

## 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 3,887m<sup>2</sup> 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.

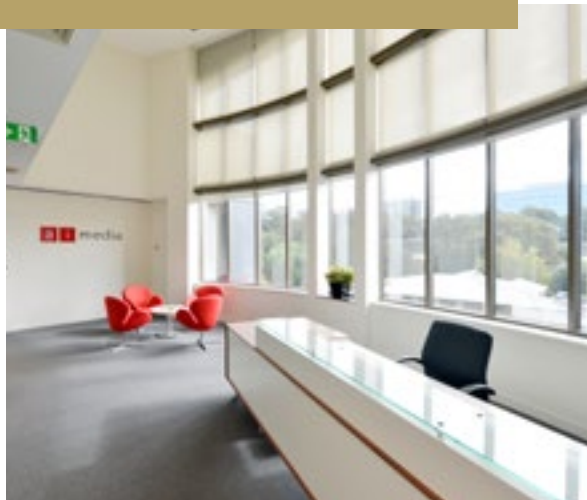
# INVESTOR UPDATE MARCH 2017

## 12 Waterloo Road, Macquarie Park NSW

Returns continue to be in excess of 10% as we look to retain earnings to safeguard against a number of leases expiring this year. We are currently at various stages of negotiations with those tenants and will advise progress once achieved.

The refurbishment of the ground floor lobby, communal upper level lift lobbies and toilet amenities as well as fit out and reconfigure the current Level 2 vacancy is complete. Now substantial work on the air conditioning system is underway.

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

<b>PURCHASE PRICE</b>	\$14,560,000
<b>SETTLEMENT DATE</b>	16-Nov-15
<b>PRINCIPLE USE</b>	Office
<b>DATE BUILT</b>	1999
<b>SITE AREA</b>	4,149 sqm
<b>NET LETTABLE AREA</b>	3,887 sqm
<b>CAR BAYS</b>	91
<b>VALUE</b>	\$14,560,000
<b>ESTIMATED FULLY LEASED NET INCOME</b>	\$1,278,561
<b>VALUATION DATE</b>	9-Sep-15
<b>VALUE/m<sup>2</sup> (NLA)</b>	\$3,746
<b>VALUER</b>	CBRE Valuations Pty Ltd

### DEBT

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

### FACILITY

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

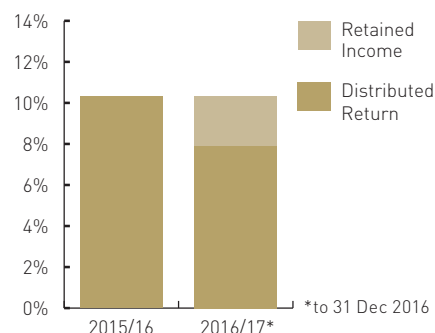
### TENANT INFORMATION

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
OCR	11.9%	31-Dec-21

### INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% DISTRIBUTED	% RETAINED	% TOTAL
FY 2016	10.32%	0.00%	10.32%
FY 2017*	7.90%	2.40%	10.30%
TAX DEFERRED PORTION OF CASH RETURN			%
FY 2016			58.46%

### % RETURNS



**ADDRESS** Level 2, 47 Stirling Highway, Nedlands, Western Australia, 6009  
**MAIL** PO Box 1110, Nedlands 6909, Western Australia  
**PHONE** +61 8 9423 5100  
**FACSIMILE** +61 8 9423 5199  
**EMAIL** info@lestergroup.com.au