

2015 Diversified Property Fund



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

2015 Diversified Property Fund 20 Williamson Road, Ingleburn NSW

This is an industrial property located in Sydney's south west growth corridor with excellent access to the M5 and M7 motorways. It is 45kms to the south west of the Sydney CBD, 42kms from Port Botany and 36kms from Sydney airport and approximately 11 kms to the Moorebank Intermodal Terminal development.

The property features 10,327sq m of warehouse and 1,237sq m of office space on a total land area of 2.542 hectares. Vacant land totalling 5,500sq m and located directly alongside the current improvements on the site also offers the potential for further development.

At the end of last year the sole tenant went into administration. Currently the administrators are occupying the premises and paying rent in the short term.

Leasing agents Colliers International have been appointed and are actively marketing the property for a new tenant(s).

KEY DATA

PURCHASE PRICE	\$13,200,000
SETTLEMENT DATE	24-Dec-14
PRINCIPLE USE	Industrial Facility
DATE BUILT	1995, 2002
SITE AREA	25,420 sqm
NET LETTABLE AREA	12,047 sqm
CAR BAYS	Included
VALUE	\$13,200,000
ESTIMATED FULLY LEASED NET INCOME	\$ 1,136,102
VALUATION DATE	4-Aug-14
VALUE/m² (NLA)	\$1,096
VALUER	CBRE Valuations Pty Ltd

DEBT

CURRENT DEBT	\$5,600,000
GEARING (LOAN/VALUATION)	42.42%

FACILITY

	AMOUNT	MATURITY
Fixed @ 2.91% + Margin	\$5,940,000	30-Nov-17

TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
Forgacs-Broens Pty Ltd	100.0%	31-Jul-20



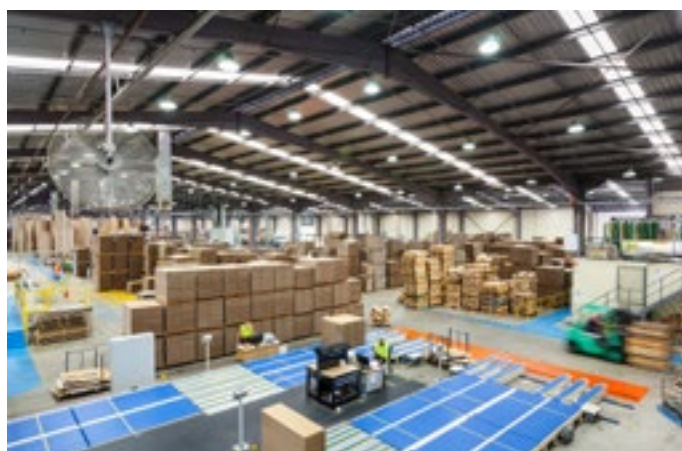
2015 Diversified Property Fund

159 - 163 Newton Road, Wetherill Park, NSW

Wetherill Park is the largest industrial precinct in Sydney's West with excellent access to the M4 and M7 Motorways. It is 35kms due west of the Sydney CBD and 10kms due west of the Parramatta CBD.

The Property consists of 20,300sqm of land zoned general industrial, 10,904sqm of warehouse and 1,755sqm of office accommodation and amenities split over two levels which was built in 1990.

The property is leased to Austcor, a leading manufacturer of corrugated cardboard packaging. Their lease expires in October 2018 with a 10 year option.



KEY DATA

PURCHASE PRICE	\$15,500,000
SETTLEMENT DATE	11-Nov-15
PRINCIPLE USE	Industrial Facility
DATE BUILT	1990
SITE AREA	20,240 sqm
NET LETTABLE AREA	12,655 sqm
CAR BAYS	Included
VALUE	\$15,500,000
ESTIMATED FULLY LEASED NET INCOME	\$ 1,435,403
VALUATION DATE	17-Mar-15
VALUE/m ² (NLA)	\$1,225
VALUER	CBRE Valuations Pty Ltd

DEBT

CURRENT DEBT	\$5,460,000
GEARING (LOAN/VALUATION)	35.23%

FACILITY

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

TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
Austcor Packaging	100.0%	31-Oct-18

2015 Diversified Property Fund

The two industrial properties have performed well in the early stages of this diversified fund delivering good returns marginally better than forecast.

At the end of last year (2016) the sole tenant of Williamson Road, Ingleburn went into administration. Whilst the Administrator continues to occupy the building and pay the rent, we expect this to be a short term arrangement.

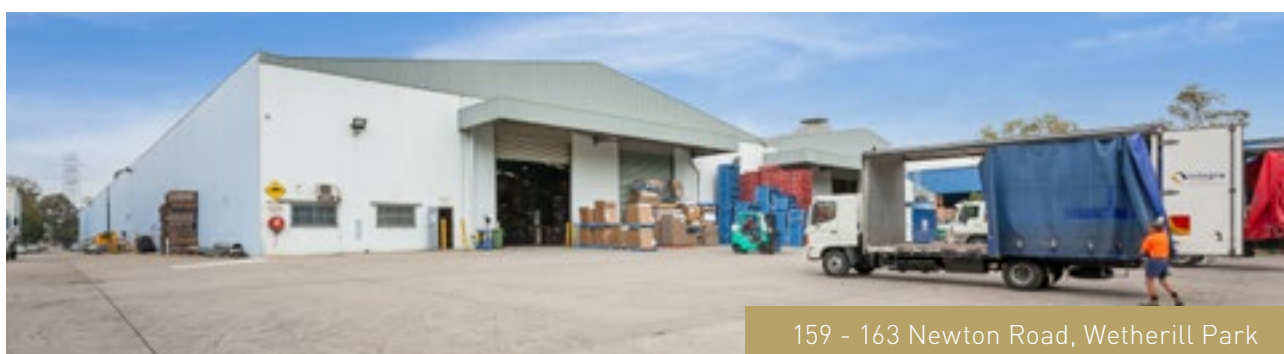
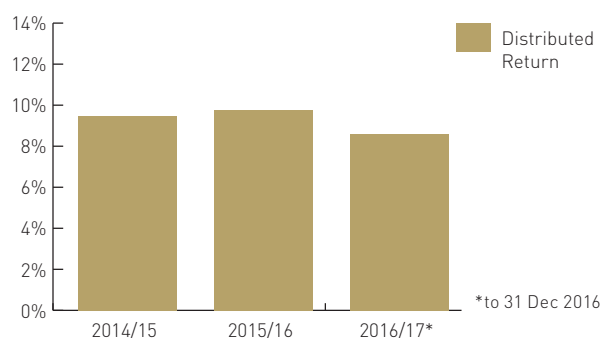
The property is being actively marketed by Colliers International and given the strength of the Sydney property market we are optimistic a new tenant will be found relatively quickly.

We will keep investors advised of the issue and progress as news comes to hand.

INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% DISTRIBUTED
FY 2015	9.49%
FY 2016	9.76%
FY 2017*	8.58%
TAX DEFERRED PORTION OF CASH RETURN	
FY 2015	49.33%
FY 2016	38.42%

% RETURNS



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