



# EMPIRE

## TRADE EXCHANGE

### NATIONAL NEWSLETTER

May  
2011

Volume 5 - Issue 4

Image compliments of [www.freefoto.com](http://www.freefoto.com)

*Happy Mothers Day*

## Online Product Catalogue

Log onto the secure member section of the corporate website and **load your own products** onto the Online Catalogue!

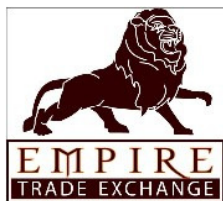
You can also **edit entries** you have already loaded. Criteria for inclusion in the catalogue applies (see below) and each submission is checked before being loaded to the website.

### Criteria for inclusion into the Catalogue:

- Catalogue is for product and not services
- Member must have an ongoing supply of the product
- Must be able to supply Australia wide
- Product must be new and of good quality
- Price must be right
- Trade component a minimum of 40%
- Good quality photos to minimum size of 640 x 480 pixels in JPEG or PNG format
- Full description, full price including GST and trade percentage must be listed

If your product does not meet the above criteria, you can advertise it via the Classifieds or in our regular Publications.

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# REAL ESTATE

New listings and properties available now  
[www.etxint.com](http://www.etxint.com)

## PRIVATE SALE

### State Accredited Men's Accommodation - Mt Isa

**\$545,000 - 20% Trade**

**Trade - \$109,000 + Cash - \$436,000**

14% returns on this State Accredited Men's Accommodation in thriving Mt Isa.

10 rooms x \$145.00 per week = \$1,450.00 per week!

- Over \$75,000 p.a. gross for only \$545,000 investment which is greatly undervalued but realistic for a quick sale.

#### The Property

- 10 bedrooms with built in robe and desk in most, single bed, linen, TV, microwave, fridge. The rooms are in clusters under 3 different roofs. 7 rooms open to the verandahs much like a motel setup with the amenities block about 20 steps away. 3 other rooms are in the main house which could be converted back to a normal home for owner managers, leaving 7 rooms to rent and an income of still over \$1,000 per week.
- 1 bedroom has it's own ensuite and would be most suitable for an owner manager as it is quite large.
- 2 kitchens. 1 servicing the front rooms and one at the back. Just basic old kitchens but quite roomy with adequate cabinets and a table and chairs. 1 has a new stove.
- Shared amenities block with 3 showers and 3 toilets and a laundry with a 1 yr old washing machine. It's very similar to a caravan park setup only much closer to the rooms.
- Higher returns easily achieved for astute business persons. One alternative is adding ensuites to each room under the verandah roof and making a budget motel with rooms at \$80 per night which would make it the lowest priced motel in Mt Isa and never empty. Motel rooms enjoy almost full occupancy due to the Estrada mining industry. You do the maths on this! The second kitchen could then be converted to another motel room.
- 7 new solar thermal air conditioners recently installed to reduce power bills. 3 bedrooms still have evaporative cooling.
- Solar Hot water system.
- 10 medium sized fridges. Most new, a few ancient. 10 microwaves. 10 TV's. 10 beds with linen. (replaced 8 months ago)
- Almost always fully tenanted due to a huge demand for budget accommodation. Most are miners or tradesmen and a few are aged pensioners. One old guy caretakes the property for \$50 reduced rent.
- Almost all rooms have now been professionally painted and 2 have new carpet or lino. All other rooms have tiled floors.
- In the last 8 months, well over \$50,000 has been spent on upgrading the property. IE: Solar A/C's, internal painting, floor coverings, new front fence with lockable gates, electrical upgrading, furniture and linen upgrades (Receipts are available as proof)

#### Management:

- I live in Brisbane, 2,000 klms away and have never had a problem with managing from a distance. Old Les finds us tenants, cleans the toilet block and kitchens to his standard, gets the leases signed and collects the rent unless they pay by internet directly. He also promptly kicks out any trouble makers or drunks. There are strict house rules in order to comply with State regulations of rooming/boarding houses. All Fire alarms are hard wired in and fire safety checks done regularly. This property has been accredited since 2007 but if converted to a motel would not require accreditation. If used as present the purchaser or company director will need to have a police check, even if they don't live there. Blame the State Govt and their obsession with rules.
- At present use this is commercial property. Banks may require 20% of your own funding. Purchasing the property on trade will give you this 20% down payment. On a \$450,000 loan at 7.5% interest only you are looking at repayments of about \$2,500pm leaving a NET income of about \$2,500pm after expenses. (Electricity, Water, Rates, Insurance, Telephone, Fire safety inspections, Toilet paper) Not bad for no money down and the potential to quadruple your income if you go down the motel route or just rent self contained units.
- Financials are available to serious people only.

**Call Don or Freya on 07 32002896 or 0413494499**



# FOREFRONT

Empire Trade Features for May 2011  
[www.etxint.com](http://www.etxint.com)

## AUCTION FEATURE

### TOUCHSCREEN NOTEBOOK (new) 50% Trade

This battery powered touchscreen data bank notebook features local time, world time, alarm, snooze, temperature, email address storage, phone book, conversions, calculator and radio. Comes with protective pouch and ear phones. Postage Oz wide is \$10.



This Auction closes: AEST 23:41:35, Thu 12th May 2011

To bid go to [www.etxint.com](http://www.etxint.com) and login with your username and password.

## CLASSIFIED FEATURE

### *Jim's Mowing Franchise*

Must sell due to ill health - Jim's mowing franchise established 6 years - trade component is negotiable

**\$10,000.00 Cash + \$10,000.00 Empire Trade**

Contact: John Rhodes  
Phone: 03 5482 5483  
Email: [john.rhodes@optusnet.com.au](mailto:john.rhodes@optusnet.com.au)  
Address Echuca, Victoria 3564

To view full list of classifieds go to [www.etxint.com](http://www.etxint.com) and login with your username and password.

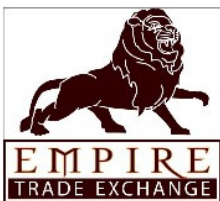
### **TYRES + RIMS (FITTED)**

Fitted Tyres and Rims. The rims are Centreline and are 14 x 8". Tyres have 100k on them and are: Front:2 x 235x14x65R. Back:2 x 245x14x65R. Full set of Bridgestone. Please contact Bill on 0416 849 651 for further information.

**TOTAL PRICE: \$1,000.00**  
**(\$700 CASH + \$300 EMPIRE TRADE)**

Contact: Hunters & Collectors  
Phone: 0416 849 651  
Email: [bedford2@dodo.com.au](mailto:bedford2@dodo.com.au)  
Address: Aldinga Beach, South Australia 5173

To view full list of classifieds go to [www.etxint.com](http://www.etxint.com) and login with your username and password.



# MEMBER'S MARKET

Empire Trade Member Specials for May 2011

[www.etxint.com](http://www.etxint.com)

**AUSTRALIA WIDE - AUSTRALIA WIDE - AUSTRALIA WIDE - AUSTRALIA WIDE**



## The Haven Inn Sydney

Enjoy first class hotel comfort and facilities next door to Darling Harbour and the city at Glebe. The Haven Inn Sydney is a modern boutique style hotel located in cosmopolitan inner city Glebe just 5 minutes to the City & Darling Harbour. With buses, taxis and the light rail system at the door.

**Offering 50% Empire Trade**

Contact: Gunay Gonkur, Andrew Lamont on 02 9660 6655

Email: [msc144@bigpond.com](mailto:msc144@bigpond.com)

Address: 196 Glebe Pt Rd, Glebe NSW 2037

Website: [www.haveninnsydney.com.au](http://www.haveninnsydney.com.au)



### Orbit Wheels

50% Trade

*A cross between a skateboard and inline skates, but with more freedom and simplicity than either. Orbit Wheels are a brand new concept for wheeled sports.*  
\$150.00



### Blood Pressure Monitor

50% Trade

Automatic Blood Pressure Monitor  
Omron Blood Pressure Monitor HEM-780  
\$250.00 .

Contact: Kelly Lin from Taylors Pharmacy - NSW  
Ph: (02) 9144 1363 or Email: [taylorspharmacy.turramurra@nunet.com.au](mailto:taylorspharmacy.turramurra@nunet.com.au)



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Empire Trade Member Specials for May 2011

[www.etxint.com](http://www.etxint.com)

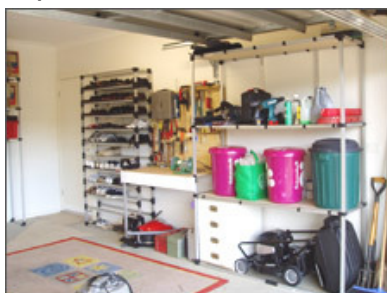
**AUSTRALIA WIDE - AUSTRALIA WIDE - AUSTRALIA WIDE - AUSTRALIA WIDE**



## CROWN PLASTICS (AUST) PTY LTD

PLASTIC INJECTION MOULDERS AND MANUFACTURERS

We specialise in the manufacture & supply (installation) of your storage shelf & display needs for office, shop or home.



We also can completely fit out your new shop or renovate/update your existing premises. We also provide exhibition needs. eg display shelving, partitions, desks etc.

Offering **50% Empire Trade** to all members

Contact: David or Joe on 02 9729 3990

Email: [david@crownplastics.com.au](mailto:david@crownplastics.com.au)

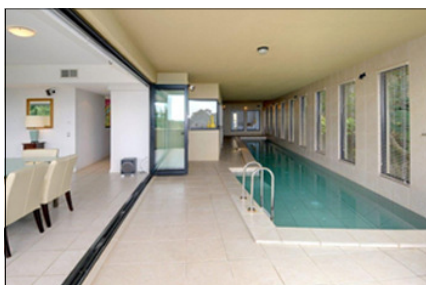
Address: 6 Walker Place, Wetherill Park NSW 2164

Website: [www.crownplastics.com.au](http://www.crownplastics.com.au)

## Holiday House - Sunshine Coast

4 Levels of absolute luxury 229 Mooloolaba Road, Mooloolaba

- Bedrooms: 5
- Multi Level House
- Pool: Yes
- Airconditioning
- Bathrooms: 3
- Stairs Yes
- Ensuites: 2
- Carspaces: 2
- Lift Yes
- 3 Balconies

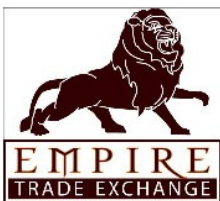


For prices please go to: [www.g1holidays.com.au/html/mooloolaba-holidays/16/297/buderim](http://www.g1holidays.com.au/html/mooloolaba-holidays/16/297/buderim)

Offering **50% Empire Trade**

**FOR ALL BOOKINGS:** Contact Wayne Liberg on 0407 047 652 or email

[libergptyltd@bigpond.com.au](mailto:libergptyltd@bigpond.com.au)



# MEMBER'S MARKET

Empire Trade Member Specials for May 2011

[www.etxint.com](http://www.etxint.com)

**AUSTRALIA WIDE - AUSTRALIA WIDE - AUSTRALIA WIDE - AUSTRALIA WIDE**



**Website for sale - How Low Will They Go!**

[www.howlowwilltheygo.com.au](http://www.howlowwilltheygo.com.au)

**\$2,000 - 100% Empire Trade**

A reverse auction website where suppliers bid for your business.  
Turn your trade into cash. Suppliers pay for the right to bid on the site.

Contact: Craig Coutts on (03) 5480 2255

Email: [admin@websitekings.com.au](mailto:admin@websitekings.com.au)

Web: [www.websitekings.com.au](http://www.websitekings.com.au)



Aussie Connect is offering **20% Trade** to all members on Worldwide **TRAVEL INSURANCE** (acting on behalf of Cerberus & Lloyd's Underwriters).

Aussie Connect Pty Ltd - ABN: 34 116 806

Contact: Tamara Finley on 0438 986 143  
207 Coach Road East, Burpengary Qld 4505

Email: [enquiries@aussieconnect.net.au](mailto:enquiries@aussieconnect.net.au)

Website: [www.aussieconnect.net.au](http://www.aussieconnect.net.au)

## **WINTER CHILDREN'S CLOTHING**

**NOW ARRIVING - LIMITED STOCK**

Limited stocks of boys and girls winter clothing is now arriving.

Included will be trackies, hoodies, skivvies, pjs.

Anyone interested please EMAIL ME with your requirements.

Items can also be viewed on the online auction site and product catalogue.

**Offering 60% Empire Trade**

Contact Madeline Rogers  
email [grand5@tpg.com.au](mailto:grand5@tpg.com.au)



# MEMBER'S MARKET

Empire Trade Member Specials for May 2011

[www.etxint.com](http://www.etxint.com)

**AUSTRALIA WIDE - AUSTRALIA WIDE - AUSTRALIA WIDE - AUSTRALIA WIDE**



## 2008 Castaway Bay Sauvignon Blanc

Cool fermentation and a combination of traditional and innovative techniques has helped to retain all of the fruits freshness and vibrancy. Herbal notes of capsicum and ripe gooseberry are balanced on the palate with tropical nuances of melon, rich concentration and a crisp finish. BRONZE MEDAL: 2008 Air New Zealand Wine Awards



**\$13.00 per bottle**  
(\$8 Cash + \$5 Empire Trade)  
Minimum order - 2 cases

This product is currently available ex Sydney  
Freight in cash, available Nationally

Freight approximately \$50-\$53 cash for 5 cases to most regions

Contact Tom Smith on 0438 019 983 or email [mavenwinesales@gmail.com](mailto:mavenwinesales@gmail.com)

**www.etxint.com**

### Trading Suspensions and Businesses no longer with the Exchange

**PLEASE NOTE THAT OUR USUAL GUARANTEE TO HONOUR AMOUNTS UP TO \$T200 WITHOUT AUTHORISATION WILL NOT APPLY TO TRANSACTIONS WITH THE ACCOUNTS LISTED BELOW.**

#### TRADING SUSPENSIONS

The member accounts listed below have been suspended from trading during the month of May 2011. Please do not accept any transactions from these members without first calling for authorisation regardless of the amount.

Without an authorisation, the transaction will not be honoured by Empire Trade. **This list will be updated monthly.**

- |                                 |                                 |  |
|---------------------------------|---------------------------------|--|
| 9974 Gallery Creation Jewellers | 15070 William Cook              | 29781 11th Empire                            |
| 10856 Paul Monaghan Plumber     | 17456 Cronin Builders           | 30182 Business and Tax Professionals Pty Ltd |
| 10910 Zebs                      | 20907 Q Squash Ltd              | 30480 Dallas Automotive Pty Ltd              |
| 14424 Tassie Opals              | 27082 Sheds of Steels Pty Ltd   |  |
| 14982 Goldamillion Pty Ltd      | 29776 Jimbo's Plumbing Services |  |

#### BUSINESSES NO LONGER IN THE EMPIRE TRADE EXCHANGE

The following businesses are no longer members of our exchange. In most part, these are businesses that have sold or closed. These are permanent deletions and transactions by these businesses will not be honoured by Empire Trade.

- 17202 Devcott Jewellery Direct
- 22128 Pantographic Engraving
- 22184 Shearwater Restaurant
- 25420 Best Price Jewellery
- 30689 Zoe's Restaurant





**EMPIRE**  
TRADE EXCHANGE



## Australian Contacts

**HEAD OFFICE - Sunshine Coast | Unit 1 / 17 Premier Circuit Kawana Junction QLD 4575 | PO BOX 151 Buddina QLD 4575**  
Tel: 07 5437 7220 | Fax: 07 5437 7230 | Email: [hq@au.empireXchange.com](mailto:hq@au.empireXchange.com)

### ACT

**Canberra - Head Office** | Tel: 07 5437 7220 - after the prompt dial 123 | [canberra@au.empireXchange.com](mailto:canberra@au.empireXchange.com)

### NEW SOUTH WALES

**NSW Mid North Coast - Head Office** | Tel: 07 5437 7220 - after the prompt dial 124 | [nswmidcoast@au.empireXchange.com](mailto:nswmidcoast@au.empireXchange.com)  
**Newcastle - Phillip Brown** | Tel: 02 4942 2291 | [newcastle@au.empireXchange.com](mailto:newcastle@au.empireXchange.com)  
**NSW Central Coast - Head Office** | Tel: 07 5437 7220 - after the prompt dial 124 | [nswcentcoast@au.empireXchange.com](mailto:nswcentcoast@au.empireXchange.com)  
**NSW Regional South - Head Office** | Tel: 07 5437 7220 - after the prompt dial 123 | [nswre@au.empireXchange.com](mailto:nswre@au.empireXchange.com)  
**Sydney West - Head Office** | Tel: 07 5437 7220 - after the prompt dial 121 | [sydney@au.empireXchange.com](mailto:sydney@au.empireXchange.com)  
**Sydney North Shore - Head Office** | Tel: 07 5437 7220 - after the prompt dial 121 | [sydney@au.empireXchange.com](mailto:sydney@au.empireXchange.com)  
**Sydney City - Head Office** | Tel: 07 5437 7220 - after the prompt dial 121 | [sydney@au.empireXchange.com](mailto:sydney@au.empireXchange.com)

### QUEENSLAND

**Brisbane - Dean Knezevic** | Tel: 07 5437 7220 - after the prompt dial 111 | [brisbane@au.empireXchange.com](mailto:brisbane@au.empireXchange.com)  
**Caboolture - Mick James** | Tel: 07 5437 7220 - after the prompt dial 112 | [caboolture@au.empireXchange.com](mailto:caboolture@au.empireXchange.com)  
**Sunshine Coast & Gympie - Mick James** | Tel: 07 5437 7220 - after the prompt dial 112 | [suncoast@au.empireXchange.com](mailto:suncoast@au.empireXchange.com)  
**Gold Coast - Lance Reinhardt** | Tel: 07 5437 7220 - after the prompt dial 113 | [goldcoast@au.empireXchange.com](mailto:goldcoast@au.empireXchange.com)  
**Wide Bay & Burnett - Lance Reinhardt** | Tel: 07 5437 7220 - after the prompt dial 114 | [widebay@au.empireXchange.com](mailto:widebay@au.empireXchange.com)

### SOUTH AUSTRALIA

**Paul Humphries & Jane Meade Radford** | Tel: 08 8381 5014 | Mob: 0410 317 753 | [adelaide@au.empireXchange.com](mailto:adelaide@au.empireXchange.com)

### TASMANIA

**Tasmania - Jane Meade-Radford** | Tel: 07 5437 7220 - after the prompt dial 16 | [tas@au.empireXchange.com](mailto:tas@au.empireXchange.com)

### VICTORIA

**Albury / Wodonga - Lana Rawiri** | Tel: 07 5437 7220 - after the prompt dial 133 | [alburywodonga@au.empireXchange.com](mailto:alburywodonga@au.empireXchange.com)  
**Ballarat - Lana Rawiri** | Tel: 07 5437 7220 - after the prompt dial 133 | [ballarat@au.empireXchange.com](mailto:ballarat@au.empireXchange.com)  
**Bendigo - Lana Rawiri** | Tel: 07 5437 7220 - after the prompt dial 133 | [bendigo@au.empireXchange.com](mailto:bendigo@au.empireXchange.com)  
**Geelong - Lana Rawiri** | Tel: 07 5437 7220 - after the prompt dial 133 | [geelong@au.empireXchange.com](mailto:geelong@au.empireXchange.com)  
**Melbourne - Head Office** | Tel: 07 5437 7220 - after the prompt dial 131 | [melnorth@au.empireXchange.com](mailto:melnorth@au.empireXchange.com)  
**Mornington Peninsula / Melbourne South - Head Office** | Tel: 07 5437 7220 - after the prompt dial 132 | [mornington@au.empireXchange.com](mailto:mornington@au.empireXchange.com)  
**Shepparton / Goulburn Valley - Lana Rawiri** | Tel: 07 5437 7220 - after the prompt dial 133 | [shep@au.empireXchange.com](mailto:shep@au.empireXchange.com)

### WESTERN AUSTRALIA

**Western Australia - Jane Meade-Radford** | Tel: 07 5437 7220 - after the prompt dial 14 | [wa@au.empireXchange.com](mailto:wa@au.empireXchange.com)

## International Contacts

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**MALAYSIA - Esther Loh** | Tel: +60 3 7781 0233 | [hqmsia@eplanettrade.com](mailto:hqmsia@eplanettrade.com)  
**NETHERLANDS & BELGIUM - International Head Office** | Tel: +61 7 5437 7220 | [hq@nl.ebanctrade.com](mailto:hq@nl.ebanctrade.com)  
**NEW ZEALAND - James Hobcraft** | Tel: +64 3 930 4772 | [hq@nz.empireXchange.com](mailto:hq@nz.empireXchange.com)  
**SPAIN - Pablo Salgado** | Tel: +34 900 101 192 | [hq@es.ebanctrade.com](mailto:hq@es.ebanctrade.com)  
**UNITED KINGDOM - Intl Head Office** | Tel: +61 7 5437 7220 | [hq@uk.empireXchange.com](mailto:hq@uk.empireXchange.com)  
**VIETNAM - Head Office** | Tel: 07 5437 7220 | [hq@au.empireXchange.com](mailto:hq@au.empireXchange.com)