

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.

INVESTOR UPDATE NOVEMBER 2018

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There has been a strong capital growth of 25% over the last three years as the Sydney market strengthens.

This property continues to deliver solid rent receipts whilst we actively market the last half floor vacancy. The agents have had a good enquiry level in a strengthening market and improving and sought out location.

Once fully leased, the Trustee will review its investment strategy with respect to this property.



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	86
VALUE	\$18,200,000
ESTIMATED FULLY LEASED NET INCOME	\$860,634
VALUATION DATE	30-Jun-17
VALUE/m² (NLA)	\$4,682
VALUER	CBRE Valuations Pty Ltd

DEBT

CURRENT DEBT	\$6,480,000
GEARING (LOAN/VALUATION)	35.60%

FACILITY

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

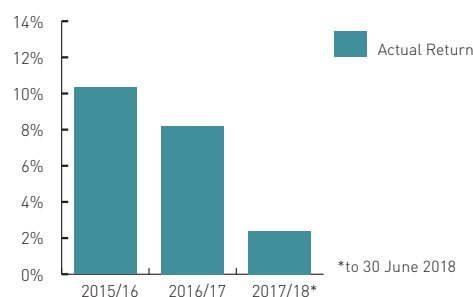
TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
Montessori Academy	25.4%	24-Feb-35
Silicon Controls Pty Ltd	9.2%	31-Oct-20
Sun Pharma	13.5%	31-Aug-22
IPTOR Publishing	10.3%	30-Jun-22
OCR Services Pty Ltd	11.9%	31-Dec-21
Vacant	29.70%	
	<u>100%</u>	

INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% TOTAL
FY 2016	10.32%
FY 2017	8.21%
FY 2018	2.40%

% RETURNS



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