



**Preston  
Rowe  
Paterson**

National Property Consultants

# TRANSACTIONS *IN* REVIEW

A Year in Review

## About This Report

Preston Rowe Paterson prepare standard research reports covering the main markets within which we operate in each of our capital cities and major regional locations.

The markets covered in this research report include the commercial office market, industrial market, retail market, hotel and leisure market, residential market and property fund capital raisings.

We regularly undertake valuations of commercial, retail, industrial, hotel and leisure, residential and special purpose properties for many varied reasons, as set out later herein.

We also provide property management services, asset and facilities management services for commercial, retail, industrial property as well as plant and machinery valuation.

## OCT 2012-OCT 2013

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## Sales

### Commercial

#### 162 Blues Point Road, McMahon's Point, NSW 2060

A creative office building has sold for around **\$20 million** from AMP Capital to private investment group Kingsmede. The property provides four levels of accommodation totalling **4,056 sqm** of net lettable area. The transaction was struck on an initial **yield of 9.66%** and shows a floor rate of **\$4,931 per sqm**.

[AFR 13/11/2012]

#### 182 Blues Point Road, McMahon's Point, NSW 2060

Centennial Property Group has purchased a B grade office building for a price in the **mid \$20 million** mark. The property was purchased from Eureka Core Fund 3. With a floor space of 4,295 sqm the transaction shows a floor rate of **\$4,657 per sqm**. The property is believed to have sold on a **yield of 10%**.

[AFR 13/11/2012]



#### 54 Miller Street, North Sydney, NSW 2060

An office tower has sold for over **\$24 million** to the Australian Development Corporation Group. Investa Property Group sold the property, which was 83% leased at the time of sale. The tower has a net lettable area of **7,056 sqm** which includes two ground floor retail tenancies and 13 levels of office space. The transaction reflects a floor rate of over **\$3,401 per sqm** and a passing initial **yield of 8.89%**.

[AFR 27/11/2012]

#### 60 Station Street, Parramatta, NSW 2150

An A-grade office development has sold for **\$167.5 million** to REST Industry Super on a **yield of 7.28%**. The Parramatta tower has a net lettable area of **25,660 sqm** spanning over 19 levels, displaying a floor rate of **\$6,528 per sqm**. The anchor tenants within the building are Deloitte and QBE Insurance.

[AFR 27/11/2012]



#### 520 Smollett Street, Albury, NSW 2640

A company affiliated with CorVal Partners has purchased the Australian Taxation Office building for over **\$48 million**. The A-grade building sold on a **yield of 8%** and has a net lettable area of **10,786 sqm**, reflecting a **rate per sqm of \$4,450**.

[AFR 6/12/2012]

#### 80 Alfred Street, Milsons Point, NSW 2061

An office building has sold for **\$49 million** from Australia to a Chinese developer based in Australia. The property occupies a site area of 1,309 sqm and the new owner has plans to turn the property into a prestige residential complex. It has a total floor area of **10,285 sqm** and sold on a yield of **10.44%**. The transaction reflects a **rate per sqm of \$4,764**.

[AFR 10/12/2012]

#### Clemenger Building, Pacific Highway, St Leonards, NSW 2065

An office building has sold for **\$24.2 million** from Stockland. The property has a floor area of **5,130 sqm** and sold on a rate of **\$4,717 per sqm**. The property also includes 151 car spaces. St Leonards is situated approximately 7 km north of the Sydney CBD.

[AFR 11/12/2012]

#### 18 Smith Street, Parramatta, NSW 2150

An A-grade office building has sold for **\$47.5 million** from developer Capital Corporation to private equity company Altis Property Partners. The building itself has **11,984 sqm** of net lettable area which shows a **rate per sqm of \$3,964**. The property was sold on a **yield of 9.82%**.

[AFR 07/01/2013]



#### 100 Christie Street, St Leonards, NSW 2065

SKM House has been acquired by Altis Property Partners for **\$42 million** from Local Government Super. The building was sold on a **yield of over 10.2%**. No further details were released.

[AFR 05/02/2013]

#### 9 Castlereagh Street, Sydney, NSW 2000

An office building has sold for **\$172.5 million** from Stockland to Charter Hall Group's Core Plus Office Fund. The A-grade office tower has a floor area of **20,930 sqm**, reflecting a **rate per sqm of \$8,242**. The tower sold with a WALE of 3 years.

[13/02/2013]



#### 80 Clarence Street, Sydney, NSW 2000

Aviva Investors Asia Pacific Property Fund (APPF) has sold an office building for **\$31 million** to a private family. The 13 level building has a floor area of **5,567 sqm**, reflecting a **rate per sqm of \$5,569**. There is also one level of basement parking for eight cars.

[AFR 19/02/2013]



**465 Victoria Avenue, Chatswood, NSW 2067**

An A-grade commercial office building has been purchased by Hines Global REIT from FKP Property Group for **\$92 million**. The 15-level tower sold on a passing yield of **7.79%**. The property has **14,400 sqm** of floor space, showing a **rate per sqm of \$6,389**.

[AFR 26/02/2013]



**231 Elizabeth Street, Sydney, NSW 2000**

A 15 storey office building has sold for **\$201 million** from Investa Property Group and its wholesale property fund to Chinese Investment house Bright Ruby. The A-grade building has a floor area of **23,275 sqm**, reflecting a **rate per sqm of \$8,636**.

[01/03/2013]

**117 Clarence Street, Sydney, NSW 2000**

AMP Capital Investors have sold 117 Clarence Street, Sydney to a private real estate group, Altis Property Partners. The property sold for **\$61.25 million** on a **yield of 9.25%** displaying a **rate per sqm of \$4,872**. The **12,571 sqm** tower boasts three street frontages—Clarence, Erskine and Kent Streets, 11 upper levels, three levels of basement car parking and a two level bar and hotel fronting Kent and Erskine Streets.



[AFR 02/04/2013]

**York Street Office Building, Sydney, NSW 2000**

A York Street Office Building has sold for **\$19.8 million** to a Beijing based group. The property sits on a **628 sqm** block and boasts 9 upper levels of office space that span 411 sqm, above ground floor retail space. The property generates rental income of approximately \$1.5 million p.a. There is speculation that the buyer intends to redevelop the property into a boutique hotel or a residential development.

[AFR 08/04/2013]

**414 Elizabeth Street, Sydney, NSW 2010**

A six level mixed use building in Surry Hills has been sold to a Chinese syndicate for **\$17.1 million**. The property has a total building area of **3,309 sqm** and is currently fully leased with a net passing rent per annum of \$1.43 million. The sale price represents an indicative **yield of 8.3%** and a **rate per sqm of \$5,167**.

[AFR 09/05/2013]

**200 George Street, Sydney, NSW 2000**

AMP Capital has paid **\$317 million** to secure a half stake in Mirvac Group's office development at 200 George Street, Sydney. The 37 storey building located in the heart of Sydney's CBD near Circular Quay is due for completion in 2016 and has been subsequently pre-let to accounting firm Ernst & Young, for a term of 10 years from completion. Mirvac is expected to make a development profit between \$40 and \$50 million.

[AFR 02/07/2013]



**99 Walker Street, North Sydney, NSW 2060**

Investa Office Fund has purchased a **17,200 sqm** office tower from GE Capital for **\$124.9 million** on a **yield of 7.9%**. The property which was completed in 1988 also has approximately **1,000 sqm of retail space** on the ground floor and a 263 bay car park.

[AFR 02/07/2013]

**30 Alfred Street, Milsons Point, NSW 2060**

Centuria Property Fund has sold the Transfield House office tower at 30 Alfred Street, Milsons Point in North Sydney for **\$26.25 million**. The tower has a net lettable area of **3,706 sqm** with ground floor retail space, six upper floors of office space and basement parking for 20 cars. The office tower also has approval to be converted into 50 apartments with potential to be increased to 80.

[AFR 01/08/2013]



**78 Waterloo Road, Macquarie Park, NSW 2113**

ASX listed property group Stockland has sold a **14,672 sqm** Macquarie Park office asset to property fund manager CorVal, who purchased the property on behalf of a club of whole-sale investors. The property on Waterloo Road sold for **\$72 million** on a **yield of between 7% and 8%**. The sale displays a **rate per sqm of around \$4,907**. The eight level building was built in 2009 and it achieved a 5.5 Star NABERS ranking.

[AFR 01/10/2013]



## Industrial

### Corner of M5 Motorway and Brooks Road, Ingleburn, NSW 2565

The former Darrell Lea Chocolate Factory outlet store has sold for **\$6.5 million** to Quinn Corp (Australia). The property is highly under developed, with the site spanning a total area of **40,680 sqm** and improvements consisting 6,664 sqm of this space. The sale displays a **rate of \$975 per sqm**.

[AFR 08/11/2012]

### 94-100 Silverwater Road, Silverwater, NSW 2128

A B-grade industrial property has sold with vacant possession for **\$7.55 million** to AP Properties Pty Ltd. With a floor area of **8,142 sqm**, the sale shows a floor rate of **\$927 per sqm**. Silverwater is located approximately 20km west of the Sydney CBD.

[AFR 22/11/2012]

### 368 Newbridge Road, Moorebank, NSW 2170

An industrial property has sold from Tranteret Pty Ltd for **\$6.08 million**. The

property has a floor area of **18,273 sqm** and a **site area of 1 hectare**. The transaction shows a **floor rate of \$3,327 per sqm**. The property itself has ample space for truck marshalling and a 1600 amp power supply.

[AFR 29/11/2012]



### 82 Gibson Avenue, Padstow, NSW 2211

An industrial property with vacant possession has sold from Tangalooma Nominees Pty Ltd for **\$6.1 million** to Findella Pty Ltd. The facility has a site area of **13,700 sqm** and a floor area of **8,881 sqm**. The transaction shows a **floor rate of \$687 per sqm**. Padstow is located about 27 km west of the Sydney CBD.

[AFR 29/11/2012]

### 7-9 Underwood Road, Homebush, NSW 2140

Lymarn Holdings has sold a warehouse property for **\$11.285 million** to a

private investor. The property occupies a site area of three hectares and has a floor area of **15,806 sqm**. The transaction shows a **rate per sqm of \$714**.

[AFR 13/12/2012]



### 3 Foster Street, Surry Hills, NSW 2010

A converted warehouse property has sold for **\$5.36 million** from Levanai Nominees to private investor GMP Holdings. The property sold leased with a **yield of 8.5%**. The warehouse has a floor space of **1,250 sqm** which reflects a **rate per sqm of \$4,288**.

[AFR 06/12/2012]

### 7a Bessemer Street, Blacktown, NSW 2148

An industrial property has sold for **\$11 million** to an international pharmaceutical company. The property comprises **11,926 sqm** of warehouse and office accommodation, showing a **rate per sqm of \$922**. Blacktown is situated approximately 40 km west of the Sydney CBD.

[AFR 28/02/2013]

### 368 Newbridge Road, Moorebank, NSW 2170

A factory has sold to D&B Spiteri Investments for **\$6.1 million**. The site spans **18,273 sqm** and comprises 10,000 sqm of floor space. The sale reflects a **rate per sqm of \$610**. Moorebank is located approximately 32 km west of the Sydney CBD.

[AFR 28/02/2013]

### 1 Wonderland Drive, Eastern Creek, NSW 2766

An industrial facility has sold with vacant possession for **\$12.3 million** to a private investor. The property has a building area of **9,581 sqm**, representing a **rate per sqm of \$1,284**.

[AFR 07/03/2013]

### 3 Figtree Drive, Sydney Olympic Park, NSW 2127

GPT Group has purchased an office and warehouse space along Figtree Drive, Sydney Olympic Park for **\$19.4 million**. The property is leased to QBE Management Services and has a total area of **6,780 sqm**.

It comprises a two level office and warehouse as well as 200 car parking spaces. The property is approximately 20 km east of the Sydney CBD, with a rate of **\$286 per sqm**.



[AFR 11/04/2013]

### Industrial Investment Sale, Rydalmere, NSW 2116

The DEXUS Property Group has sold an industrial investment in Rydalmere, in Sydney's western suburbs. Kingsmede, a private property investment group purchased the property for **\$43.25 million**. The new tenants have boosted occupancy to 93% and increased the **yield to 8%**.

[AFR 23/08/2013]

#### 4 Inglis Road, Ingleburn, NSW 2565

The DEXUS Wholesale Property Fund has purchased an industrial distribution facility in Ingleburn for **\$34.45 million**. The property spans **43,442 sqm** and was purchased on an initial **yield of 13.5%**.

[AFR 10/07/2013]

#### 8-12 Wiggs Road, Riverwood, NSW 2210

A private investor and owner-occupier have purchased an industrial property at **8-12 Wiggs Road, Riverwood** in Sydney's south-west for **\$9.7 million**. The property was purchased from Hills Holdings and comprises six warehouse and office buildings with a total area of **8,899 sqm**.

[AFR 01/10/2013]

#### 2-16 Salisbury Road, Silverwater, NSW 2128

Kitchen and home appliance retailer Winning Appliances have sold their Silverwater property for **\$8.067 million** to Sydney based developer Dyldam. The industrial property is a **7,000 sqm** freestanding high clearance warehouse with a three level office component. The sale represents a **rate per sqm of \$1,152** which reflects a **yield of 8.18%**.



[AFR 21/10/2013]

### Retail

#### 2 Yambil Street, Griffith, NSW 2680

The Griffin Plaza, a regional shopping centre has sold for **\$14.75 million**

from a syndicate run by Millenium Asset Management to Moss Capital. The centre has a gross lettable area of **7,225 sqm** which shows a floor rate of **\$2,042 per sqm**.

[AFR 01/11/2012]



#### Top Ryde Shopping Centre, Ryde, NSW 2112

The Blackstone Group has purchased the Top Ryde Shopping Centre for **\$341 million**. The centre has a gross lettable area of **78,000 sqm**, which shows a **floor rate of \$4,372 per sqm**.

[AFR 19/11/2012]

#### 37 Epping Road, Macquarie Park, NSW 2113

Abacus Property Group has purchased a retail and office property for **\$17.35 million**. The property spans a total area of **8,000 sqm** and sold on a **yield of 9%**. The building consists of **8,009 sqm of floor space**. The transaction shows a **rate per sqm of \$2,166**.

[AFR 14/12/2012]

#### 5 Toormina Road, Toormina, NSW 2452

Centro Toormina on the NSW Central Coast has sold for **\$65.5 million** to Centro Retail Australia. The centre has a floor area of **21,000 sqm** which displays a **rate per sqm of \$3,119**.

[AFR 21/01/2013]



#### Singleton Street, Belmont, NSW 2280

Primewest has purchased the Belmont Central shopping centre for **\$16.25 million**. The centre has a floor area of **6,500 sqm**, displaying a **rate per sqm of \$2,500**. The centre has approximately 23 specialty tenants included Woolworths.

[AFR 21/02/2013]

#### 82-94 Darlinghurst Road, Potts Point, NSW 2011

A private Chinese investor has snapped up a three-level retail complex in Kings Cross for **\$24 million**. The property, situated underneath the Coca-Cola sign, sold fully leased to 24 tenants on a passing **yield of 8%**.

[AFR 28/02/2013]



#### 8-36 Station Street, Fairfield, NSW 2165

The Harrington Property Group has purchased the Fairfield Forum Shopping Centre in Sydney's west for **\$32 million**. The centre sold on a **yield of 9.43%** and a **rate per sqm of \$1,782**. The centre has a gross lettable area of **17,954 sqm** and occupies a site area of 4.28 hectares.

[AFR 15/03/2013]

#### 37 Epping Road, Macquarie Park, NSW 2113

Insolvency firm Ferrier Hodgson has sold a property in Sydney's north for **\$17.35 million**. The property comprises three storeys of commercial and bulky goods retail space and has a total area of **8,020 sqm**, a **rate per sqm of \$2,160**.

[The AU 18/04/2013]

#### 620-658 Terrigal Drive, Erina, NSW 2250

GPT Group has sold their half stake to South Korea's National Pension Service on the Central Coast for **\$397.1 million**. Erina Fair spans **113,700 sqm** and had a sales turnover of \$626.9 million in 2012, making it one of Australia's top 15 centres. South Korea's NPS will now co-own the centre with Lend Lease's wholesale APPF Retail Fund.

[AFR 21/05/2013]



**343 New England Highway, Rutherford, NSW 2320**

Sentinel Property Group has purchased the Hunter Super Centre, a bulky goods centre near Maitland, outside Newcastle for **\$18.5 million**. The property has a total area of **19,768 sqm** and parking for 438 cars, on a 50,000 sqm site. The initial yield with vacancies was set at **11.5%**. The transaction shows a **rate per sqm of \$784**.

[AFR 23/05/2013]

**265 Parramatta Road, Auburn, NSW 2144**

Primewest, a Western Australia based syndicator has purchased the Auburn Homemaker Megamall in Sydney for **\$55 million**. The property was sold by AMP Capital Shopping Centre Fund and Unisuper. The megamall has 35 tenancies and a weighted average lease expiry of approximately 3.1 years. The property spans **32,347 sqm** and was purchased on a **yield of approximately 10.5%**.

[04/07/2013]

**356 Manns Road, West Gosford, NSW 2250**

The Harrington Property Group has purchased the West Gosford Hometown Centre for approximately **\$20 million**. The centre consists of 17 tenancies across four buildings with a gross lettable area of **15,886 sqm**.

[AFR 04/07/2013]

**Terralong Street, Kiama, NSW 2533**

A private investor has purchased Centro Kiama for a reported **\$22.7 million**. The **5,200 sqm** centre has experienced 3.5% sales growth, is fully occupied and was purchased on a capitalisation rate of 8.75%. The major tenant of the centre is Woolworths.



[AFR 23/07/2013]

**Corner Illawarra Road & Menai Road, Menai, NSW 2234**

Menai Central Convenience Centre has been purchased by the Brisbane based Sentinel Property Group for **\$31.5 million**. The **10,796 sqm** retail property is anchored by Dan Murphy's, IGA, Supercheap Auto, Goodlife Health Clubs and the Bank of Queensland. The sale displayed an initial **yield of 9.75%** and a **rate per sqm of \$2,918**.



[AFR 19/09/2013]

**Hotel & Leisure**

**195 Victoria Road, Drummoyne, NSW 2047**

PJ Gallagher's Pub has been purchased by the Iris Hotel Group for **\$20 million**. The hotel sold with approval for a beer garden in addition to 25 gaming machines. Drummoyne is located approximately 7 km west of the Sydney CBD.

[AFR 25/10/2012]

**Gateway Village Caravan and Residential Park, Grafton, NSW 2460**

A caravan park on the Clarence River has sold for **\$8 million**. The total site spans an area of **13 hectares**, showing a **site rate of \$62 per sqm**. The property is located at 598 Summerland Way in Carrs Creek, the park has a mixture of camping and caravan sites and manufactured homes, totalling around 190 spaces. The transaction reflects a **site rate of \$42,105 per camping spot**.

[The AU 08/11/2012]

**42 Wentworth Avenue, Surry Hills, NSW 2010**

Christian Denny has purchased the Macquarie Boutique Hotel in Surry Hills for approximately **\$8.5 million**. The pub spans four levels and includes 25 poker machines, a microbrewery and 27 en-suite hotel rooms.

The floor area of the property is **1,850 sqm**, representing a floor rate of **\$4,595 per sqm** and the land area is **507 sqm**. The acquisition displays a **room rate of \$314,815 per room**.



[AFR 20/11/2012]

**Greenfield Tavern, Greenfield, NSW 2176**

A Sydney based publican has acquired a pub for **\$28 million**. Situated on the **corner of Mimososa and Greenfield Road**, the pub was sold by WW Hotels. The tavern is located approximately 36 km west of the Sydney CBD. No further details were released.

[AFR 27/11/2012]

**111-139 Darlinghurst Road, Potts Point, NSW 2011**

The former Crest Hotel has sold for **\$65 million** from Australand Property Group to Iris Capital. The 4 star hotel has 227 rooms, showing a **rate per room of \$286,344**. The property also provides retail accommodation and a basement car park. The pub on the ground floor has 30 gaming machines.



[AFR 05/12/2012]

#### 5 Hews Parade, Belrose, NSW 2085

The Redcape Property Fund has purchased the **Belrose Hotel** on Sydney's northern beaches for **\$23 million**. The property features a restaurant, an indoor soft playground and a liquor store. It is situated approximately 19 km north of the Sydney CBD. [AFR 19/12/2012]

#### The Ibis Hotel, Sydney, NSW 2000

Tourism Asset Holdings has sold the Ibis Hotel for **\$25 million**, displaying a **yield of approximately 7%**. The property is situated along King Street Wharf in the heart of the Sydney CBD. [AFR 02/05/2013]



#### 14 Kings Cross Road, Potts Point, NSW 2011

Arena Property Fund has sold the **Diamond Hotel** in Sydney's Kings Cross for **\$18.2 million** to a Melbourne investor. The property is located approximately 4 km east of the Sydney CBD. [AFR 02/05/2013]

#### 15 Thomsons Road, Pokolbin, NSW 2320

Minor International, a Thai hotel group has purchased the Cypress Lakes resort in the Hunter Valley for **\$10 million**. The property is on a 100 hectare site and comprises 146 villas. The deal included the golf course, a club house and two pieces of development land, which have been approved for a 120 room hotel and 225 apartments and villas. [AFR 23/07/2013]

#### 91 Bathurst Street, Sydney, NSW 2000

The Belvedere Hotel Pub in the Sydney CBD has been purchased by Oscar Hotels for **\$5.4 million**. The **183 sqm** hotel includes a retail and commercial area, is fully licensed and is conveniently located opposite Town Hall train station. [The AU 19/09/2013]



#### 556 Richmond Road, Glendenning, NSW 2761

Arthur Laundry has sealed the purchase of The Plump-ton Hotel in Western Sydney. The property sold for about **\$20 million**, reflecting a **yield of 11.5%**. The hotel stands on a 1.35 hectare site, 44 km west of the Sydney CBD, close to a 10,000 dwelling residential development. It comprises of a restaurant and bars, bottle shop along with 21 motel rooms priced at \$120 per night. The sale price displayed a **rate per hectare of \$14,814,815**.

### Residential Development Sites

#### 40-46 McEvoy Street, Waterloo, NSW 2017

Residential development company, Meriton has purchased an older style industrial complex for \$21.5 million. Spanning a site area of **9,757 sqm**, the transaction shows a **floor rate of \$2,204 per sqm**. [AFR 08/11/2012]



#### Hezlett Road, Kellyville, NSW 2155

A housing site has been acquired by Sunland Group for **\$17.85 million**. The site which spans a site area of **10.6 hectares**, displays a **rate per sqm of land area of \$168**. The Gold Coast developer has the potential to develop 170 houses on the site, which indicates a **rate per potential allotment of \$105,000**. The site is situated approximately 40 km north west of the Sydney CBD. [AFR 26/02/2013, Sunland Release]

#### 100 Bennelong Parkway, Homebush, NSW 2140

Meiton Group has acquired an industrial property for **\$24.5 million** from Centuria Property Funds. The property sold leased to Jemena Limited until the end of 2017. However, Meriton have the opportunity to transform the site into a residential development with over **300 apartments**.

The site attracted high interest from Asian developers, with Meriton acquiring the site for nearly a 30% premium to the latest independent valuation. The transaction reflects a **rate per proposed apartment of over \$84,667**. Homebush is approximately 16 km west of the Sydney CBD. [AFR 28/02/2013]

#### 19-33 Kent Street, Mascot, NSW 2020

Goodman Group has sold a **31.5 hectare** development site to the Meriton Group for **\$100 million**. The site was valued by the Valuer General for \$23 million in July 2012, displaying the significant premium Meriton paid to fend off prospective purchasers. Meriton has plans for the site to include **1,000 apartments and a retail precinct**, therefore showing a proposed unit of \$100,000 excluding the retail component. [AFR 06/03/2013]



#### 88 Anzac Parade, Kensington, NSW 2033

A **3,335 sqm** site has been acquired by Luxcon for **\$20.9 million** which reflects a **rate per sqm of \$6,267**. The new developers plan to build 100 units on the site, showing a **rate per proposed unit of \$62,353**.  
[AFR 07/03/2013]

#### 294-302 Pennant Hills Road, Carlingford, NSW 2118

A residential development site has sold for **\$9.8 million** from Carlingford Development Corp to property developer Dyldam. The property has the potential to produce 84 units, reflecting a **rate per proposed unit of \$116,667**.  
[AFR 14/03/2013]

#### Residential Development Site, Dulwich Hill, NSW 2203

A **\$23.7 million** site in Dulwich Hill, Sydney has been sold to a Singaporean Group, Stamford Land Corporation. The **10,000 sqm** site that was recently rezoned for residential use is expected to be developed into an apartment complex with 250 apartments. The sale reflects a **rate per sqm of \$2,370** and a **rate per proposed unit of \$94,800**.  
[AFR 19/04/2013]

#### 69-81 Foveaux Street, Surry Hills, NSW 2010

Legion Cabs headquarters in Sydney's Surry Hills has sold to Sydney based developer RDA Property Group for **\$18 million**. RDA Property Group is planning a redevelopment of the site. The **1,370 sqm** property is one of the largest ready to develop sites in Surry Hills. The sale represents a **rate per sqm of \$13,138**.



[AFR 24/06/2013]

#### 9-25 Commonwealth Street, Surry Hills, NSW 2010

The NSW Government's State Property Authority has sold a **792 sqm** site for a reported **\$20.1 million** and is earmarked to be developed into residential apartments. The site at 9-25 Commonwealth Street in Surry Hills is close to Central Station, Hyde Park and Oxford Street.  
[AFR 16/07/2013]

#### 161-165 Clarence Street, Sydney, NSW 2000

Crown Group has released plans for a **\$58 million** residential tower in the Sydney CBD. Construction on the **220-apartment tower** is expected to start in mid-2014.  
[AFR 24/07/2013]



#### 80 Arthur Street, North Sydney, NSW 2060

Meriton Apartments has purchased a site in North Sydney for **\$20.5 million** with the intention to develop a serviced apartment tower. The new tower will have approximately **250 apartments** over 30 levels and will fill an important gap in Meriton's portfolio of serviced apartments which now includes around 2,700 units.  
[AFR 09/09/2013]

#### Residential Development Site, Waterloo, NSW 2017

An unnamed developer has purchased three industrial units in Waterloo, Sydney for a combined value of **\$8.625 million**. The industrial complex which spans more than **3,300 sqm** has recently been rezoned to residential. The sale displays a **rate per sqm of approximately \$2,613**. No further details were released.  
[AFR 24/10/2013]

#### 15-31 Victoria Street, Roseville, NSW 2069

China-based developer Longton Group has sold approximately 80% of its apartment development in Roseville, Sydney. The 220 apartment development worth **\$200 million** covers **1.37 hectares** and is situated across the road from the exclusive girl's school, Roseville College. Roseville is located approximately 12 km north of the Sydney CBD.  
[AFR 01/10/2013]



### Special Purpose

#### Proposed Equestrian Facility, Penrith, NSW 2750

A **654 hectare** property in Sydney's west has sold for over **\$50 million** from receivers and managers Korda Mentha to businessman Simon Tripp. It is believed that Mr Tripp will transform the property into a racecourse and a show jumping school.

Currently, the estate has improvements of a Georgian-era mansion built in the 1840's and a dilapidated racecourse. The transaction reflects a **site rate of \$76,453 per hectare**. To help fund the purchase, Mr Tripp has plans to develop close to 100 dwellings on a portion of the site away from the proposed equestrian centre.  
[AFR 21/11/2012]



#### 7 Coleman Street, Merrylands, NSW 2160

Generation Healthcare REIT has purchased the Westmead Rehabilitation Hospital in Sydney's Merrylands for **\$20 million** representing a **9% initial income yield**. The hospital is approximately 30 km west of the Sydney CBD.

The deal was funded with a \$23.1 million capital raising, at 97 cents per unit. The hospital is a 60-bed private rehabilitation hospital in close proximity to Westmead public and private hospitals. Generation Healthcare structured a 25 year lease with its operator Pulse Health, a listed health care provider.



[AFR 23/04/2013]

#### **283-289 Pacific Highway, Artarmon, NSW 2064**

Bayswater Car Rental has purchased a storage facility along Sydney's Pacific Highway for **\$5 million**. The site was purchased by Bayswater for its car rental business. Artarmon is approximately 9 km north of the Sydney CBD. No further details were released.

[AFR 26/09/2013]

## **Leasing**

### **Commercial**

#### **66-72 Rickard Road, Bankstown, NSW 2200**

Bankstown Police have agreed to lease **1,033 sqm** of office space from Bankstown Council for a short term lease of only **10 months**. The law enforcers will pay a floor rate of **\$320 per sqm** for the accommodation, which equates to \$330,560 p.a.

[AFR 09/10/2012]

#### **Level 5, 7 Eden Park Drive, North Ryde, NSW 2113**

A lease has been agreed to by Regus Serviced Offices for **1,126 sqm** of A grade space for a term of **6 years**. The new tenant will pay a floor rate of **\$316 per sqm**, which is equivalent to **\$355,816 p.a.** The deal is also inclusive of 26 car spaces.



[AFR 30/10/2012]

#### **7-9 Irvine Place, Norwest Business Park, Bella Vista, NSW 2153**

B Braun Australia Pty Ltd has secured **2,709 sqm** of office space for a term of **5 years**. The new tenant will pay a floor rate of **\$339 per sqm**, showing **\$918,351 p.a.** The lease includes 108 car spaces.

[AFR 06/11/2012]

#### **799 Pacific Highway, Chatswood, NSW 2067**

McConnell Dowell has taken up **1,091 sqm** of office space on Sydney's north shore for a **1 year term**. The construction and engineering contractor will pay a floor rate of **\$400 per sqm** which equates to **\$434,400 p.a.**

[AFR 13/11/2012]

#### **161 Castlereagh Street, Sydney, NSW 2000**

A pre-lease has been signed for the top three levels of the ANZ Tower by Boston Consulting Group. The new tenants will pay a floor rate of over **\$1,100 per sqm** for a **10 year term**. No further details were released.

[AFR 20/11/2012]



#### **5 Talavera Road, Macquarie Park, NSW 2113**

Canon Australia has agreed to lease a Goodman Group owned property for an undisclosed rent. Canon will lease **13,129 sqm** of office space upon completion of the project in 2014.

[AFR 22/11/2012]

#### **2 Richardson Place, North Ryde, NSW 2113**

Lanier Australia has leased **1,274 sqm** of commercial floor space from the Valad Property Group for a **4 year term**. Lanier Australia will pay an annual rental of **\$369,460** and the tenancy was let with a full fit out complete with a boardroom, reception, breakout areas and offices. The deal equates to a floor rate of **\$290 per sqm**.

[AFR 27/11/2012]

#### **135 King Street, Sydney, NSW 2000**

Tresscox, an Australian law firm has leased **4,000 sqm** of office space at the MLC Centre in Sydney's CBD. The law firm will lease the space for a term of **9 years** at an undisclosed rent; however it is believed to be around the \$750 per sqm mark.

[AFR 29/11/2012]



#### **190-200 George Street, Sydney, NSW 2000**

A pre-lease has been signed by Ernst & Young to take up **28,000 sqm** of floor space in a planned high rise development in the Sydney CBD. The accountancy firm is believed to have agreed to a **rate per sqm of around \$1,000** showing an **annual rental of \$28 million**. The accounting firm will lease the space for a term of **10 years**.

[AFR 22/1/2013] & [AFR 31/1/2013]

#### **35 Sterling Road, Minchinbury, NSW 2770**

A lease for refurbished office space has been agreed to by Australian Outdoor Living for a term of **3 years**. The new tenants will lease **1,050 sqm** of space, agreeing to a **rate per sqm of \$120**. The lease also includes an option of 3 years. The rental is equivalent to **\$126,000 p.a.** Minchinbury is located approximately 40 km west of the Sydney CBD.

[AFR 19/02/2013]



#### 70 Riley Street, Darlinghurst, NSW 2010

George P Johnson has leased a whole level of office space for **\$370,760 p.a.** The marketing company will lease 1,196 sqm of floor space for a term of **5 years** with a 5 year option. The transaction shows a **rate per sqm of \$310.**

[AFR 19/02/2013]

#### 1 Homebush Bay Drive, Rhodes Corporate Park, NSW 2138

Australand Wholesale Property Fund No. 6 has leased space to Link Market Services. The tenant is extending their original lease, to continue occupying **12,300 sqm** of space in Building A for a **rate per sqm of \$350 net.** The Corporate Park itself features a gymnasium, a lap pool, childcare services, cafes and dry cleaning facilities.



[AFR 28/02/2013]

#### 383 Kent Street, Sydney, NSW 2000

AMP has sub-leased space to WorkCover for a term of **2 years** for **1,577 sqm** of office space. The new tenant has agreed to pay **\$946,200 p.a.** showing a **rate per sqm of \$600 gross.**

[AFR 05/03/2013]

#### 175 Power Street, Glendenning, NSW 2761

A **1,570 sqm** office and warehouse space has been leased to BAR Group from a private owner on a **3 year term.** The three year lease displays a **net rental per annum of \$164,850** and a **rate per sqm of \$105.**

[The AU 09/05/2013]

#### Darling Island Road, Pyrmont, NSW 2000

Google is set to sub-lease the second floor of Fairfax's five floor office building in Sydney's CBD. Fairfax leases the entire building with more than **22,000 sqm** of space, valued at \$180 million. The **total rent including outgoings is over \$12 million**, displaying a **rate per sqm of over \$551.**

[AFR 20/06/2013]

#### 40 Mount Street, North Sydney, NSW 2060

Meat & Livestock Australia has leased 2 levels in an Investa-managed North Sydney A Grade office building. The **2,470 sqm** space was leased at a gross rental of **\$645 per sqm** for a **10 year term.**

[AFR 09/07/2013]



#### 88 Cumberland Street, Sydney, NSW 2000

Government Property Australia has taken out a five year lease over **2,140 sqm** of office space over 2 levels at 88 Cumberland Street in the Sydney CBD. The space has been leased at a rate of **\$740 per sqm**, displaying a **net rental of \$1,583,600 p.a.**



[The AU 01/08/2013]

#### 1 Market Street, Sydney, NSW 2000

Credit insurance and risk management company Atradius has leased a new office in the heart of the Sydney CBD. The company leased 1 Market Street, Sydney for an **annual rent of more than \$764,400** on a **10 year term.** The **1,092 sqm** office space displays a **rate per sqm of more than \$700.**

[The AU 15/08/2013]

#### 338 Pitt Street, Sydney, NSW 2000

Hipages Group, an online personal training and natural health network have leased a **1,200 sqm** office suite in the Sydney CBD. The lease represents a **gross annual rental per sqm of \$550.** No further details were released.

[AFR 22/10/2013]

### Industrial

#### Building 3, Yennora Distribution Centre, NSW 2161

Stockland has leased an industrial property to a cotton exporter for a term of **2 years.** The property itself has **9,198 sqm** of floor space, with the new tenants agreeing to pay a floor rate of **\$100 per sqm** showing **\$919,800 p.a.**

[AFR 02/10/2012]

#### 350 Edgar Street, Condell Park, NSW 2199

Tabookai has signed a lease to occupy Unit 9 & 10 at an industrial property in Condell Park for a term of **5 years** from lessor AMP Capital Investors. The clothing wholesale group has leased the space for a **floor rate of \$123.34 per sqm gross.** No further details were released.

[AFR 02/10/2012]



#### 22 Loyalty Road, North Rocks, NSW 2151

An industrial unit has been leased by Airmaster Australia for a term of **5 years.** The commercial air-conditioning company will occupy the space which has office accommodation and a warehouse with eight metre clearance. The new tenants will lease **1,656 sqm** of floor space from the lessor, Graphic Artmart at a floor rate of **\$112.50 per sqm.** The deal reflects an **annual rent of \$186,300 p.a.**

[AFR 23/10/2012]

#### 8 Contaplas Street, Arndell Park, NSW 2148

A **5 year lease** has been signed by MPM Marketing for **11,700 sqm** of industrial accommodation. The property itself spans three buildings which includes office and warehouse space. The tenant will lease the space from PPK Properties and will pay a floor rate of **\$95 per sqm**, reflecting **\$1,111,500 p.a.** Arndell park is approximately 36 km west of the Sydney CBD.



[AFR 23/10/2012]

#### 39 Hill Road, Homebush, NSW 2140

Toll Fast has secured an industrial unit for a **2 year term**. The warehouse has a nine metre clearance, three roller shutter doors, with the office component having been recently renovated. Toll have agreed to pay a floor rate of **\$95 per sqm** for **5,385 sqm** of floor space, showing **\$511,575 p.a.**



[AFR 23/10/2012]

#### 34-38 Anzac Avenue, Smeaton Grange, NSW 2567

A **3 year lease** has been signed for three industrial units by Schneider Electric IT Australia. The lease is for **11,009 sqm** of floor space, with the rental undisclosed. Smeaton Grange is located approximately 60 km south west of the Sydney CBD. No further details were released.

[AFR 30/10/2012]

#### 2-13 Lord Street, Botany, NSW 2019

A warehouse and office has been leased by Mazda Australia for a term of **15 years** in the Lakes Business Park in Botany. The dealership will lease **2,313 sqm** of space at an undisclosed rental. Botany is located approximately 12 km south of the Sydney CBD.



[AFR 07/11/2012]

#### 10 Mount Erin Road, Campbelltown, NSW 2560

Thomas Warburton has agreed to lease an industrial property for a term of **5 years** from Wincorp Construction. The industrial supplies manufacturer will occupy **1,784 sqm** of floor space for **\$156,000 p.a.** reflecting a floor rate of **\$87 per sqm.**

[AFR 13/11/2012]

#### 11 Mount Erin Road, Campbelltown, NSW 2560

An industrial property within the Lakeside Industrial Village Estate has been leased to RRT Australia from lessor Trazmet. The new tenants will lease the space for **2 years** and have agreed to pay **\$125,680 p.a.** for **1,571 sqm** of floor space. The deal shows a floor rate of **\$80 per sqm.**



[AFR 13/11/2012]

#### 34 Burrows Road, Alexandria, NSW 2015

Greyhound Australia has leased space in Sydney's southern industrial precinct for a term of **5 years**. The coach company will pay **\$250,000 p.a.** for the space which includes hardstand, industrial and office accommodation. The new tenants will lease the space from lessor, Good River Properties. Alexandria is situated approximately 4km south of the Sydney CBD.

[AFR 13/11/2012]

#### 111 Vanessa Street, Kingsgrove, NSW 2208

AMP Capital Investors has leased space to Silcar for an unknown term. The new tenants will lease **6,366 sqm** of modern floor space and will pay a floor rate of **\$147.62 per sqm**. The transaction shows an **annual rent of \$939,749.** The warehouse has dual roller doors with an internal clearance of 11 metres.



[AFR 13/11/2012]

#### 3 Frost Road, Campbelltown, NSW 2560

HYDM International has leased an industrial property from lessor General Carrying for a **2 year term**. The new tenants have agreed to pay **\$132,500 p.a.** for **1,060 sqm** of floor space, displaying a floor rate of **\$125 per sqm**. The improvements include a factory, large yard space, a freestanding office and a gantry crane.

[AFR 13/11/2012]

#### 1 Swaffham Road, Minto, NSW 2566

An industrial unit has been leased by DOM Logistics. The new tenant will occupy **1,700 sqm** of floor space for **\$127,500 p.a.** which equates to a floor rate of **\$75 per sqm.**

[AFR 20/11/2012]

#### 10-16 South Street, Rydalmere, NSW 2116

Oz Land Clothing has leased an industrial unit with 7.2 metre clearance from lessor DEXUS Property Group for a term of five years. The clothing wholesaler will lease **1,039 sqm** of floor space, paying a floor rate of **\$120 per sqm**, reflecting an **annual rental of \$124,680.**

[AFR 20/11/2012]

**Unit 8/39 Hill Road, Homebush, NSW 2140**

A sub-lease has been signed by Grace Worldwide (Australia) Pty Ltd for a term of **1 year**. The new tenants will lease **4,125 sqm** of floor space, paying **\$453,750 p.a.** reflecting a floor rate of **\$110 per sqm**.  
[AFR 27/11/2012]

**61 Ashford Avenue, Milperra, NSW 2214**

A warehouse property has been leased for **2 years** by Australian Container Freight Services. The port logistics company will pay a floor rate of **\$115 per sqm** for **8,053 sqm** of floor space, showing an **annual rent of \$924,968**.  
[AFR 27/11/2012]

**147-151 Newton Road, Wetherill Park, NSW 2164**

An industrial property has been leased by Pro-Pac Packaging (Aust) Pty Ltd from lessor Kenneth R Moras Pty Ltd for a term of **7 years**. The new tenant will pay a floor rate of **\$112 per sqm** which shows a rental of **\$1,193,472 per annum**. The property comprises 10,656 sqm of floor space.  
[AFR 04/12/2012]

**89 Kurrajong Avenue, Mount Druitt, NSW 2770**

A freestanding office and warehouse property has been leased by Big River Group Pty Ltd for a term of **5 years**. The new tenants have agreed to pay **\$400,000 p.a.** for **3,851 sqm** of floor space, showing a **rate per sqm of \$112**. The property spans a site area of 13,544 sqm and will be leased from lessor Cazbri Pty Ltd.  
[AFR 04/12/2012]



**4-6 Merryvale Road, Minto, NSW 2566**

An industrial premises has been secured by SCJ Brands Pty Ltd for a term of **4 years**. The lessor, Debenjack Properties leased the property for **\$203,500 p.a.** With a total floor space of **2,422 sqm**, the transaction reflects a **rate per sqm of \$84**.  
[AFR 04/12/2012]

**Old Wallgrove Road, Eastern Creek, NSW 2766**

Ricoh Australia has agreed to lease a purpose-built facility for a term of **10 years**. The printing company will lease **10,467 sqm** of floor space and will pay a **rate per sqm of \$115**. The deal shows a rental of **\$1,203,705 p.a.**  
[AFR 06/12/2012]

**Industrial Property, Silverwater, NSW 2128**

Downer EDI has leased an office and warehouse accommodation for a term of **6 years** from the DEXUS Property Group. The new tenants will pay a **rate per sqm of \$161 net**, which shows **\$386,239 p.a.** for the **2,399 sqm** of floor space.  
[AFR 19/02/2013]

**356 Chisholm Road, Auburn, NSW 2144**

An industrial property has been leased by Emerson Climate Technologies for a term of **5 years**. The new tenant will lease **2,744 sqm** of space for **\$329,280 net p.a.** showing a **rate per sqm of \$120 net**. The lessor of the property is GJS Property.  
[AFR 05/02/2013]



**Industrial Property, Alexandria, NSW 2015**

A freestanding office and warehouse property has been leased to Deco Rug for a term of **5 years** with a 5 year option. The new tenant will lease **2,141 sqm** of floor space for **\$383,239 p.a.** which reflects a **rate per sqm of \$179**. The lessor of the property is Australis Music.  
[AFR 19/02/2013]

**511 Victoria Street, Wetherill Park, NSW 2164**

A **5 year lease** with a 5 year option has been agreed to by Sydney Steel Refurbishing. The new tenant will pay **\$291,795 p.a.** showing a **rate per sqm of \$105**. The industrial property has a floor area of **2,779 sqm**.  
[AFR 26/02/2013]



**40 Norman Street, Peakhurst, NSW 2210**

Waste manager Otto Environmental Systems has agreed to lease an industrial property for a term of **3 years** from lessor Tahloona Pty Ltd. The new tenant will lease 1,358 sqm of warehouse accommodation and 177 sqm of office accommodation, totalling **1,535 sqm** of industrial space. The rent has been struck at **\$118,000 gross p.a.** which displays a **rate per sqm of \$77**.  
[AFR 26/02/2013]



**12 Millennium Court, Silverwater, NSW 2128**

Bedford Group has agreed to lease **1,404 sqm** of industrial space for a term of **5 years** plus a 5 year option. The disabled skill and employment services company will pay a **rate per sqm of \$167 gross** reflecting **\$234,468 p.a.**  
[AFR 05/03/2013]

**Unit 2/1-2 Bushells Place, Wetherill Park, NSW 2164**

An industrial property has been leased by Childsmart for a term of **3 years** plus a 3 year option for **1,214 sqm** of floor space. The new tenant will pay an annual rental of **\$109,260**. The transaction reflects a rate of **\$90 per sqm**.

[AFR 05/03/2013]

**48 Williamson Road, Ingleburn, NSW 2565**

Kong's Century has leased space to Bulk Network for a term of **10 years** with 2 five year option. The property features concrete panel walls, four container height roller doors, two levels of modern office space and over 500 m2 of fully covered awning area. The new tenant will lease **5,730 sqm** of industrial space at a rate of **\$98 per sqm**. The transaction reflects an **annual rental of \$561,540**.

[AFR 05/03/2013]

**8-12 Marigold Street, Revesby, NSW 2212**

Office and warehouse space has been leased by Samcon Engineering for a term of **5 years** for **\$419,775 p.a. or a rate per sqm of \$87**. The lessor of the property is Byron Products.

[AFR 12/03/2013]

**28 Percival Road, Smithfield, NSW 2164**

An industrial property has been leased for a term of **5 years**. The improvements span **11,368 sqm**, displaying a **rate per sqm of \$85 or an annual rental of \$966,280**. The new tenant, C & S Logistics will lease the space from Cromwell Property Group.

[AFR 12/03/2013]



**23-29 South Street, Rydalmere, NSW 2116**

Instant Access has agreed to lease industrial space for a term of **5 years**. The access equipment provider will occupy **3,165 sqm** of space for **\$364,067 p.a.** showing a **rate per sqm of \$115**.

[AFR 19/03/2013]

**1A Amour Street, Milperra, NSW 2214**

A **4 year lease** has been agreed to by BR Logistics for **3,243 sqm** of warehouse and office space. The new tenant will pay **\$308,085 p.a.** showing a **rate per sqm of \$95**.

[AFR 19/03/2013]



**22 Centenary Avenue, Moorebank, NSW 2170**

Nextgen Environmental has leased **1,903 sqm** for a **5 year term** with a 5 year option. They have agreed to pay an **annual rental of \$363,473** which equates to a **rate per sqm of \$191**.

[AFR 19/03/2013]

**1 Wonderland Drive, Eastern Creek, NSW 2766**

An industrial facility has been leased for a term of **6 years** for **around \$1 million p.a.** FDM Logistics has agreed to occupy **9,594 sqm** of accommodation, reflecting a **rate per sqm of \$104**.

[AFR 26/03/2013]

**457 Waterloo Road, Chullora, NSW 2190**

Elite Logistics has leased an industrial property for a term of **10 years** from lessor CFS Asset Management. The metro wine distributor will occupy the site spanning **26,250 sqm of total site area, with 16,051 sqm of building space**. The total rental equates to **\$1,589,078 p.a. reflecting a rate per sqm of \$99**.



[AFR 26/03/2013]

**152 Miller Road, Chester Hill, NSW 2162**

Goodman Group has leased space to Brand Merchandising Solutions for a **5 year** term with a 5 year option. The lessee will lease **6,842 sqm** of warehouse and office space for a rate of **\$95 per sqm** reflecting **\$649,990 p.a.** Chester Hill is located around 28 km west of the Sydney CBD.

[AFR 26/03/2013]

**48B Egerton Street, Silverwater, NSW 2164**

A **5 year lease** has been agreed to by Uncle Bills Australia for **3,950 sqm** of space. The new tenants will pay a **rate per sqm of \$135**, reflecting **\$533,250 p.a.** The property features a modern freestanding building featuring glass façade, marble entry stairway with glass atrium, along with refurbished office accommodation.

[AFR 26/03/2013]

**Building 5, 338 Woodpark Road, Smithfield, NSW 2164**

An office/warehouse has been leased for a term of **3 years** with a 3 year option. The new tenant will pay **\$340,000 p.a.** for **3,494 sqm** of space for a **rate per sqm of \$97**.

**3/27 Nyrang Street, Lidcombe, NSW 2141**

A **1,740 sqm** industrial property in Sydney's west has been leased to NSW Food Distributors Pty Ltd. The property displays a **rate per sqm of \$111** and a **gross rent per year of \$193,100**. The property has been leased for a **3 year term** and has easy access to Parramatta Road, Centenary Drive and the M4.

[AFR 30/04/2013]



**57-75 Templar Road, Erskine Park, NSW 2759**

ACR Supply Partners has leased **5,903 sqm** of industrial property in Erskine Park, Western Sydney. The lease displays a **rent per annum of \$649,330** and a **rate per sqm of \$110**. The property is in close proximity to the M4 and is located approximately 46 km west of the Sydney CBD.

[The AU 09/05/2013]

**Industrial Property, Minto, NSW 2566**

Freight transportation company J&E Vella has signed a **2 year lease** for a **7,606 sqm** warehouse at Minto, in Sydney's south-west. The agreed rental is **\$562,844 p.a.** which shows a **rate per sqm of \$74**. The property has been leased from JSKM Pty Ltd.

[The AU 30/05/2013]

**17 Ormsby Place, Wetherill Park, NSW 2164**

Civil Engineering firm Fleetwood Urban has leased a **2,500 sqm** office and warehouse space. The property is split between 2,000 sqm of office/warehouse space and 500 sqm of office space. The **net annual rental is \$275,000**, which reflects a **rate per sqm of \$110**.



[AFR 04/06/2013]

**Industrial Property, Villawood, NSW 2163**

A **1,730 sqm** industrial property has been leased to Kingspan Insulation in Villawood, in Sydney's west. The lease displays a **gross annual rent of approximately \$160,000**, and a **rate per sqm of \$92**. The property was leased for a **5 year term** and is located approximately 29 km west of the Sydney CBD.

[AFR 04/06/2013]

**Industrial Property, Winston Hills, NSW 2153**

Pencil and pen giant Faber-Castell has leased **5,317 sqm** of office and warehouse space for a **rental of \$640,000 p.a net** for a **5 year term**. This reflects a **rate per sqm of \$120**. The property is situated approximately 33 km west of the Sydney CBD.

[AFR 04/06/2013]

**2-4 Dunlop Street, Strathfield South, NSW 2136**

Mango & Chubb have leased **2,000 sqm** of office/warehouse space to Coleman Group for a **1 year term**. The lease is for a **gross rental of \$100 per sqm** reflecting **\$200,000 p.a.** The property has clearances of 6 metres, truck and container access as well as onsite parking. South Strathfield is approximately 15 km west of the Sydney CBD.



[The AU 13/06/2013]

**29-31 O'Riordan Street, Alexandria, NSW 2015**

S&P Liquor has leased a **1,500 sqm** rear warehouse unit. The tenant has agreed to a **7 year lease** at a **gross annual rental of \$125,000** which shows a **rate per sqm of \$83**. The property features high clearances and onsite parking.

[The AU 13/06/2013]

**Industrial Property, Prestons, NSW 2170**

Kick Furniture has leased **1,260 sqm** of industrial property from Hasell Britton in Sydney's south west, Prestons. The industrial site comprises a modern warehouse, small office and decent truck access. Kick Furniture have agreed to a **1 year lease**, presenting a **gross face rental of \$138,600 per year**, displaying a **rate per sqm of \$110**.

[AFR 02/07/2013]

**Gateway Estate, Mount Kuring-Gai, NSW 2080**

John S. Hayes Pty Ltd, a paper cleaning, sanitary and medical product supplier has leased **3,233 sqm** of space for a **5 year term** from Industrial Parks of Australia at its Gateway Estate in Mount Kuring-Gai. The industrial space has been leased at a **net rental of \$129 per sqm**.

[AFR 16/07/2013]

**Gateway Estate, Mount Kuring-Gai, NSW 2080**

Woger Trading, an international importer and internet retailer has leased **1,800 sqm** of industrial and warehouse space at the Gateway Estate in Mount Kuring-Gai. The space has been leased for a **1 year term** at a **net rental of \$115 per sqm**.

[AFR 16/07/2013]

**34 Fourth Avenue, Blacktown, NSW 2148**

Kele Formwork and Scaffolding has leased a **1,830 sqm** warehouse for a **gross annual rental of \$170,700**, showing a **rate per sqm of approximately \$94**. The 4,770 sqm site is owned by Endeavour Energy.

[AFR 06/08/2013]



**Unit 14/38-46 South Street, Rydalmere, NSW 2116**

AMP Capital has leased a **1,130 sqm** office warehouse space in Sydney's Rydalmere to Industrial printing specialist Mimaki. The facility comprises a high office to warehouse ratio, displaying a **net rate per sqm of \$135**, and a **net income of \$152,550 p.a.** The warehouse is located 20 km north-west of the Sydney CBD.

[AFR 20/08/2013]



**103 Enterprise Circuit, Prestons, NSW 2170**

ALP Products has commenced a **5 year lease** in an industrial building in Sydney's southwest. The lease displays an **annual rental of \$426,240**. The tenants pre-committed to the lease before the buildings construction had commenced.  
[The Au 29/08/2013]

**1/208 Walters Road, Arndell Park, NSW 2148**

Pick Packers, a storage and logistics provider has leased a **1,945 sqm** warehouse site in Arndell Park in Sydney's west for a **5.5 year term** with a 5 year option for an **annual net rental of \$175,059**. The lease reflects a **net rate per sqm of \$90**.  
[AFR 03/09/2013]

**391 Park Road, Regents Park, NSW 2143**

DEXUS Property Group owned Regents Park Business Park has leased **3,809 sqm** of facility in Block M of the complex to Canberra Overnight Transport. The transport company will pay an **annual rent per sqm of \$115** for a **5 year term**. The facility boasts high clearances, a large awning and drive around truck access.



[AFR 10/09/2013]

**13a Stanton Road, Seven Hills, NSW 2147**

Industrial property owner and manager PPK Properties have leased **6,534 sqm** of office and warehouse space to foam and plastic manufacturer Rema Industries. The freestanding building boasts two levels of office space and a warehouse and workshop space accessible via multiple roller shutter doors as well as a substantial power supply and a small rear yard. The **5 year lease** displays a **rate per sqm of \$85** and an **annual rent of \$555,390**.

[AFR 10/09/2013]

**Industrial Property, Smithfield, NSW 2164**

A warehouse building has been leased to carpet maker Godfrey Hirst Australia in Smithfield, Sydney, at an **annual rental of \$273,600**. The company has leased **3,110 sqm** of warehouse space which includes 2 warehouse buildings and a corporate office building. The lease is for **5 years** at a **rate per sqm of \$88**. The property is owned by Cromwell Property Group and is approximately 31 km from the Sydney CBD.  
[AFR 09/04/2013]

**9 Melissa Place, Kings Park, NSW 2148**

A **1,648 sqm** industrial property has been leased to KF Specialty Ingredients on a **5 year lease**. The rent was negotiated at a **rate per sqm of \$107**, reflecting an **annual rental of \$176,764**.  
[AFR 09/04/2013]

**57-75 Templar Road, Erskine Park, NSW 2759**

ACR Supply Partners have leased **5,903 sqm** of industrial facility in Western Sydney. The property is located near the M4 and M7 motorways and was leased for a **net rental of \$110 per sqm**. It comprises an undercover loading and handling area and has clearances from 10 to 12 metres.



[AFR 23/04/2013]

**137 Magowar Road, Girraween, NSW 2145**

A freestanding warehouse and office facility has been leased to Toby's Auto Parts for a gross rental of **\$118,085 p.a.** A **3 year lease** was negotiated for the **1,243 sqm** industrial property which reflects a **rate per sqm of \$95**.

[AFR 23/04/2013]

**Industrial Leasing, Minto, NSW 2566**

Altis Property Partners have leased a **24,000 sqm** warehouse in Sydney's west to the world's largest manufacturer of carpet tiles, Interface. The lease presents an **annual rental of \$2 million**, reflecting a **rate per sqm of \$83**. In conjunction with Campbelltown City Council, Interface has successfully changed the zoning of the property from warehouse to manufacturing.

[AFR 30/04/2013]

**54 Somerset Street, Minto, NSW 2566**

A **1,483 sqm** warehouse and concrete panel factory has been leased by Ductwork and sheet manufacturer Bravo Industries. The property, in south-western Sydney is a five minute drive from the M5 Motorway and within 300 metres of Minto train station. The property has 2 levels of office space, a large modern reception on the ground floor and a large boardroom on the mezzanine level. The lease is for a term of **3 years with a 3 year option** to extend with rental of **\$74.17 per sqm in the first year, \$80.92 per sqm in the second year and \$84.29 per sqm in the third year**.



[AFR 08/10/2013]

**130 Dunning Street, Roseberry, NSW 2474**

Precision Automotive, a car park retailer and mechanic has leased a **1,760 sqm** warehouse site at **130 Dunning Street, Roseberry** for a **5 year term** with a 3 year option to extend for a **net annual rental of \$184,800**. This reflects a **rate per sqm of \$105**.

[AFR 15/10/2013]

**1 Tyrone Place, Erskine Park, NSW 2759**

Vermeer Australia, a construction and mining equipment wholesaler has leased a **2,827 sqm** office and warehouse facility in Erskine Park, from Bootes Management. The property was leased for a **5 year term** with a 5 year option to extend at a **net annual rental of \$100 per sqm**.

[AFR 15/10/2013]

**43 Riverside Road, Chipping Norton, NSW 2170**

Centrum Printing has leased a **3,000 sqm** office and warehouse. The lease is for a **7 year term** presenting an **annual rent of \$300,000** and a **rate per sqm of \$100**. Chipping Norton is located 36 km south west of the CBD.



[AFR 22/10/2013]

**75-77 Cowpasture Road, Wetherill Park, NSW 2164**

Food container manufacturer Scoform Plastics has signed a **3 year lease** with two 3 year options for an industrial property in Sydney's west. The group will pay a **rate per sqm of \$110** for the **1,400 sqm** property. Wetherill Park is located approximately 34 km west of the Sydney CBD.

[AFR 22/10/2013]

**Clay Place, Eastern Creek, NSW 2766**

Geolocation and GPS technology company Garmin are relocating to a purpose built industrial facility in Sydney's Eastern Creek industrial precinct. The company have leased a **6,000 sqm** facility controlled by Fife Capital. The facility is divided into 2,000 sqm of office space and 4,000 sqm of warehouse. The lease is for a **12 year term** at a **rate per sqm of \$190**.

[AFR 29/10/2013]

**Retail**

**2 Mastracolas Road, Coffs Harbour, NSW 2450**

Pillow Talk has secured a lease within Home Central, a bulky goods retail centre for **1,899 sqm** of space in northern NSW. The lessee will pay a floor rate of **\$200 per sqm** equating to **\$379,800 p.a.** The retail centre is approximately 3 km north east of the Coffs Harbour CBD.

[AFR 16/10/2012]

**Level 1, 93 O'Riordan Street, Alexandria, NSW 2015**

A **12 year lease** has been signed by Ultimate Fighting Championships. The US based company will occupy **3,000 sqm** of space for **\$900,000 p.a.** The tenancy is situated within an industrial and retail bulky goods zoned building. The deal shows a **rate per sqm of \$300**.

[AFR 11/12/2012]

**2 Mastracolas Road, Coffs Harbour, NSW 2450**

Aussie Living Furniture has signed a **5 year lease** for a new retail showroom on the NSW north coast from Queensland-based property company Newlands. The lease of the **1,420 sqm** showroom reflects a **gross annual rental of approximately \$280,000** and a **rate per sqm of \$197**.



[AFR 04/06/2013]

**6B St Martins Crescent, Blacktown, NSW 2148**

European furniture retailer POCO has leased a **7,500 sqm** store in the Blacktown Mega Centre. POCO have occupied the former Bunnings Warehouse property, owned by the Arkadia Retail Property Group. No further details were released.



[The AU 20/06/2013]

**The Ponds Boulevard & Riverbank Drive, Blacktown, NSW 2148**

Woolworths has pre-committed to leasing **4,000 sqm** of retail space at the Ponds Shopping Centre in Blacktown for a **20 year term**. The centre is due for completion in late 2014 and will be approximately 7,000 sqm with 25 specialty stores.

[AFR 09/07/2013]

## Our Research

At Preston Rowe Paterson, we pride ourselves on the research which we prepare in the market sectors within which we operate. These include Commercial, Retail, Industrial, Hotel & Leisure and Residential property markets as well as infrastructure, capital and plant and machinery markets

## We have property covered

- Investment
- Development
- Asset
- Corporate Real Estate
- Mortgage
- Government
- Insurance
- Occupancy
- Sustainability
- Research
- Real Estate Investment Valuation
- Real Estate Development Valuation
- Property Consultancy and Advisory
- Transaction Advisory
- Property and Asset Management
- Listed Fund, Property Trust, Super Fund and Syndicate Advisors
- Plant & Machinery Valuation
- General and Insurance Valuation
- Economic and Property Market Research

## We have all real estate types covered

We regularly provide valuation, property and asset management, consultancy and leasing services for all types of Real Estate including:

- CBD and Metropolitan commercial office buildings
- Retail shopping centres and shops
- Industrial, office/warehouses and factories
- Business parks
- Hotels (accommodation) and resorts
- Hotels (pubs), motels and caravan parks
- Residential development projects
- Residential dwellings (individual houses and apartments/units)
- Rural properties
- Special purpose properties such as: nursing homes; private hospitals, service stations, oil terminals and refineries, theatre complexes; etc.
- Infrastructure

## We have all types of plant & machinery covered

We regularly undertake valuations of all forms of plant, machinery, furniture, fittings and equipment including:

- Mining & earth moving equipment/road plant
- Office fit outs, equipment & furniture
- Agricultural machinery & equipment
- Heavy, light commercial & passenger vehicles
- Industrial manufacturing equipment
- Wineries and processing plants
- Special purpose plant, machinery & equipment
- Extractive industries, land fills and resource based enterprises
- Hotel furniture, fittings & equipment

## We have all client profiles covered

Preston Rowe Paterson acts for an array of clients with all types of real estate, plant, machinery and equipment interests such as:

- Accountants
- Banks, finance companies and lending institutions
- Commercial and Residential non bank lenders
- Co-operatives
- Developers
- Finance and mortgage brokers
- Hotel owners and operators
- Institutional investors
- Insurance brokers and companies
- Investment advisors
- Lessors and lessees
- Listed and private companies corporations
- Listed Property Trusts
- Local, State and Federal Government Departments and Agencies
- Mining companies
- Mortgage trusts
- Overseas clients
- Private investors
- Property Syndication Managers
- Rural landholders
- Self managed super funds
- Solicitors and barristers
- Sovereign wealth funds
- Stock brokers
- Trustee and Custodial companies

## **We have all *locations* covered**

From our central office location within the Sydney Central Business District we serve our clients' needs throughout the Sydney CBD, greater Sydney metropolitan area, throughout the state of New South Wales. For special purpose real estate asset classes, infrastructure, and plant & machinery we operate throughout Australia and globally either directly or through our relationship offices.

## **We have *your needs* covered**

Our clients seek our property (real estate, infrastructure, plant and machinery) services for a multitude of reasons including:

- Acquisitions & Disposals
- Alternative use & highest and best use analysis
- Asset Management
- Asset Valuations for financial reporting to meet ASIC, AASB, IFRS & IVSC guidelines
- Compulsory acquisition and resumption
- Corporate merger & acquisition real estate due diligence
- Due Diligence management for acquisitions and sales
- Facilities management
- Feasibility studies
- Funds management advice & portfolio analysis
- Income and outgoings projections and analysis
- Insurance valuations (replacement & reinstatement costs)
- Leasing vacant space within managed properties
- Listed property trust & investment fund valuations & re-valuations
- Litigation support
- Marketing & development strategies
- Mortgage valuations
- Property Management
- Property syndicate valuations and re-valuations
- Rating and taxing objections
- Receivership, Insolvency and liquidation valuations and support/advice
- Relocation advice, strategies and consultancy
- Rental assessments and determinations
- Sensitivity analysis
- Strategic property planning

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### Capital City Offices

Adelaide

Brisbane

Melbourne

Sydney

### Regional Offices

Albury Wodonga

Ballarat

Bendigo

Cairns

Central Coast/Gosford

Geelong

Gold Coast

Gippsland

Mornington

Newcastle

Wagga Wagga

### Relationship Offices

Canberra

Darwin

Hobart

Perth

Other regional areas