

181 Great Eastern Highway, Belmont WA



The area of Belmont/Rivervale is well located between the Perth CBD, Perth airport and the Welshpool/Kewdale industrial areas, approximately 5km from each and attracts a range of commercial uses for this reason.

The property is a three level office building incorporating 4,036.3m² of net lettable area which was built in 1988 but was substantially refurbished in 2011. It provides well presented, light and attractive office accommodation with easily sub-divisible floor plates. There is ample car parking with 235 bays across two titles.



181 Great Eastern Highway, Belmont WA

The property continues to deliver solid rental income in an otherwise soft Perth market. We expect to continue to retain most of the property's income until the existing lease is extended as a precaution against vacancy in the current market. We have recently commenced preliminary lease extension discussions with the tenant as their current lease has approximately 18 months until expiry. These discussions are likely to be protracted given the tenants lack of urgency under the current lease. We will advise when note-worthy news comes to hand.



KEY DATA

| | |
|--|----------------|
| PURCHASE PRICE | \$19,100,000 |
| SETTLEMENT DATE | 21-Jan-13 |
| PRINCIPLE USE | Office |
| DATE BUILT | 1989 |
| SITE AREA | 10702 sqm |
| NET LETTABLE AREA | 4036 sqm |
| CAR BAYS | 235 |
| VALUE | \$16,500,000 |
| ESTIMATED FULLY LEASED NET INCOME | \$2,011,424 |
| VALUATION DATE | 30-Jun-17 |
| VALUE/m² (NLA) | \$4,088 |
| VALUER | Burgess Rawson |

DEBT

| | |
|---------------------------------|-------------|
| CURRENT DEBT | \$9,700,000 |
| GEARING (LOAN/VALUATION) | 58.79% |

FACILITY

| | AMOUNT | MATURITY |
|-------------------------|--------------|-----------|
| Fixed @ 3.565% + Margin | \$10,500,000 | 22-May-21 |

TENANT INFORMATION

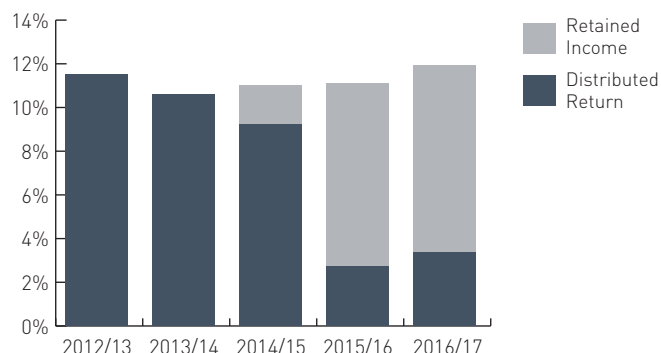
| MAJOR TENANTS | NLA | LEASE EXPIRY |
|----------------------|---------|--------------|
| NRW Holdings Pty Ltd | 100.00% | 1-Feb-19 |
| Telstra | 0% | 31-Aug-21 |

INVESTOR RETURNS

| CASH RETURN (ANNUALISED) | % DISTRIBUTED | % RETAINED | % TOTAL |
|--------------------------|---------------|------------|---------|
| FY 2013 | 11.49% | 0.00% | 11.49% |
| FY 2014 | 10.58% | 0.00% | 10.58% |
| FY 2015 | 9.24% | 1.78% | 11.02% |
| FY 2016 | 2.71% | 8.40% | 11.11% |
| FY 2017 | 3.38% | 8.53% | 11.91% |

| TAX DEFERRED PORTION OF CASH RETURN | % |
|-------------------------------------|--------|
| FY 2013 | 75.49% |
| FY 2014 | 72.38% |
| FY 2015 | 59.47% |
| FY 2016 | 48.52% |
| FY 2017 | 40.80% |

% RETURNS



ADDRESS Level 2, 47 Stirling Highway, Nedlands, Western Australia, 6009
MAIL PO Box 1110, Nedlands 6909, Western Australia
PHONE +61 8 9423 5100
FACSIMILE +61 8 9423 5199
EMAIL info@lestergroup.com.au