

2015 Diversified Property Fund



The 2015 Diversified Property Fund consists of two industrial properties located in Sydney NSW. These single tenant properties were both acquired during 2015 into the same fund, enabling the tenants to contribute to the running costs of both properties, service the bank facilities and ensure consistency of investment returns to investors.

2015 Diversified Property Fund 20 Williamson Road, Ingleburn NSW

Over the past six months, substantial clean-up and renovation works have been completed in order to make the property presentable and attractive to prospective tenants.

Concurrently, leasing agents, Colliers International have been engaged to find a replacement tenant(s). They have more recently experienced solid enquiry levels and regular inspections resulting in us dealing with a number of prospective tenants seeking part or whole property leases. Considering the industrial leasing market within Sydney is quite firm, and are confident in securing a tenant this year.

The recent valuation of the property shows a \$3.6 million appreciation over the past two and a half years since acquisition.

KEY DATA

PURCHASE PRICE	\$13,200,000
SETTLEMENT DATE	24-Dec-14
PRINCIPLE USE	Industrial Facility
DATE BUILT	1995, 2002
SITE AREA	25,420 sqm
NET LETTABLE AREA	12,047 sqm
CAR BAYS	Included
VALUE	\$16,800,000
ESTIMATED FULLY LEASED NET INCOME	-
VALUATION DATE	30-Jun-17
VALUE/m ² (NLA)	\$1,395
VALUER	CBRE Valuations Pty Ltd

DEBT

CURRENT DEBT	\$5,600,000
GEARING (LOAN/VALUATION)	33.33%

FACILITY

	AMOUNT	MATURITY
Fixed @ 2.91% + Margin	\$5,940,000	30-Nov-17

TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
Vacant	100.0%	

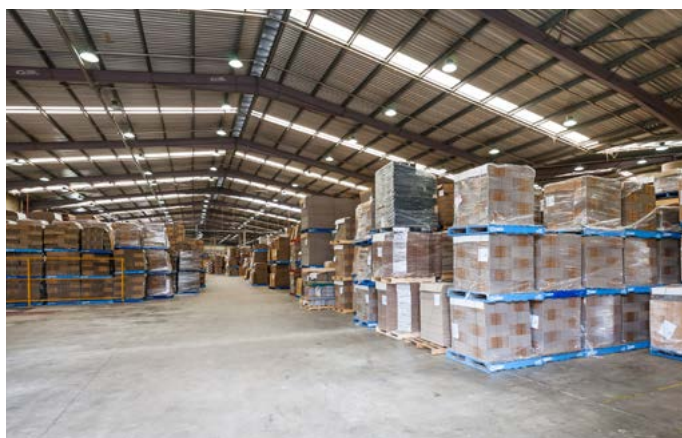


2015 Diversified Property Fund

159 - 163 Newton Road, Wetherill Park, NSW

The property is leased to Austcor, a leading manufacturer of corrugated cardboard packaging. Given their lease expires in October 2018, we have been negotiating with them for a considerable period of time and will continue to do so until resolution.

The recent valuation of the property shows a \$2.7 million appreciation over the past year and a half since acquisition.



KEY DATA

PURCHASE PRICE	\$15,500,000
SETTLEMENT DATE	11-Nov-15
PRINCIPLE USE	Industrial Facility
DATE BUILT	1990
SITE AREA	20,240 sqm
NET LETTABLE AREA	12,655 sqm
CAR BAYS	Included
VALUE	\$18,200,000
ESTIMATED FULLY LEASED NET INCOME	\$1,552,532
VALUATION DATE	30-Jun-17
VALUE/m ² (NLA)	\$1,438
VALUER	CBRE Valuations Pty Ltd

DEBT

CURRENT DEBT	\$5,460,000
GEARING (LOAN/VALUATION)	30.00%

FACILITY

	AMOUNT	MATURITY
Fixed @ 2.6% + Margin	\$7,595,000	11-Nov-20

TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
Austcor Packaging	100.0%	31-Oct-18

2015 Diversified Property Fund

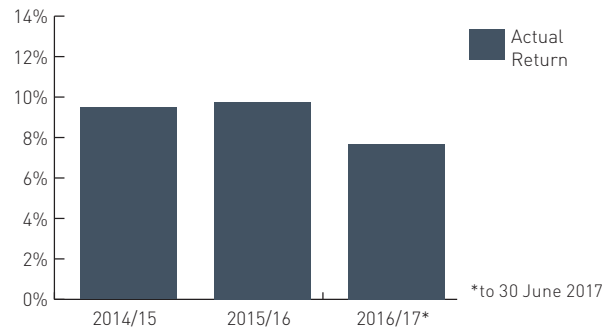
These two industrial properties have performed well delivering good returns marginally better than forecast in a strong Sydney market delivering solid capital appreciation.

With the Ingleburn property now market ready substantial marketing of this property continues with sold enquiry levels and regular inspections. Given the buoyant industrial leasing market in Sydney, we are optimistic a new tenant will be found relatively quickly.

INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% RETURN
FY 2015	9.49%
FY 2016	9.76%
FY 2017	7.69%
TAX DEFERRED PORTION OF CASH RETURN	
FY 2015	49.33%
FY 2016	38.42%
FY 2017	37.91%

% RETURNS



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