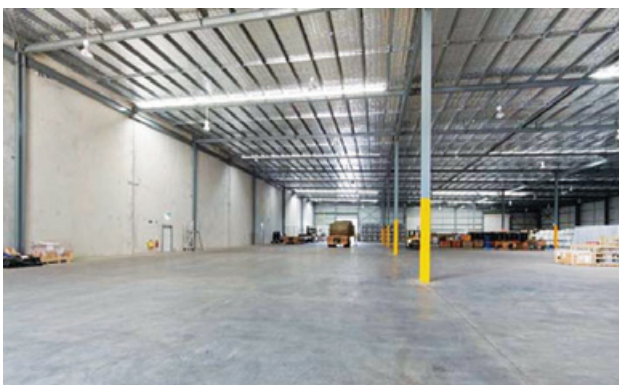


15 Ashby Close, Forrestfield WA



This is an 'A' Grade transport and logistics depot and warehouse facility located in Forrestfield WA, one of Perth's most central and highly regarded industrial suburbs, providing excellent access to Perth's road network via Roe, Tonkin and Leach Highways.

Completed in 2014, it has been specifically designed to meet the present day requirements of a major logistics supplier and is finished to the highest standards.

The low plot ratio of only 35% site coverage, provides a functional transport depot and warehouse, with further development potential.

Key features include:

- 671sqm fully air conditioned office over two levels with excellent staff amenities and 73 parking spaces;
- 8,595sqm warehouse/workshop with 7.85m to 10m truss height;
- 2,000sqm of combined all weather canopies and 150sqm heavy vehicle wash bay;
- 11,000sqm of secure hardstand allowing excellent truck drive around access, turning and storage; and
- Solar power generation system delivering additional revenue.

## 15 Ashby Close, Forrestfield WA

Underpinned by solid sole tenant Asco Transport & Logistics, a wholly owned subsidiary of international company Asco Holdings Limited, this property has delivered returns in line with forecasts.

With a low plot ratio of only 35% site coverage this property provides further development potential to increase value and income streams.



### KEY DATA

<b>PURCHASE PRICE</b>	\$20,500,000
<b>SETTLEMENT DATE</b>	31-May-18
<b>PRINCIPLE USE</b>	Industrial
<b>DATE BUILT</b>	TBA
<b>SITE AREA</b>	32,068 sqm
<b>NET LETTABLE AREA</b>	9,416 sqm
<b>CAR BAYS</b>	N/A
<b>VALUE</b>	\$20,500,000
<b>ESTIMATED FULLY LEASED NET INCOME</b>	\$1,425,791
<b>VALUATION DATE</b>	27-Feb-18
<b>VALUE/m<sup>2</sup> (INLA)</b>	\$2,177
<b>VALUER</b>	Jones Lang LaSalle Advisory Services

### DEBT

<b>CURRENT DEBT</b>	\$10,855,000
<b>GEARING (LOAN/VALUATION)</b>	52.95%

### FACILITY

	AMOUNT	MATURITY
Fixed @ 2.42% + Margin	\$10,855,000	30-Apr-21

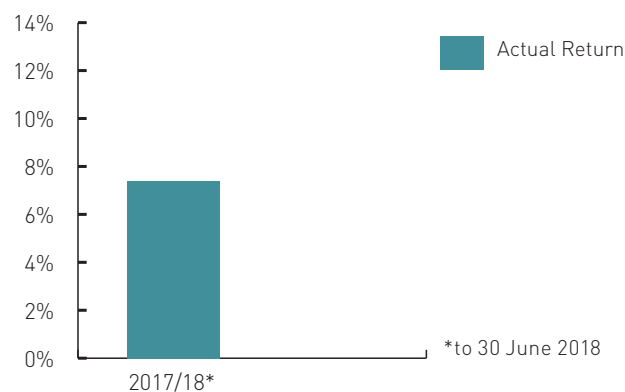
### TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
Asco Transport & Logistics	100%	28-Apr-24

### INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% TOTAL
FY 2018	7.40%

### % RETURNS



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