

2 Bagot Road, Subiaco WA



This Property commands a prominent location overlooking the busy intersection of Bagot, Thomas and Kings Park Roads approximately 1.5 km west of the Perth CBD in the City of Subiaco.

The building was constructed in 1972 and refurbished to present as light and attractive office accommodation. It comprises 2,141sqm of net lettable area over four levels, modern bathrooms, end of trip and kitchen amenities, as well as undercroft parking for 57 cars.

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In spite of the Perth property market this investment continues to achieve returns in excess of 12%.

With 63.5% of the property occupied, income distributions have been increased to a sustainable level. Leasing agents continue to actively market the property to fill the remaining space. An application to change the zoning to include Medical has been achieved successfully, broadening the potential markets for prospective tenants with two major hospitals in close proximity.



KEY DATA

PURCHASE PRICE	\$8,500,000
SETTLEMENT DATE	16-Jun-10
PRINCIPLE USE	Office
DATE BUILT	1972
SITE AREA	1,604 sqm
NET LETTABLE AREA	2,174 sqm
CAR BAYS	57
VALUE	\$10,250,000
ESTIMATED FULLY LEASED NET INCOME	\$338,538
VALUATION DATE	30-Jun-17
VALUE/m² (NLA)	\$4,715
VALUER	Burgess Rawson

DEBT

CURRENT DEBT	\$5,365,000
GEARING (LOAN/VALUATION)	52.34%

FACILITY

	AMOUNT	MATURITY
Fixed @ 3.65% + Margin	\$5,000,000	19-Oct-17
Fixed @ 3.62% + Margin	\$1,000,000	19-Oct-17

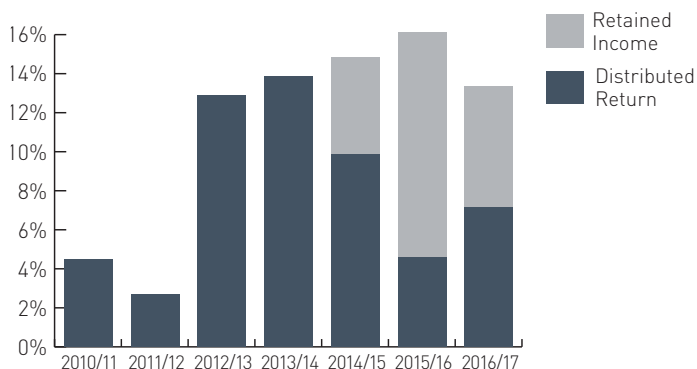
TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
People Sense	40.00%	30-Nov-21
At Home Health	20.00%	27-Apr-22

INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% DISTRIBUTED	% RETAINED	% TOTAL
FY 2011	4.47%	0.00%	4.47%
FY 2012	2.67%	0.00%	2.67%
FY 2013	12.90%	0.00%	12.90%
FY 2014	13.86%	0.00%	13.86%
FY 2015	9.86%	4.99%	14.85%
FY 2016	4.57%	11.58%	16.15%
FY 2017	7.14%	6.21%	13.35%
TAX DEFERRED PORTION OF CASH RETURN			%
FY 2011			7.52%
FY 2012			100.00%
FY 2013			36.44%
FY 2014			15.26%
FY 2015			11.62%
FY 2016			9.46%
FY 2017			36.89%

% RETURNS



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