

### 2015 Diversified Property Fund



The 2015 Diversified Property Fund consisted of two industrial properties located in Sydney NSW. These single tenant properties were acquired during late 2014 and early 2015 into the same fund, enabling each tenant to contribute to the running costs of both properties, service the bank facilities and ensure consistency of investment returns to investors.

In June 2018 the Fund took advantage of the strong Sydney property market and divested 20 Williamson Road, Ingleburn, leaving the sole property, 159-163 Newton Road, Wetherill in the Fund.

The Wetherill Park property consists of a land area of 20,300sqm, zoned General Industrial IN1 pursuant to the Fairfield City Council's Local Environmental Plan 2013. It has 10,904SQM of warehouse and 1,755sqm of office accommodation split over 2 levels.



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159 - 163 Newton Road, Wetherill Park, NSW

The sale of 20 Williamson Road, Ingleburn in June 2018 netted a profit of \$10.26 million to the Fund which is reflected in the 31.16% investor return in the last 12 months.

The Wetherill Park property has also experienced good capital growth with an approximate 20% increase in value. In addition the security of this property's income has increased significantly after having extended the sitting tenant's lease for a further 7 years.



### KEY DATA

<b>PURCHASE PRICE</b>	\$15,500,000
<b>SETTLEMENT DATE</b>	11-Nov-15
<b>PRINCIPLE USE</b>	Industrial Facility
<b>DATE BUILT</b>	1990
<b>SITE AREA</b>	20,240 sqm
<b>NET LETTABLE AREA</b>	12,655 sqm
<b>CAR BAYS</b>	Included
<b>VALUE</b>	\$18,200,000
<b>ESTIMATED FULLY LEASED NET INCOME</b>	\$1,552,532
<b>VALUATION DATE</b>	30-Jun-17
<b>VALUE/m<sup>2</sup> (NLA)</b>	\$1,438
<b>VALUER</b>	CBRE Valuations Pty Ltd

### DEBT

<b>CURRENT DEBT</b>	\$5,460,000
<b>GEARING (LOAN/VALUATION)</b>	30.00%

### FACILITY

	AMOUNT	MATURITY
Fixed @ 2.6% + Margin	\$7,595,000	11-Nov-20

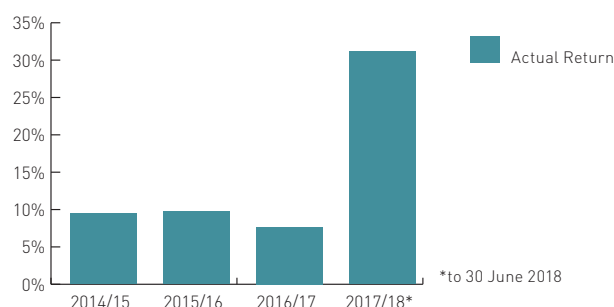
### TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
Austcor Packaging	100.0%	29-Feb-24

### INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% RETURN
FY 2015	9.49%
FY 2016	9.76%
FY 2017	7.69%
FY 2018	31.16%

### % RETURNS



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