

12 Waterloo Road, Macquarie Park NSW



Macquarie Park, NSW is located 12 km North West of the Sydney CBD and has grown to become the largest NSW office market outside the Sydney CBD. This precinct includes Macquarie University, Macquarie University Hospital and Macquarie Shopping Centre. The area is well served by the M2 Hills Motorway and three railway stations. Macquarie Park railway station is 400 metres from this Property.

12 Waterloo Road was built in 1999 consisting of 3,887m² of net lettable area over four levels with light on all four sides allowing easy subdivision into part-floor tenancies if required. There is parking provided on site for 86 vehicles, a ratio of 1 bay per 45sqm of net lettable area.

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Existing tenant, Broadland Solutions has agreed to extended their lease for a further seven months and we are at various stages of negotiation with the other tenants whose leases expire within the next 12 months.

InOne Projects have been appointed to refurbish the ground floor lobby, communal upper level lift lobbies and toilet amenities as well as fit out and reconfigure the current Level 2 vacancy. The refurbishment will be staged over the next four months so there is minimal disruption to the existing tenants.

Our leasing agents are actively marketing the available space and believe these capital works will attract new tenants, improve the building's long term leasability and assist in retaining existing tenants.



KEY DATA

PURCHASE PRICE	\$14,560,000
SETTLEMENT DATE	16-Nov-15
PRINCIPLE USE	Office
DATE BUILT	1999
SITE AREA	4,149 sqm
NET LETTABLE AREA	3,887 sqm
CAR BAYS	91
VALUE	\$14,560,000
ESTIMATED FULLY LEASED NET INCOME	\$ 1,291,619
VALUATION DATE	9-Sep-15
VALUE/m² (NLA)	\$3,746
VALUER	CBRE Valuations Pty Ltd

DEBT

CURRENT DEBT	\$6,280,000
GEARING (LOAN/VALUATION)	43.13%

FACILITY

	AMOUNT	MATURITY
Fixed @ 2.36% + Margin	\$8,008,000	16-Nov-18

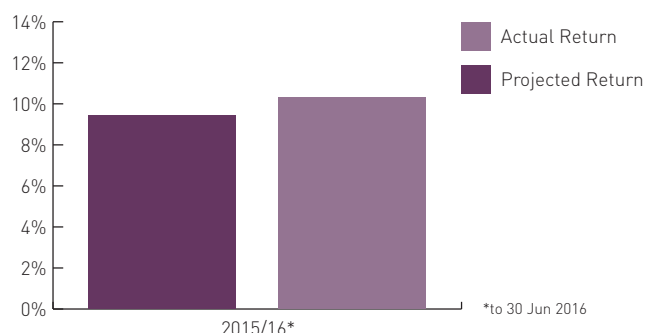
TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
Montessori Academy	25.4%	24-Feb-35
Broadland Solutions	15.3%	31-Mar-17
Silicon Controls	9.2%	31-Oct-17
Access Innovation Media	13.5%	30-Apr-17
IBS Australia	11.2%	30-Apr-17
Access Innovation Media	13.6%	30-Apr-17
Vacant (Rental Guarantee*)	11.9%	15-Nov-16

INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% RETURN
FY 2016	10.32%
TAX DEFERRED PORTION OF CASH RETURN	
FY 2016	58.46%

% RETURNS - FORECAST TO ACTUAL



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