

12 Waterloo Road, Macquarie Park NSW



Situated in Macquarie Park, which is 12 kms North West of the Sydney CBD, the area is well served by the M2 Hills Motorway and three railway stations. Macquarie Park railway station is only 400 metres from the Property.

Built in 1999, the property has undergone recent upgrade works including external painting and a new ground floor entrance lobby completed in June, 2015.

It is a four level office building comprising 3,887m² of net lettable area. The entire ground floor is utilised for a new Montessori Academy childcare centre who have committed to a 20 year lease.

Levels 1-3 are well lit, practical office spaces with few columns which are easily subdivided into part-floor tenancies if required. There is parking provided on site for 93 vehicles.

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This acquisition was recently settled in the December 2015 quarter and has commenced delivering solid returns to investors as expected.

Continuing strength in the Sydney property market along with a long term anchor tenant bode well for this investment. Leasing agents are actively marketing the half floor vacancy, with strong interest likely to be converted within the 12 vacancy guarantee secured from the vendor. We are actively communicating with the existing tenants to understand their changing business and property needs.



KEY DATA

PURCHASE PRICE	\$14,560,000
SETTLEMENT DATE	16-Nov-16
PRINCIPLE USE	Office
DATE BUILT	1999
SITE AREA	4,149 sqm
NET LETTABLE AREA	3,887 sqm
CAR BAYS	91
VALUE	\$14,560,000
ESTIMATED FULLY LEASED NET INCOME	\$ 1,278,561
VALUATION DATE	9-Sep-15
VALUE/m² (NLA)	\$3,746
VALUER	CBRE Valuations Pty Ltd

DEBT

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

FACILITY

	AMOUNT	MATURITY
Fixed @ 2.36% + Margin	\$6,280,000	16-Nov-18

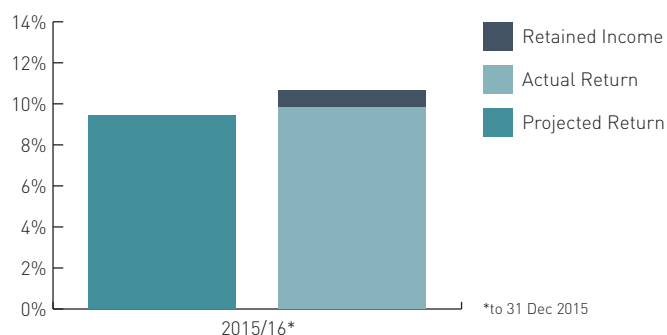
TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
Montessori Academy	25.4%	24-Feb-35
Broadland Solutions	15.3%	31-Aug-16
Silicon Controls	9.2%	31-Oct-17
Access Innovation Media	13.5%	30-Apr-17
IBS Australia	11.2%	3-Apr-17
Access Innovation Media	13.6%	30-Apr-17
Vacant	11.9%	

INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% RETURN
FY 2016	9.81%
TAX DEFERRED PORTION OF CASH RETURN	
FY 2016	0.00%

% RETURNS – FORECAST TO ACTUAL



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