the property for over 10 years. They specialise in recycling industrial and automotive paint-related waste and household paint collection into high-quality solvents and paint products.

Operating in the environmentally conscious recycling sector, Planet Paints employs unique technologies that position them with minimal competition in the Australian market - reportedly only one other competitor nationwide.

The tenant holds a valuable Department of Environment license for their 950m² bonded storage facility, permitting activities including:

- Drum and container reconditioning
- Recycling, reprocessing or reusing regulated waste transport
- Gas chemical manufacturing

This specialised permit represents a significant operational asset and demonstrates the tenant's established position in their industry, supporting their long-term commitment to the site.

Tenant website: <https://www.planetpaints.com.au/>



Financial Overview

7 Allen Court offers an attractive financial proposition with an annual triple net rent of just over **\$145,000 plus outgoings and GST**, delivering a solid **6.05% net yield** on the sale price of \$2,400,000.

The lease structure includes **annual CPI rental increases**, ensuring growth in rental income over time. The tenant is responsible for outgoings annually, which covers council rates, water, insurance, and land tax.

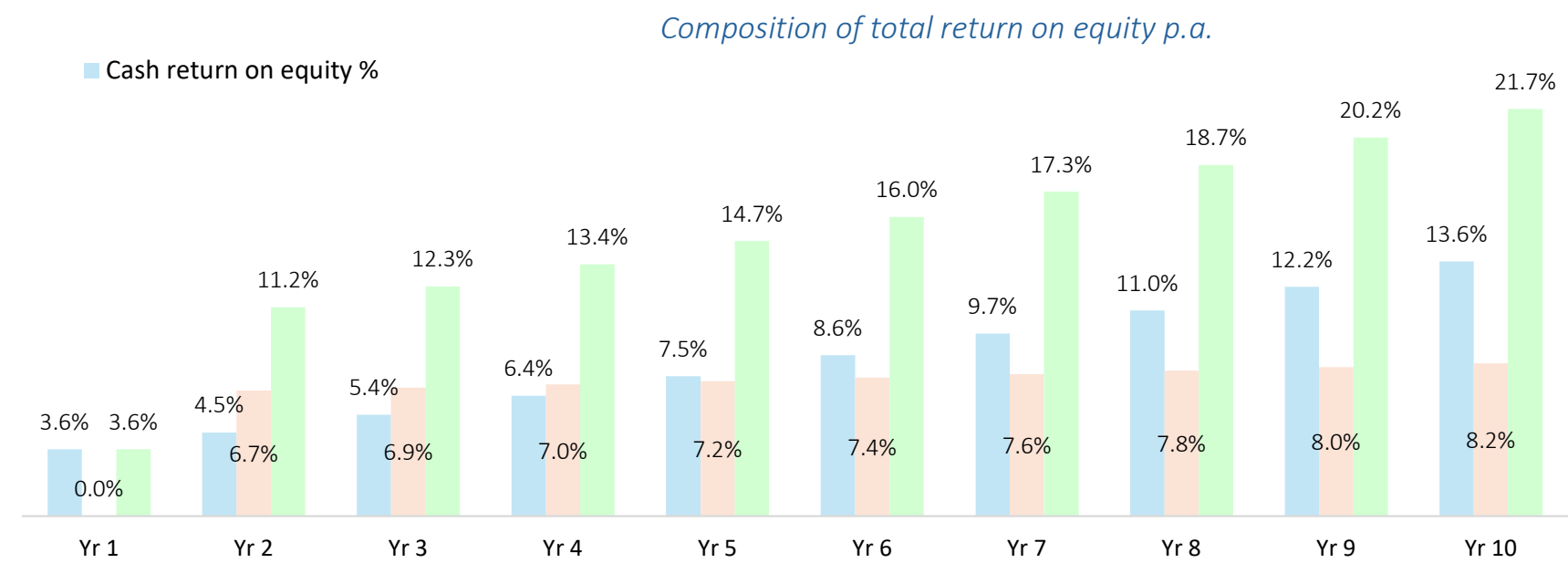
The current lease commenced on 14 August 2024 with **4 years, 3 months remaining** on the initial term, plus **two 3-year options**, providing potential income security for up to 10 years 3 months.

With the property's substantial land size and zoning allowing for expansion, there's significant potential for capital growth and further development to increase the asset's value and rental return in the future.

Projected investment return assumptions

Year 1 net rental income		145,385
Rent growth pa		2.50%
Loan interest rate		6.75%
Capital growth return based on	Purchase cap rate ▼	
Market cap rate		5.90%
Profit used to repay loan principal	Yes ▼	
		\$
Purchase price		2,400,000
Loan principal	70%	1,680,000
Deposit	30%	720,000
QLD stamp duty		118,525
Valuation cost	Est.	3,000
Building and pest report	Est.	1,000
Solicitor	Est.	4,000
Other fees		50,160
Total purchase funds required (ie, equity)		896,685

Projected return on equity profile: indicative only to support decision making



	Units	Yr 0: Purchase FY25	Yr 1 FY26	Yr 2 FY27	Yr 3 FY28	Yr 4 FY29	Yr 5 FY30	Yr 6 FY31	Yr 7 FY32	Yr 8 FY33	Yr 9 FY34	Yr 10 FY35	Avg	Total
Cash flows														
Net income	\$	-	145,385	149,019	152,745	156,563	160,477	164,489	168,602	172,817	177,137	181,566	162,880	1,628,800
Net yield on purchase price	%	6.06%	6.06%	6.21%	6.36%	6.52%	6.69%	6.85%	7.03%	7.20%	7.38%	7.57%	6.79%	
Prinicpal remaining (start of year)	\$	-	1,680,000	1,648,015	1,608,012	1,559,510	1,502,023	1,435,061	1,358,132	1,270,739	1,172,386	1,062,574		
Principal repaid	\$	-	-31,985	-40,003	-48,502	-57,487	-66,962	-76,930	-87,393	-98,353	-109,811	-121,766		
Prinicpal remaining (end of year)	\$	-	1,648,015	1,608,012	1,559,510	1,502,023	1,435,061	1,358,132	1,270,739	1,172,386	1,062,574	940,808		
Interest expense	\$	-	113,400	109,016	104,243	99,076	93,516	87,560	81,209	74,463	67,326	59,800		
Cash flow (rent less interest)	\$	-	31,985	40,003	48,502	57,487	66,962	76,930	87,393	98,353	109,811	121,766	73,919	813,111
Cash return on equity	%	-	3.57%	4.46%	5.41%	6.41%	7.47%	8.58%	9.75%	10.97%	12.25%	13.58%	8.24%	
Capital growth														
Asset value based on purchase cap rate	\$	2,400,000	2,400,000	2,460,000	2,521,500	2,584,538	2,649,151	2,715,380	2,783,264	2,852,846	2,924,167	2,997,271		
Annual capital growth	\$	-	0	60,000	61,500	63,037	64,613	66,229	67,884	69,582	71,321	73,104	59,727	597,271
Capital growth RoE	%	-	0.00%	6.69%	6.86%	7.03%	7.21%	7.39%	7.57%	7.76%	7.95%	8.15%	6.66%	
Total RoE \$ (cash flow + capital growth)	\$	-	31,985	100,003	110,002	120,524	131,575	143,158	155,277	167,935	181,132	194,870		1,410,382
Total RoE % (cashflow + capital growth)	%	-	3.57%	11.15%	12.27%	13.44%	14.67%	15.97%	17.32%	18.73%	20.20%	21.73%	14.90%	

Note: Forecasts are conservative as net yield does not include depreciation expense benefits or any possible rental uplift due to market rent reviews on exercise of tenant options

[Rental Yield Calculator](#)

Rental Comparison

Subject property: 7 Allen Court Torrington - 650 sqm - \$224/sqm

- 8 - 10 Tointon Street Toowoomba - 470 sqm - \$208/sqm
- 72 Carrington Road Torrington - 460 sqm - \$250/sqm
- 20 Carrington Road Torrington – 1,010 sqm - \$200/sqm (High visibility)
- 66 Carrington Road Torrington - 880 sqm - \$215/sqm

Summary: Subject property is broadly in line with its peers. Note that its rare licensed bunded storage facility provides a leasing competitive advantage

Special Conditions

None

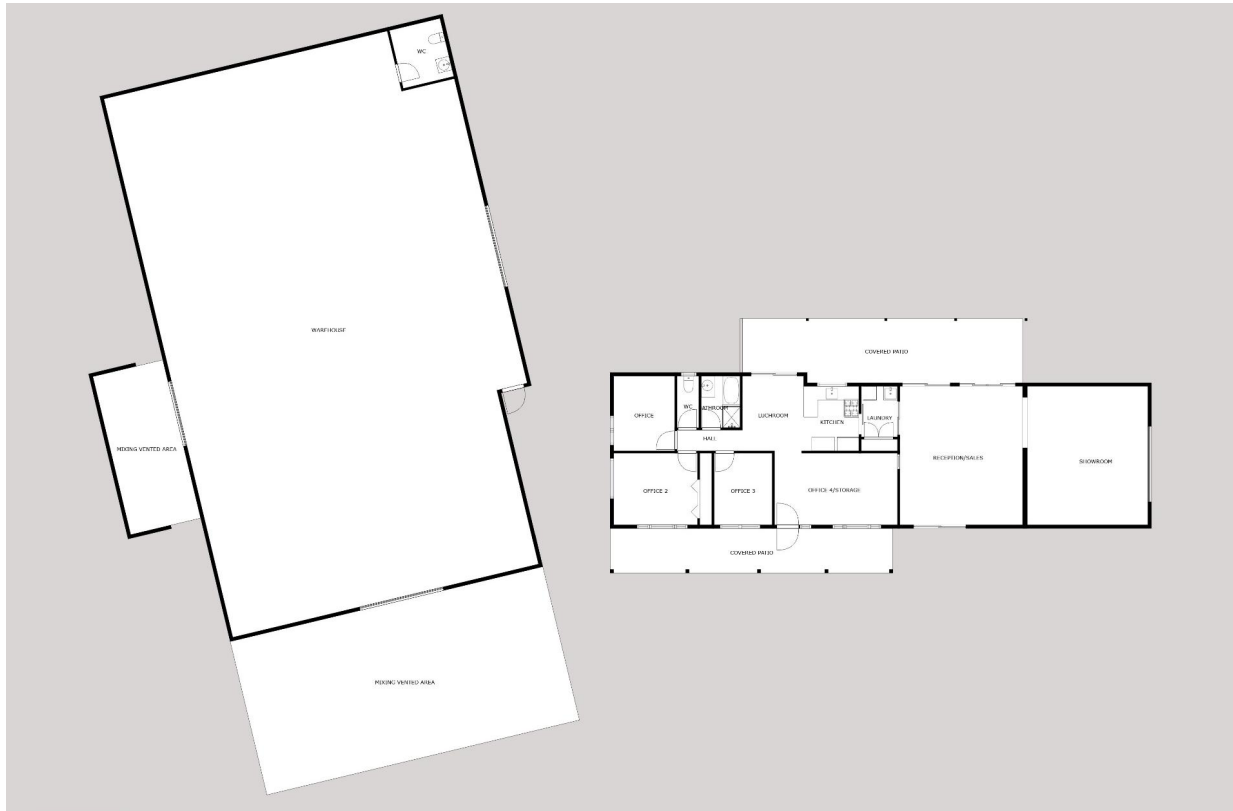
Offer to Purchase

Offer to Purchase	\$2,400,000
Initial Deposit	120000
Due Diligence	28
Finance Days	28
Settlement	49

More Images











Amended Environmental authority

This environmental authority is issued by the administering authority under Chapter 5 of the Environmental Protection Act 1994.

Permit¹ number: EPPR00973213

Environmental authority takes effect: 23 March 2015

The anniversary date of this environmental authority remains the same annual return date. An annual return and the payment of the annual fee is due each year on this day.

Environmental authority holder(s)

Name	Registered address
Planet Paints Pty Ltd	Ridgway Accounting 101 Neil Street TOOWOOMBA QLD 4350

Environmentally relevant activity and location details

Environmentally relevant activity(ies)	Location(s)
54-Drum and container reconditioning 55-(2) Regulated waste recycling or reprocessing 57-(2a) Regulated waste transport 1 to 5 vehicles 7-(2a) Chemical manufacturing >200m ³ but <1000m ³ yr	7 Allen Court TORRINGTON - Lot 10 Plan SP153099 Mobile and Temporary.ENRE00529806

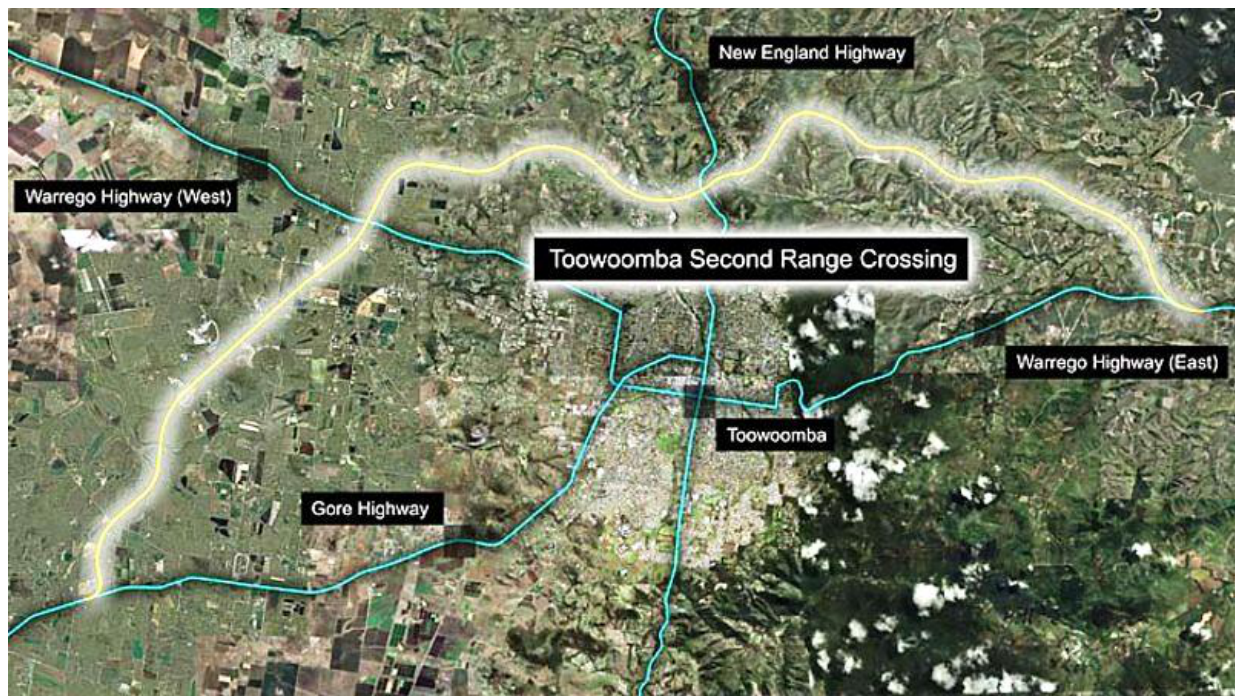
Additional information for applicants

Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority is issued is a restatement of the ERA as defined by legislation at the time the approval is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an environmental authority as to the scale, intensity or manner of carrying out an ERA, then the conditions prevail to the extent of the inconsistency.

An environmental authority authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the authority specifically authorises environmental harm.

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation













Disclaimer: The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be held liable for any decisions made based on this information without proper consultation with a professional adviser.