

### 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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This property is now 90% leased (of which 10% commences in January 2019) in what continues to be a very soft leasing market place. Leasing agents continue to actively market the property to fill the remaining space.



### KEY DATA

<b>PURCHASE PRICE</b>	\$8,500,000
<b>SETTLEMENT DATE</b>	16-Jun-10
<b>PRINCIPLE USE</b>	Office
<b>DATE BUILT</b>	1972
<b>SITE AREA</b>	1,604 sqm
<b>NET LETTABLE AREA</b>	2,174 sqm
<b>CAR BAYS</b>	53
<b>VALUE</b>	\$9,400,000
<b>ESTIMATED FULLY LEASED NET INCOME</b>	\$674,098
<b>VALUATION DATE</b>	06-Jun-18
<b>VALUE/m<sup>2</sup> (NLA)</b>	\$4,324
<b>VALUER</b>	Colliers International

### DEBT

<b>CURRENT DEBT</b>	\$5,365,000
<b>GEARING (LOAN/VALUATION)</b>	57.07%

### FACILITY

	AMOUNT	MATURITY
Fixed @ 2.58% + Margin	\$5,365,000	17-Jul-19

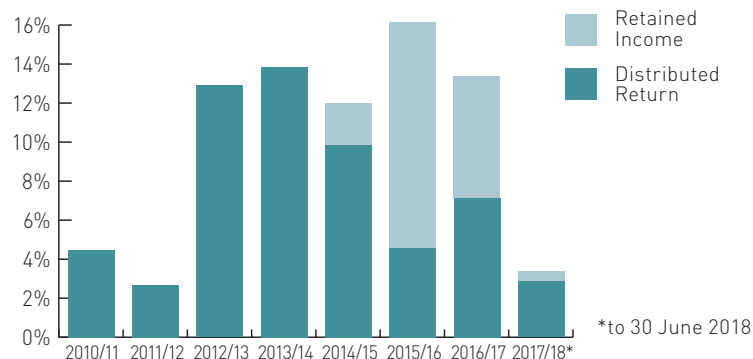
### TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
People Sense	54.40%	30-Nov-21
At Home Health	19.70%	27-Apr-22
Yambay Technologies	16.04%	14-Jul-21
Vacant	9.50%	
	<u>100.00%</u>	

### INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% DISTRIBUTED	% RETAINED	% TOTAL
FY 2011	4.47%		4.47%
FY 2012	2.67%		2.67%
FY 2013	12.90%		12.90%
FY 2014	13.86%		13.86%
FY 2015	9.86%	2.13%	14.85%
FY 2016	4.57%	11.58%	16.15%
FY 2017	7.14%	6.21%	13.35%
FY 2018	2.86%	0.56%	3.42%

### % RETURNS



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