

181 Great Eastern Highway, Belmont



The Property consists of two titles; 181 Great Eastern Highway and 67 Cleaver Terrace separated by a public reserve containing a narrow waterway and pedestrian footpaths.

Located approximately 5 kilometres from the Perth Central Business District and equal distance to the airport this area is undergoing major changes as Great Eastern Highway has been upgraded and the area moves to light industrial and mixed commercial use.

Belmont is tightly held and highly sought after as an improving commercial and light industrial precinct.

The property is fully leased to ASX-listed mining and engineering services company NRW Holdings Ltd through to 2018 with a further five-year option.

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Whilst still delivering good returns we have seen a softening in the Perth property market. As a precaution, we have commenced retaining a small portion of the distributable income, setting it aside should it be required in the future. This will be reviewed each quarter, but likely to occur until sufficient provision has been made for a range of negative situations, such as; lower rent receipts, a valuation causing a requirement to reduce bank debt, and/or a provision to pay incentives to lease. It is important to highlight that the tenant is not late in making any payment and we have every expectation that they will continue to pay our invoices within the payment terms. When it is clear that these surplus funds are no longer required, they will be distributed.



A number of landscape retaining walls have been constructed as planned during the second half of 2014. This is part of an ongoing landscaping and general maintenance plan originally highlighted prior to acquiring the property and will be carried out as required.

KEY DATA

PURCHASE PRICE	\$19,100,000
SETTLEMENT DATE	21-Jan-13
PRINCIPLE USE	Office
DATE BUILT	1989
SITE AREA	10702 sqm
NET LETTABLE AREA	4036 sqm
CAR BAYS	235
VALUE	\$19,100,000
ESTIMATED FULLY LEASED NET INCOME	\$1,830,000
VALUATION DATE	24-Aug-12
VALUE/m² (NLA)	\$4,732
VALUER	Burgess Rawson

DEBT

CURRENT DEBT	\$9,700,000
GEARING (LOAN/VALUATION)	50.79%

FACILITY

	AMOUNT	MATURITY
Fixed @ 3.495% + Margin	\$9,700,000	22-Jan-18

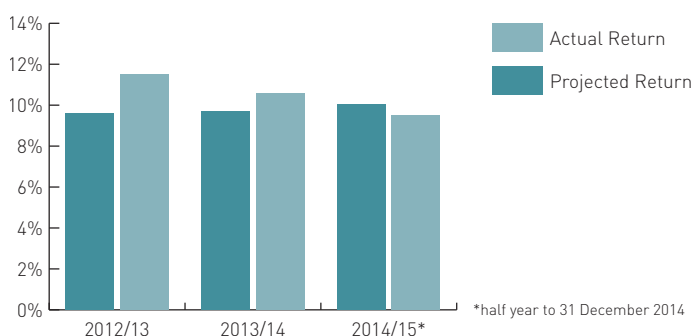
TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
NRW Holdings Pty Ltd	100.00%	1-Feb-19
Telstra	0%	31-Aug-21

INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% RETURN
FY 2013	11.49%
FY 2014	10.58%
FY 2015 (half year to 31 December 2014)	9.52%
TAX DEFERRED PORTION OF CASH RETURN	%
FY 2013	75.49%
FY 2014	72.38%

% RETURNS – FORECAST TO ACTUAL



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