



**Preston
Rowe
Paterson**

International
Property Consultants
and Valuers



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Transactions in Review

April 2021



ABOUT THIS REPORT

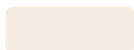
Preston Rowe Paterson prepare research reports covering the main markets within which we operate in each of our capital cities and major regional locations.

This report summarises major reported transactions within these markets whilst adding transactional analysis to provide greater market insight.

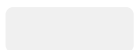
The markets covered in this research report include the commercial office market, industrial market, retail market, specialised property market, hotel and leisure market, residential market and significant property fund activities.

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.



Sales Transaction



Rental Transaction



Commercial

Dexus Property has sold a 98% occupied 34 Storey A grade office tower for \$285 million, on a WALE of 2.9 years.

Retail

Sentinel Property Group have acquired a 1.68 Ha retail neighborhood centre in a deal worth \$28 million.

HIGHLIGHTS

Industrial

Unlisted Fund *Newmark Hardware Trust* has acquired a 14,920 sqm Bunnings Warehouse in Eastgardens for \$75 million.



Commercial

10 Eagle Street, Brisbane City QLD 4000

- \$285 million
- 2.9 years
- \$10,252 per sqm lettable area

Dexus and *CPP Investments Board* has sold a 34-storey A-grade office tower located in Brisbane's Golden Triangle to investment syndicate *Marquette Properties* in a **\$285 million deal**. The 150 family syndicate have acquired the 27,800 sqm of office space on a WALE of 2.9 years with 92% occupancy. The deal was struck on a **rate of \$10,252 psm of lettable area**.
(AFR 07.04.21)

221-227 Anzac Parade, Kensington NSW 2033

- \$80.15 million
- \$7,501 per sqm lettable area

Charter Hall's Direct PFA Fund has acquired a 7-storey office building on a 2,466 sqm site from a Korean Institution in a **\$80.15 million deal**. The property comprises 10,685 sqm lettable area that is occupied by the University of NSW with a remaining lease of 10.75 years. The off-market sale was struck on a **6.5% yield** and a **rate of \$7,501 psm of lettable area**.
(AFR 08.04.21)

Bay Street, Double Bay NSW 2028

- \$38.5 million
- \$15,400 per sqm proposed lettable area

Fortis has acquired an 824 sqm commercial development site in Double Bay for **\$38.5 million**. The developer proposes to construct a 5-Storey commercial property with ground floor retail with approximately 2,500 sqm of net lettable area. The deal was struck on a **rate of \$46,723 psm of site**.
(AFR 22.04.21)



8 Atlantic Street, Woden ACT 2606

- \$80 million
- 8.15% Yield
- \$4,742 per sqm lettable area

ASX listed fund manager *Centuria Capital* has acquired Scarborough House; a 14-storey commercial office building in a **\$80 million deal**. The 5 star NABERS rated property encompasses 16,782 sqm of lettable area on a 3,336 sqm site. It is fully leased to the federal health department with a net passing income of \$6.52 million. The deal was struck on **yield of 8.5%** at a **rate of \$4,742 psm of lettable area**.
(AFR 26/04/21)

68 Waterloo Road, Macquarie Park NSW 2113

- \$106.5 million
- 4.84% Yield
- \$7,878 per sqm lettable area

AMP Capital have sold a 5 level commercial office to the private company *Cessleigh*; owned by the founders of TPG in a **\$106.5 million deal**. The property is DA approved and comprises 10,522 sqm of commercial space and 2,997 sqm of industrial warehouse space on a 14,400 sqm site. It was sold fully leased on a WALE of 4.1 years. The deal was struck on a **yield of 4.84%** at a **rate of \$7,878 sqm of lettable area**.
(AFR 16.04.21)



Industrial

140 –148 Denison Street, Eastgardens NSW 2036

- \$75 million
- 4.14% Yield
- \$5,027 per sqm lettable area

An industrial complex in Eastgardens comprising a 14,920 sqm Bunnings’s warehouse, was sold in an off-market deal for **\$75 million**. The 2.3 Ha retail site is the second Sydney Bunnings’s to be acquired by the unlisted fund *Newmark Hardware Trust*. The deal was struck on a **yield of 4.14%** at a **rate of \$5,027 psm of lettable area**.
(AFR 04.04.21)

44-50 Waterloo Road, Macquarie Park NSW 2113

- \$71 million
- \$9,922 per sqm lettable area

AMP Capital has sold a 7,156 sqm warehouse and office complex of two buildings in a **\$71 million deal**. The *logistics platform ESR* have acquired the 1.5 Ha business park site anchored by Macquarie University’s School of Engineering. In the long term the site is forecasted to be redeveloped into A grade office buildings. The deal was struck on a **rate of \$9,922 psm of lettable area**.
(AFR 01.04.21)

839 Beaudesert Road, Archerfield QLD 4108

- \$7 million
- \$1,547 per sqm lettable area

Garda has sold its Archerfield Warehouse in a **\$7 million deal**, at a 12.9% premium to its recent valuation. The 4,524 sqm of lettable area was sold on a circa 6.4% yield. The 15,000 sqm industrial site comprises a free standing warehouse, transport depot and large office showroom. The deal was struck on a **rate of \$1,547 sqm of lettable area**.
(Propertymarket.news 08.04.21)





Retail



550 Christine Avenue, Varsity Lakes QLD 4226



\$66 million



3.3 Years



\$4,465 per sqm lettable area

QIC Global Real Estate has divested its Robina Home and Life Centre to ASX listed fund manager *Primewest* in a **\$66 million deal**. The 14,782 sqm single level retail center occupies 3.6 Ha site with a WALE of 3.3 years. A single tenant occupying 15% of the lettable area is currently vacant. The homemaker centre was built circa 2017 and it is located 11km from the Gold Coast CBD. The deal was struck on a **yield of circa 6%** and a **rate of \$4,465 psm of lettable area**. (AFR 01.04.21)

430 Melton Hwy, Taylors Lakes VIC 3038



\$97 million



4.75% Yield



\$3,741 per sqm lettable area

QIC Global Real Estate has divested the Watergardens Homeplace in a **\$97 million deal** to retail giant *Harvey Norman*. The 25,931 sqm large format retail centre was sold on a **yield of 4.75%**, with a WALE of 4.4 years. Harvey Norman is the leading owner of large-format malls in Australia owning a total 14% share. The deal was struck on a **rate of \$3,741 psm of lettable area**. (AFR 06.04.21)

12-14 St Francis Drive, Moranbah QLD 4744



\$28 million



\$3,968 per sqm lettable area

Sentinel Property Group has acquired a 1.68 Ha retail neighbourhood centre from ASX listed *Elanor Investors Group* in a **\$28 million deal**. The Coles anchored Moranbah Fair shopping centre is situated in a Queensland mining town and spans 7,056 sqm of lettable area with 195 car spaces. The deal was struck with a WALE of 6.4 years and a **rate of \$3,968 sqm of lettable area**. (AFR 26.04.21)



77-97 Rundle Place Mall, Adelaide SA 5000

- \$210 million
- 5.5% Yield
- \$9,026 per sqm lettable area

ASX *Irongate* in a joint venture with property platform *Fortius* have acquired 'Rundle Place Mall' in a **\$210 million deal** from *Blackstone*. The acquisition is inclusive of Grenfell Street Carpark comprising of seven levels of 500 car spaces connected to the 23,265 sqm retail complex. The premium grade asset was sold on a circa **5.5% yield** with 98% occupancy and a 7.6 years WALE. The deal was struck on a **rate of \$9,026 psm of lettable area.** (AFR 28.04.21)

22 Simpson Street, Mount Isa QLD 4825

- \$44.2 million
- 7.34% Yield
- \$4,564 psm gross lettable area

SCA Property Group has acquired the Mount Isa Village Mall in a **\$44.2 Million deal**. The regional centre comprises 9,685 sqm of gross lettable area, 274 car parking spaces on a 19,650 sqm site. Anchored by Coles, Kmart and 17 specialty stores, the complex was sold on a WALE of 11.5 years with fixed 4-5% annual reviews. The deal was struck on a **yield of 7.34%** and a **rate of 4,564 sqm of gross lettable area.** (AFR 29.04.21)

235-251 Bourke Street, Melbourne VIC 3000

- \$73 million
- \$12,167 per sqm of lettable area

Futuro Capital has acquired the historic 6,000 sqm Tivoli Arcade and carpark in Melbourne's CBD from *Venton International*, in a **\$73 million deal**. The 14-storey commercial tower aspect with 23,000 sqm of lettable area was acquired last year for \$133 million by *Futuro Capital*. The 3,000 sqm site is proposed to be refurbished into a high end retail complex. The deal was struck on a **rate of \$12,167 sqm of lettable area.** (AFR 27.04.21)

15th Street Deakin Avenue, Mildura VIC 3500

- \$81.1 million
- 9% Yield
- \$4,015 per sqm lettable area

Vicinity Enhanced Retail Fund has divested it's last managed retail centre 'Mildura Central' to Melbourne based *IP Generation*, in a **\$81.1 million deal**. The 7.35 ha sub-regional centre was originally acquired for \$109.75 million in 2014. Anchored by Target and Woolworths, the complex comprises of 20,200 sqm of lettable area. The deal was struck on a **yield of circa 9%** at a rate of **\$4,015 psm of lettable area.** (AFR 07.04.21)

29-35 Lake Street, Caroline Springs VIC 3023

- \$136.5 million
- \$5,394 per sqm site area

Privately Owned *Degroup* have acquired the CS Square shopping centre from Lendlease's *Australian Prime Property Fund Retail* in a **\$136.5 million deal**. The three supermarkets and discount department anchored retail centre is sold in conjunction with 1,603 sqm of commercial space and 1.28 ha of vacant lots, over of a total site area of 25,308 sqm. The deal was struck on a **rate of \$5,394 psm of site area.** (AFR 07.04.21)

2 Peony Boulevard, Yanchep WA 6035

- \$41 million
- 6.64% Yield
- \$878 per sqm site area

Fund Investment Manager FRP has acquired a 6,673 sqm retail shopping centre and development block in a **\$41 million deal**. The Woolworths anchored Yanchep Central centre comprises of 16 specialty stores including BWS and McDonalds. The complex was sold on a **6.64% yield** and included an adjacent 4Ha of development land. The deal was struck on a rate of **\$878 psm of site area.** (AFR 26.04.2021)



Residential Development

**127-129 Commodore Drive,
Paradise Waters QLD 4217**

\$7.1 million

\$4,121 per sqm site area

A *Chinese buyer* has purchased a vacant lot comprising of two parcels of land with a combined 48 metre waterfront frontage. The 1,723 sqm site was brokered in a **\$7.1 million deal**, representing the depth of the prestige market. The deal was struck on a **rate of \$4,121 psm of land area**.

(Realestate.com 20.04.21)

Specialised Property

**57-59 Stud Road,
Dandenong VIC 3175**

\$7.63 million

5.1% Yield

\$10,013 per sqm lettable area

A childcare centre has been sold at auction for **\$7.63 million** on a **5.1% yield**. The Crest centre comprises a 762 sqm 2-storey facility occupying a 1,474 sqm site returning \$388,500 p.a. income.

The centre was sold with a 15 year lease with a further 2x10 year options and 3% annual increases. The deal was struck on a **rate of \$10,013 psm of lettable area**.

(AFR 01.04.21)

Hotels & Leisure

**32-42 Murchison Street,
Marysville VIC 3779**

\$10 million

\$548 per sqm site area

Shakespeare Property Group has acquired Peppers Marysville Hotel in Yarra Valley in a **\$10 million deal**. The 101 roomed hotel was developed by Accor in liege with the Victorian Government following the 2015 Black Friday bushfires to boost the local economy. The 18,260 sqm site was sold on a **rate of \$99,009 per room**.

(AFR 29.04.21)

**85 Admiralty Drive,
Paradise Waters QLD 4217**

\$8 million

\$5,000 psm of site area

A *local investor* has purchased a vacant residential lot in Queensland's prestige suburb of Paradise Waters from *E.Walter*. The 1,600 sqm waterfront site was brokered in a **\$8 million deal** which took only 24 hours. The deal was struck on a **rate of \$5,000 psm of site area**, representing the highest price paid for vacant land in the precinct.

(Realestate.com 20.04.21)

**15 Dalton Road,
Thomastown VIC 3074**

\$6.4 million

4.6% Yield

\$17,251 per sqm lettable area

A 371 sqm fast food outlet has sold through auction in a **\$6.4 million deal**. The Carl's Jr traded on a **4.6% yield** with a ten-year lease in place plus options to 2045 and fixed 3% annual increases. The 2,605sqm site with a 59m frontage returns \$295,860 p.a. + GST. The deal was struck on a **rate of \$17,251 psm of lettable area**.

(AFR 01.04.21)

**19 Noosa Drive,
Noosa Heads QLD 4567**

\$13.9 million

4.8% Yield

\$2,742 per sqm lettable area

Lendlease, Westfield Executive and *Universal Store co-founder Mr Josephson* have purchased Noosa Reef Hotel in a **13.9 Million deal** from ASX listed *ALE Property Group*. The 5,069 sqm restaurant and pub site is currently leased by ALH till 2029 with 4x10 year options was purchased returning a net income of \$692,515 p.a. The deal was struck on a **rate of \$2,742 sqm of lettable area** and **yield of 4.8%**.

(AFR 29.04.21)





Our Research

At Preston Rowe Paterson we take pride in the extensive research we prepare for the market sectors within which we operate in. These include Commercial, Retail, Industrial, Hotel and Leisure and Residential property markets, as well as Infrastructure, Capital, Asset, Plant and Machinery markets.

We have **property** covered.

We have **clients** covered

Preston Rowe Paterson acts for a diverse range of clients with all types of property needs, covering real estate, infrastructure, asset, plant and machinery interests, these include:

- Accountants, auditors & insolvency practitioners
- Banks, finance companies & lending institutions
- Commercial & residential non-bank lenders
- Co-operatives
- Developers
- Family Offices
- Finance & mortgage brokers
- Hotel owners & operators
- Institutional investors
- Insurance brokers & companies
- Investment advisors
- Lessors & lessees
- Listed & private companies & corporations
- Listed & unlisted property trusts
- Local, state & federal government departments & agencies
- Mining companies
- Mortgage trusts
- Overseas clients
- Private investors
- Property syndication managers
- Real Estate Investment Trusts (REITS)
- Rural landholders
- Solicitors & barristers
- Sovereign wealth funds
- Stockbrokers
- Superannuation funds
- Trustee & custodial companies.

We have **real estate** covered

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

- Metropolitan & CBD commercial office buildings
- Retail shopping centres & shops
- Industrial, office/warehouses & factories
- Business parks
- Hotels (accommodation) & resorts
- Hotels (pubs), motels & caravan parks
- Residential developments projects
- Residential dwellings (houses/apartments/units)
- Property Management
- Rural properties
- Hospitals & aged care
- Special purpose properties
- Extractive industries & resource based enterprises
- Infrastructure including airports & port facilities.

We have **asset, plant and machinery** covered

We regularly undertake valuations of all forms of asset, plant and machinery, including:

- Mining & earth moving equipment/road plant
- Resort & accommodation, hotel furniture, fittings & equipment
- Office fit outs & equipment
- Farming equipment
- Transport equipment
- Industrial/factory equipment
- Licensed club furniture, fittings & equipment
- Building services equipment (lifts, air conditioning, fire services & building maintenance equipment).

We have your **needs** covered

Our clients seek our property (real estate, infrastructure, asset, 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 & outgoings projections and analysis
- Insurance valuations (replacement & reinstatement costs)
- Leasing vacant space within managed properties
- Listed property trust & investment fund valuations & revaluations
- Litigation support
- Marketing & development strategies
- Mortgage valuations
- Property Management
- Property syndicate valuations & re-valuations
- Rating and taxing objections
- Receivership, Insolvency & liquidation valuations & support/advice
- Relocation advice, strategies and consultancy
- Rental assessments & determinations
- Sensitivity analysis
- Strategic property planning.

We have all **locations** covered

From our capital city and regional office locations we serve our client's needs throughout Australia. Globally, we have three offices located in New Zealand, as well as associated office networks located in the Asia-Pacific region.



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<http://daiwakantei.co.jp/eng/about>

Thailand - Capital and Co.
<http://www.cpmcapital.co.th/>

Philippines - Cuervo Appraisal Incorporated
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