



INFORMATION MEMORANDUM "Darling River Friendly Grocer" 49 Yartla Street, Menindee





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Our Company

Collie & Tierney First National Real Estate is built on a tradition of trust, knowledge and experience, has grown to become one of Australia's leading real estate companies.

The company uses a synergy of the most advanced technology, complemented by a large dynamic, experienced, and diverse team now numbering more than 30.

The directors regard their staff as partners in the business and select their team members as much for their people skills as for their experience in a given field, and their track record.

Today, more than six decades on from the formidable partnership that founded the company in the 1950s, their philosophy has never changed - act with honesty and integrity and always put the interest of their clients first.

Collie & Tierney continues to build on the strong foundation laid by the company's founders striving each day to take real estate in our region to a new, higher level.

Property Address:

“Darling River Friendly Grocer”
49 Yartla Street,
Menindee

Selling Agency:

First National Real Estate Collie & Tierney
67 Lime Avenue
Mildura VIC 3500
www.ctfnre.com.au

Selling Agent:

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Rural Property Consultant
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Introduction & Business Details

Collie & Tierney are pleased to offer for sale:

Darling River Friendly Grocer, 49 Yartla Street, Menindee

A well established supermarket business located in the heart of the Menindee township. Established on two freehold lots with a four bedroom residence attached to the premises.

Boasting an open plan layout with all necessary equipment including refrigeration units, freezer kitchen facility, office and storage area and offering a wide range of general grocery lines, plus more specialised items including newspapers, toys and fishing gear, takeaway meals and an ATM facility.

The four bedroom home features full kitchen, lounge, bathroom & laundry facilities and a spacious outdoor entertainment area and large fenced yard.

The current owners have recently installed a 30kW solar system to improve energy efficiency and have a back up diesel power unit installed.

The property is being offered with plant and equipment and stock at valuation.





Business Summary

Property Address:	49 Yartla Street, Menindee
Hours of Operation:	8.30am to 5.30pm – Monday to Friday 9am to 2pm – Saturday to Sunday (Excluding Christmas Day, New Years Eve, Good Friday)
Supermarket:	General grocery lines, fishing gear, newspapers, cigarettes and takeaway meals
Other Facilities:	ATM
Parking:	Street parking
Property Title:	Lot 1 in deposited plan 185375 / Folio: 1/185375 Lot 2 in deposited plan 185375 / Folio: 2/185375
Site Area:	2023m2 approximately



Property Overview

FREEHOLD & BUSINESS:

The Darling River Grocer includes the Freehold business and residence at the rear.

The business comprises of a large open plan layout with cool rooms, freezer, work area, kitchen facilities, office and storage room.

At the rear of the business is a 4 bedroom residence perfect for the owner / operator.

Structural Improvements:

Includes a 30m x 20m (approx) clad shopping centre of steel construction with bull nosed veranda and security shutters plus 4 bedroom residence with evaporative airconditioning and gas heating, outdoor entertainment area with secure rear yard.

Double carport attached to the side of the shopping centre.

Summary:

This freehold supermarket business is the sole supplier of grocery items in the Menindee region, offering a wide range of supermarket items plus other specialised items including newspapers, toys, fishing gear, takeaway meals and has an ATM facility.

The business has successfully operated for more than 25 years in its current location and is being sold with all plant and equipment plus stock at value.





Plant & Equipment

Plant and Equipment List:

- Sharp cash register and drawer
- Turbofan oven (portable)
- Stock trolley (wooden base)
- Compaq computer
- Samsung printer
- Computer desk
- Bar code scanner
- Battery back up
- Gorilla safety step
- 2 x Step ladders
- Electric floor polisher / buffer
- Woodson milk shake maker and metal tumblers
- 2 x Security mirrors
- Metal shopping trollies
- Fire blanket
- Fire extinguishers
- Pallet jack
- Shelving
- Sack truck
- 2 x Mop buckets
- Assorted brooms and mops
- Ice machine and cool box
- Assorted s/steel tables
- Safe (fire proof)
- Cummins 100kva generator
- 30kva Solar system
- Microwave
- Toaster



Plant and Equipment (cont)

- Roban rotisserie (10—12 birds)
- K.A.T pizza oven
- Home delivery pizza bag
- Westinghouse deep freeze (500lt)
- CAS scales
- Meat slicer
- Vacumatic 168
- Commercial food processor
- Single door walk in coolroom (fruit & veg)
- Woodson chicken ban marie
- Roband pie warmer
- Thermatech sandwich / cake display fridge
- Large 7 drawer, 1 cupboard, storage unit
- Canon fax / photo copier
- 2 x Desks
- 2 x Office chairs
- Filing cabinet (3 drawer)
- Cigarette storage (3 bay lockable)
- Remote control fan
- Espresso Essential coffee machine
- 2 x Wall clocks
- Sunglasses display stand
- Glass display unit
- 2 x Uniden portable phones
- 3 x Wet floor safety signs
- Refridgerated cabinet (3 metre, in working order) currently used to display pharmacy items
- Surveillance system
- MC 30XX ordering system
- Laminator
- Lemair deep freeze



Plant and Equipment (cont)

- Luke 4 burner grill plate, oven
- Breville sandwich press / toaster
- Assorted crockery and cutlery
- Assorted tables and chairs
- Wall fan
- Cutting boards
- Williams 3 door sandwich bar fridge
- Frymax deep fryer (2 basket commercial)
- 3 x Rubber mats black
- Roll non-slip matting
- Assorted trays and tubs
- Pick a bar fridge (2 door)
- 2 x Sliding glass door chilliers 1400lt
- Leonard freezer (used for fishing bait)
- Curved glass top 2 door chest freezer (ex Streets)
- Walk in rear load 4 glass door freezer
- Walk in rear load 5 glass door freezer
- Walk in rear load 10 glass door coolroom
- 3 x Roof mounted evaporative air coolers
- 5 x Produce bins
- Produce bag dispenser
- 4 x Convenience trolleys
- Basket stand and baskets
- 4 x Large shopping trolleys (red)
- Assorted display shelving
- Point of sale system—includes 2 x touch screen terminals, 2 x thermal receipt printers, 2 x cash drawers, 2 x battery back up, 2 bar code scanners



Plant and Equipment

Plant & Equipment Not Owned:

- 2 x Coke fridges 3 door
- Streets 4 bay freezer
- ATM
- 2 X Chip racks
- 2 x Wrigley display stands
- 3 x Tip Top bread racks

Plant & Equipment Not Included in Sale:

- Ladders
- Carpeted stock trolley
- Black pedestal fan
- Front office computer & back up
- 4 x Sharp knives
- Kids table and chairs
- Black & decker dust buster
- Brice meat slicer





Profit & Loss

The Pumphrey Family Trust
47 Yartla Street
MENINDEE NSW 2879

Profit & Loss Statement

July 2017 through June 2018

17/07/2018
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Income		
Sales	\$1,221,347.99	
Miscellaneous Income	\$202.13	
ATM Rebate	\$2,058.12	
Discounts Received	\$64.15	
Phonecard Commission	\$1,388.20	
Total Income		<u>\$1,225,060.59</u>
Cost of Sales		
Purchases	\$854,825.33	
Packaging	\$449.26	
Newspapers for Resale	\$22,511.64	
Purchases - Electrical	\$3,833.66	
Freight	\$20,560.47	
Phonecards	\$35,185.00	
Total Cost of Sales		<u>\$937,365.36</u>
Gross Profit		<u>\$287,695.23</u>
Expenses		
General & Administrative Exp		
Accounting Fees	\$3,985.00	
Bookkeeping Expenses	\$6,842.50	
Licences & Registrations	\$446.00	
Bank Charges	\$1,658.73	
Merchant Fees	\$1,619.45	
Disputed ATM transaction	\$350.00	
Office Supplies	\$150.91	
Insurances	\$28,402.04	
Dues and Subscriptions	\$50.00	
Donations	\$761.94	
Telephone	\$2,166.15	
IT Services	\$855.91	
Repairs & Maintenance	\$1,630.24	
Freight Paid	\$199.16	
MV - Insurance	\$588.24	
Operating Expenses		
Cleaning	\$500.00	
Postage	\$358.23	
Printer- Toner	\$215.93	
Shrinkage/Spoilage	\$12,663.88	
Employment Expenses		
Superannuation	\$3,007.96	
Wages & Salaries	\$33,075.48	
Total Employment Expenses		<u>\$36,083.44</u>
Occupancy Costs		
Rates / Land Tax	\$1,904.08	
Gas	\$4,620.55	
Electricity	\$21,581.91	
Water	\$2,714.88	
Total Expenses		<u>\$130,349.17</u>
Operating Profit		<u>\$157,346.06</u>
Other Income		
Other Expenses		
Interest Expense	\$12,476.84	
ATO - PAYG Income Tax Payments	\$25,072.70	
Total Other Expenses		<u>\$37,549.54</u>
Net Profit / (Loss)		<u>\$119,796.52</u>



Profit & Loss

PUMPHREY FAMILY TRUST

ABN: 12 658 491 480

Income statement

For the year ended 30 June 2017

	2017 \$	2016 \$
Other Income		
Commission Received	1,574	1,831
Goods For Own Usage	8,520	8,460
ATM Rebate	2,086	2,625
Sundry Income	99	-
	<u>12,280</u>	<u>12,915</u>
Sales		
Sales	1,143,887	1,087,358
	<u>1,143,887</u>	<u>1,087,358</u>
Less: cost of sales		
Purchases		
Opening Stock	86,998	86,787
Purchases - General	775,927	716,267
Purchases - Newspapers	28,439	29,826
Purchases - Electrical	3,487	2,753
Freight	22,241	20,401
Fuel Levy	4	332
Phonecard Purchases	40,008	46,345
	<u>957,104</u>	<u>902,711</u>
Closing Inventories	(76,996)	(86,998)
	<u>880,108</u>	<u>815,712</u>
Gross profit from trading	<u>276,059</u>	<u>284,561</u>
Expenses		
Accountancy Fees	3,985	3,985
Advertising & Promotion	1,950	1,775
Bad Debts	1,490	-
Bank & Merchant Fees	377	314
Bank Charges - General	2,578	2,577
Bookkeeping	8,978	9,258
Borrowing Expenses	107	1,603
Cleaning	-	132
Computer Expenses	938	827
Depreciation	9,928	24,183
Donations	643	533
Electricity & Gas	27,052	25,271
General	29,835	28,962
Interest	15,505	19,649
Legal Costs	307	-
Licences, Registrations, Permits	628	559
Motor Vehicle Expenses	3,344	249
Office Expenses	304	99
Postage, Printing & Stationery	701	722
Rates & Taxes		
Council	1,801	1,703
Land	199	227

The accompanying notes form part of these financial statements.

These statements should be read in conjunction with the attached compilation report of Hillier Ellis Chartered Accountants.



Profit & Loss

PUMPHREY FAMILY TRUST

ABN: 12 658 491 480

Income statement

For the year ended 30 June 2017

	2017 \$	2016 \$
Water	2,405	1,335
	<hr/> 4,405	<hr/> 3,265
Repairs & Maintenance	4,564	5,457
Shrinkage & Spoilage	12,922	14,649
Superannuation		
Staff	3,834	4,576
Telephone	2,160	2,020
Wages		
Staff	39,260	48,169
	<hr/> 175,795	<hr/> 198,833
Net profit	<hr/> 100,263	<hr/> 85,728
Retained earnings at beginning of the financial year	-	-
Total available for distribution	<hr/> 100,263	<hr/> 85,728
Distribution to Beneficiaries	100,263	85,728
Retained earnings at the end of the financial year	<hr/> -	<hr/> -
Beneficiaries distribution:		
<i>[Redacted]</i>	98,599	84,064
<i>[Redacted]</i>	1,664	1,664
	<hr/> 100,263	<hr/> 85,728

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Menindee

Menindee is a small town in the far west of New South Wales, Australia, in Central Darling Shire on the banks of the Darling River with a sign-posted population of 980 and a 2016 census population of 551.

History:

Menindee is the oldest European settlement in western New South Wales, and the first town to be established on the Darling River. The first European to visit the area was the surveyor and explorer Major Thomas Mitchell in 1835. He was followed by Charles Sturt in 1844 and the town was the advance base for the Burke and Wills expedition in 1860.

Burke and Wills:

The Burke and Wills expedition camped at Menindee on their journey to cross Australia from Melbourne to the Gulf of Carpentaria. They arrived here on 14 October 1860, crossed the Darling River at Kinchega Station and made Camp XXXIV (their thirty-fourth camp since leaving Melbourne). There was dissent within the party and the deputy-leader George Landells resigned. Robert O'Hara Burke split the party, heading north to Cooper Creek with half the men, stores and animals. The remaining men, stores and animals made a depot camp at Pamamaroo Creek and a sign and cairn mark the site of the camp. This camp was used for the remainder of 1860 and for most of 1861. While in Menindee, Burke stayed at the Maiden's Hotel, which was then owned by Thomas Pain and was known as Pain's Hotel.

Population:

According to the 2016 census of Population, there were 551 people in Menindee. Aboriginal and Torres Strait Islander people made up 36.1% of the population. 79.3% of people were born in Australia and 84.3% of people only spoke English at home.

Geography:

Menindee is located where the transcontinental railway line crosses the Darling River. Menindee railway station is serviced by the NSW TrainLink *Outback Xplorer* passenger train from Sydney to Broken Hill on Monday, returning from Broken Hill to Sydney on Tuesday. The GSR *Indian Pacific* also stops once-weekly in each direction on request. The railway line is about 900 km west of Sydney and about 110 kilometres south-east of Broken Hill.

A weir on the Darling River near Menindee diverts water from the river into a series of shallow, otherwise dry, overflow lakes. The Menindee Lakes, also known as the Menindee Water Storage Scheme, regulate the river flow for irrigation downstream into South Australia. Situated on the western edge of town is the Kinchega National Park.

Climate:

Menindee has a desert climate with an annual average rainfall of just 245.8 mm (9.6 in), however rainfall varies significantly from year to year, with the town often going without rainfall for months on end, but occasional severe rainstorms can cause falls of over 100 mm in a day, the last time this happened being January 2011. Menindee is tied with Bourke in recording the hottest temperature in New South Wales, with a temperature of 49.7 °C (121.5 °F) recorded on 10 January 1939.



Confidentiality & Disclaimer

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