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TRANSACTIONS 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, specialized 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.

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SALES

Commercial

55 King Street, Melbourne, VIC 3000

Charter Hall Group has entered into due diligence to buy an office tower from LaSalle Investment Management for **close to \$80 million**. \$10 million was spent on refurbishments in the 12,400 m2 office last year and there is the potential for future redevelopment. The property is 85% leased to the Victorian Civil Administration Tribunal who have been leasing there for more than 20-years. The sale reflects a **rate of nearly \$6,451.60 psm**.
[AU 03/12/2015]



100 Waymouth Street, Adelaide, SA 5000

Norelco Holdings has paid **\$73 million** to Cromwell Property Group for an office tower. The 12,305 m2 building is fully leased and has a weighted average lease expiry of over eight years. The 13-floor property was refurbished in 2013 with a new foyer, new lifts, air-conditioning and improved amenities. Two long-term tenants in the building are Origin Energy and Community CPS Credit Union. The sale of the property reflects a **yield of 6.775%** and a **rate of \$5,932.55 psm**.
[AFR 03/12/2015]

117 Clarence Street, Sydney, NSW 2000

Altis has sold a 12-storey, B-grade office tower to Roxy Pacific Holdings for **\$81 million** on a **yield around 6%**. The building is around 50% leased to a government tenant who is in the process of renewing its lease. The property brings in a net passing income of around \$5 million and the average lease is for two years. The sale of the 12,546 m2 building reflects a **rate of \$6,456.25 psm**.
[AFR 04/12/2015]



22 Main Street, Blacktown, NSW 2148

Blacktown City Council has paid **\$17.15 million** for an office building from Government Property NSW. The 1,174 m2 of net lettable area, 30-year old, office and retail building has 6-levels and 84 car spaces. The property is mainly leased by NSW government agencies such as Juvenile Justice, the Department of Education and Workcover NSW. The leases are for two years with options. The sale reflects a **rate of \$14,608.20 psm**. Blacktown is located around 34.6 km north-west of the Sydney CBD.
[AFR 07/12/2015]

201 Charlotte Street, Brisbane, QLD 4000

Blackrock and Fortius Funds Management have acquired the **Anglo American House** from a Queensland agricultural family for **under \$90 million**. Anglo American takes up 10 of the 16 floors in the 20% vacant, 13,400 m2 building. The property sold on a **yield of about 8%** and a **rate of \$6,716.40 psm**.
[AFR 08/12/2015]

121 Exhibition Street, Melbourne, VIC 3000

Funds managed by Brookfield have sold a 50% stake in the **Southern Cross** towers to Blackstone for **\$675 million** on a **passing yield of around 5%**. Brookfield Prime Property Fund has signed a conditional deal to sell a 25% share in **Southern Cross East** at \$228.5 million and a 50% share in **Southern Cross West** for \$218 million. The other shares in the towers were owned by Brookfield Asset Management.
[AFR 08/12/2015]

520 Bourke Street, Melbourne, VIC 3000

Fife Capital has paid just above \$25 million to Goldsborough Mort & Co for a six-level commercial building. The 5,717 m2 of net lettable building sits on a 1,357 m2 block and was sold on a **yield of 4%**. The sale reflects a **rate of \$18,423 psm**.
[SMH 09/12/2015]



Cnr Bourke & Russell Street, Melbourne, VIC 3000

Russell Street Investments has purchased a two-level office and retail building for **\$18.21 million** on a **yield of 2%**. The sale of the 365 m2 site reflects a **rate of \$49,890.40 psm**.
[AFR 09/12/2015]

600 Bourke Street, Melbourne, VIC 3000

AMP Capital's Australian Wholesale Office Fund has bought the remaining 43% share of an office tower from Brookfield Office Properties for **just above \$240 million**. The fund now has full ownership in the building that has a weighted average lease expiry of 7.5 years.
[AFR 10/12/2015]

166 Epping Road, Lane Cove West, NSW 2066

Epic Doncastor has acquired a five-level office building from Quintessential Equity for **\$27.8 million** on a **yield of 9%**. The property is nearly 100% lease and has a net passing income of \$2.5 million. The building was recently refurbished. Lane Cove West is located around 9.3 km north-west of the Sydney CBD.
[AFR 10/12/2015]

690 Springvale Road, Mulgrave, VIC 3170

Lasalle Investment Management is in due diligence to purchase an office complex from Frasers Property Australia for **\$90 million**. The purchase includes three buildings with 21,000 m2 in total. Blue-chip tenants occupy the buildings including Coles, Kmart and Toll. The sale reflects a **rate of \$4,285.70 psm**. Mulgrave is located around 21 km south-east of the Melbourne CBD.
[AFR 10/12/2015]



80 Ann Street, Brisbane, QLD 4000

Wee Hur Holdings has paid **\$63 million** for an office tower and adjoining property from Queensland Investment Corporation. The property holdings are known as **Tower 89**.
[AFR 11/12/2015]

102 Jeffcott Street, 371 Spencer Street & 355 Spencer Street, West Melbourne, VIC 3003

Three properties have been sold by Hume Partners to a small, private syndicate for **\$38.8 million**. The neighbouring properties include the six-level **Sands** building, the three-level **McDougall** building and a warehouse. West Melbourne is located about 2 km north-west of the Melbourne CBD.
[AFR 15/12/2015]

175 Castlereagh Street, Sydney, NSW 2000

Transport for NSW has compulsorily acquired a 17-storey office building from Centuria Property Fund for **\$98 million**. The 11,848 m2 of net lettable area building was bought for the purposes of the **Sydney Metro Project**. The sale reflects a **rate of \$8,271.45 psm**.
[AFR 18/12/2015]

161 Collins Street, Melbourne, VIC 3000

Pembroke Real Estate has paid **\$275 million** to purchase an A-grade office building from SachsenFonds. The 99-year leasehold expires in 2105 for the landmark building. The property has an annual passing income of around \$2 million. The sale of the 40,280 m2 of floor area tower reflects a **rate of \$6,827.20 psm**.
[AFR 18/12/2015]



134 Reed Street, Tuggeranong, ACT 2900

Julliard Group has purchased three commercial buildings for **\$75 million** on a **yield of around 8%**. The buildings are leased to the Department of Human Services until 2023 with two, four-year extension options available. An estimated net income of \$6.05 million is brought in annually by the three properties, which include a three-story main administration building, a three-storey computer building and another four-storey office building. There are a total of 338 car spaces on the site. Tuggeranong is located around 20 km south-west of Canberra's CBD.
[AFR 19/12/2015]

Macquarie Park Commercial Sales Wrap

A local development group from Melbourne, which is backed by a Chinese group, has bought two commercial properties for **\$101 million**. Centuria Property Funds sold the properties at **16 Byfield Street** and **80 Waterloo Road**, which are both located in Macquarie Park. The sites have the potential to be redeveloped into residential towers. Macquarie Park is located around 15 km north-west of the Sydney CBD.
[AFR 21/12/2015]

266 King Street, Newcastle, NSW 2300

Investec Australia Property Fund has bought a nine-storey, A-grade office building from Charter Hall for **\$56.7 million**. The property has a 13,865 m2 lettable area, 61 car bays and a 5-star NABERS energy rating. The Commonwealth Bank, the Australian Taxation Office, Employers Mutual and other tenants make up the 76% occupancy rate. Charter Hall is undertaking refurbishment work to the lifts, end-of-trip facilities and amenities that will be completed in March of next year. The sale reflects a **rate of \$4,089.45 psm**. Newcastle is located about 162 km north-east of Sydney.
[AFR 24/12/2015]



50 Cavill Avenue, Surfers Paradise, QLD 4217

GDI Property Group has acquired a 22-storey, A-grade office tower from Albert Chung for **\$48.8 million**. The 16,500 m2 building is 45% vacant with more than 7,500 m2 of space available for lease. The buyer will upgrade the lifts, air-conditioning and will refurbish some of the vacant floors over the next three years at a cost of around \$10 million. The sale reflects a **rate of \$2,957.60 psm**. Surfers Paradise is located 78 km south-east of Brisbane.
[AFR 24/12/2015]

International Tower One, Barangaroo, NSW 2000

A large Asian institutional investor has purchased a 25% stake in **International Tower One** for **\$350 million**. The largest commercial tower in the **Barangaroo South** precinct development will be completed in 2017 and will have PwC, HSBC & McLennan Companies and Servcorp leasing space.
[AFR 24/12/2015]

Industrial

1-5 Siddons Way, Hallam, VIC 3803

Harmony Property Syndication has bought a 9,574 m2 warehouse and office facility for **\$10.75 million**. The property sits on a 15,300 m2 site and is currently leased until 2026. The tenant, Pakcentre Marketing Services pays a net annual rent of \$765,920. The sale reflects a **yield of 7.1%** and a **rate of \$702.60 psm**. Hallam is located about 38.7 km south-east of Melbourne's CBD.
[AFR 02/12/2015]

33-35 Garden Street, Kilsyth, VIC 3137

Prebuilt has paid **\$7.6 million** for a 5,882 m2 office and warehouse building from Eaton. The sale of the 40,500 m2 site reflects a **rate of \$187.65 psm**. Kilsyth is located 32 km east of the Melbourne CBD.
[AU 03/12/2015]





20 Queen Street, Revesby, NSW 2212

Sam Nachabe and Michael Nachabe have acquired a 5,627 m² industrial site from Giuseppe and Michael Calabro for **\$5.8 million**. The sale reflects a **rate of \$1,030.75 psm**. Revesby is located around 22 km south-west of Sydney's CBD. [SMH 04/12/2015]



202-212 Euston Road, Alexandria, NSW 2015

Goodman Group and Altis Property Partners have paid **\$24 million** for an industrial site from an owner-occupier. The 1.7-hectare site is leased to Australian Refined Alloys who will move when the lease expires in three years. The sale reflects a **yield of around 7.5%** and a **rate of \$1,411.75 psm**. Alexandria is located about 4 km south of the Sydney CBD. [AFR 16/12/2015]

27 Frank Street, Wetherill Park, NSW 2164

Propertylink Australian Industrial Partnership II Fund has acquired a logistics property for **\$16.56 million** on a **yield of 8.3%**. The sale of the 41,720 m² site reflects a **rate of \$396.95 psm**. Wetherill Park is located about 32 km west of Sydney's CBD. [AFR 16/12/2015]



1 Lahrs Road, Ormeau, QLD 4208

Propertylink Australia has paid **\$29 million** for an industrial property in the **Yatala Enterprise Area** on a 7% yield. The property is 100% leased to Seabest International for 11-years. The property has a net lettable area of 9,590 m². The sale reflects a **rate of \$3,024 psm**. Ormeau is located 46.4 km south-east of the Brisbane CBD. [AFR 16/12/2015]

M5 Motorway, Prestons, NSW 2170

Several different private vendors have sold a large industrial site to Charter Hall Group for **\$39 million**. The 75,000 m² of net lettable area buildings will have an end value of approximately \$125 million. A lease has been secured for 15,500 m² in the property with Bracknells. There will be a total of between three and five facilities on the site. The sale of the 15-hectare site reflects a **rate of \$260 psm**. Prestons is located about 35 km south-west of the Sydney CBD. [AFR 17/12/2015]

Retail

19 Peachey Road, Ormeu, QLD 4208

A private investor has paid **\$10.5 million** for the **Ormeu Town Centre** from a private investor. The 1,518 m² centre is anchored by a Woolworths Plus petrol station and is supported by many fast food outlets and medical & commercial tenants. The sale reflects a **rate of \$6,917 psm**. [AU 03/12/2015]

33 Duncan Street, Fortitude Valley, QLD 4006

AsheMorgan has bought the Valley Heart property portfolio from Tseng family for **\$79 million**. The portfolio features buildings on both sides of the **Chinatown Mall** including the heritage-listed **TC Beirne** building. The **Chinatown Car Park** was also included in the portfolio. A development scheme is in place for up to 900 apartments but the buyer plans to reposition the property in the immediate future. The sale reflected a **6% yield** and a **rate of \$8,458 psm**. Fortitude Valley is located around 2 km north-east of Brisbane's CBD. [AFR 03/12/2015]

743-757 Deception Bay Road, Rothwell, QLD 4022

Henry Yuen has acquired the **Focus @ Rothwell** homemaker centre from Sentinel Property Group for **\$30.68 million**. The property includes five freestanding building with a total lettable area of 11,088 m². Tenants include **Officeworks**, **Ray's Outdoors**, **A-Mart Sports** and the **Commonwealth Bank**. The sale reflects a **rate of \$2,766.95 psm**. Rothwell is located about 30 km north-east of the Brisbane CBD. [AFR 03/12/2015]

167 Ipswich Road, Woolloongabba, QLD 4102

Officeworks has sold one of its properties to a private Victorian investor for **\$8.2 million** on a **yield of 5.8%**. The lease was extended for 10-years before it was put to the market. Woolloongabba is located about 2 km south-east of the Brisbane CBD. [AFR 03/12/2015]

7/9-13 Mill Street, Nambour, QLD 4560

Michael Lasky has acquired the **Nambour Mill Village** from Coles Group for **close to \$30 million**. The 6,460 m² centre is anchored by a full-line **Coles** supermarket on a new 15-year lease. The property also has one mini-major and 11 specialty retailers. The sale reflects a **rate of \$4,643.95 psm**. Nambour is located about 101 km north of Brisbane. [AFR 03/12/2015]



Queensland Retail Sales Wrap

A Melbourne-based syndicator has purchased two shopping centres in Northern Queensland from MAB Funds Management for a **total of \$23.75 million**. The two centres are the **Rising Sun** shopping centre in Townsville and the **Town Plaza** centre in Charters Towers. The properties were sold on an **initial yield of about 7.5%**. [AFR 04/12/2015]



63 St Andrews Drive, Tewantin, QLD 4565

The IGA-anchored **Noosa Outlook Shopping Centre** has sold for **\$6 million**. The 1,474 m² of NLA centre consists of a total of 14 shops on a 7,559 m² land parcel. The centre has a net income of \$420,928 per annum. The sale reflects a **rate of \$793.75 psm**. Tewantin is located 140 km north of Brisbane. [AFR 04/12/2015]



Munno Para West, SA 5115

The *Cromwell Direct Property Fund* has bought a 4.1-hectare site from GIC for **around \$28 million**. The company plans to build a 16,580 m² **Bunnings Warehouse** hardware store with 400 car spaces. The sale reflects a **rate of \$682.95 psm**. Munno Para West is located about 33.1 km north-east of Adelaide's CBD. [AFR 10/12/2015]

8 Drewery Place, Melbourne, VIC 3000

A local investor has bought a five-story office and showroom for **\$10.8 million** on a **4% yield**. The property was a former tobacco and cigar factory in the 1890s. [AFR 16/12/2015]

43 Morayfield Road, Morayfield, QLD 4506

Primewest has acquired the **Homestyle Homemaker Centre** from a private seller for **\$34.75 million**. The 12,809 m² of net lettable area property is leased to tenants such as *Good Guys* and *BCF*. The centre has total net annual rent is \$2.7 million and sold on a **yield of 7.75%**. The sale reflects a **rate of \$2,712.95 psm**. Morayfield is located about 46.3 km north of the Brisbane CBD. [AFR 17/12/2015]

Cnr Walker & McCrae Streets, Dandenong, VIC 3175

GPT Group has sold the **Dandenong Plaza** to *Armada Funds Management* for **\$197 million** on **yield of about 8%**. Tenants in the centre include *Aldi*, *Trade Secret*, *Daiso*, *JB Hi-Fi*, *Target*, *Kmart*, *Coles* and *Woolworths*. The sale of the 57,128 m² plaza reflects a **rate of \$3,448.40 psm**. Dandenong is located about 31.3 km south-east of the Melbourne CBD. [AFR 22/12/2015]



206 Bourke Street, Melbourne, VIC 3000

ISPT has purchased a mixed-use property from *Hiap Hoe* for **\$116.3 million** on a **passing yield of around 5.5%**. The site, formerly known as **Village City Centre**, was converted to retail and office use in 2010 and has a net lettable area of 11,969 m². There is a permit approved for a rooftop cinema and a design scheme for a 142-room hotel redevelopment. The sale reflects a **rate of \$9,716.75 psm**. [AFR 23/12/2015]

680 George Street, Sydney, NSW 2000

ISPT has acquired a **50% share** in **World Square** from *Brookfield Property Partners* for **\$285 million**. The shopping centre complex has 522 car spaces. The sale reflected a **yield of just under 4.5%** and a **rate of \$32,837 psm**. [AFR 24/12/2015]



Residential

118 Milson Road, Cremorne, NSW 2090

An apartment block comprising 12, two-bedroom apartments has sold for **\$9.89 million**. The property occupies a 785 m² site. The sale reflects a rate of **\$12,598.73 psm** or **\$824,166.65 per apartment**. Cremorne is located around 5.6 km north-east of Sydney's CBD. [AFR 01/12/2015]

15 Barry Street, Clovelly, NSW 2031

Eight older-style 82 m² apartments have sold to a private buyer at auction for **\$7.52 million**. The art deco block is fully tenanted and sits on a 725 m² beachside site. The property returns a gross annual rent of \$264,160. The sale reflects a **rate of \$10,372.40 psm** or **\$940,000 per apartment**. Clovelly is located about 8.3 km south-east of the Sydney CBD. [AFR 07/12/2015]

115-119 Bathurst Street, Sydney, NSW 2000

Greenland Australia has sold a level-81, four-bedroom penthouse in its **Greenland Centre** apartment development for **around \$10.3 million**. The sale of the 328 m² apartment reflects a **rate of \$31,402.45 psm**. Construction of the mix-use apartment tower is due for completion in 2019. [AFR 09/12/2015]

24 Nelson Street, Gordon, NSW 2072

Peter Icklow has sold his family home that sits on a 3,550 m² site for **\$6.05 million**. The seven-bedroom house known as **Theace** has multiple living areas, a gourmet kitchen and a garage that can fit three cars. The sale reflects a **rate of \$1,704.25 psm**. Gordon is located about 15.3 km north-west of Sydney's CBD. [AFR 21/12/2015]



Residential Development

Wicks, Epping & Delhi Road, Macquarie Park, NSW 2113

Greenland Australia has paid **around \$190 million** for a 1.5-hectare site on which they will build an \$800 million mix-used project. *UrbanGrowth NSW* sold the 73,520 m² in net lettable area superlots in a two-stage sale process. The site will accommodate a mixed-use precinct with 800 apartments and retail. The sale reflects a **rate of \$12,666.67 psm** or **\$237,500 per proposed apartment**. [AFR 01/12/2015]



3 Buchanan Street, West End, QLD 4101

R&F Properties has paid **\$82.5 million** for a riverfront site from PointCorp. The 1.7-hectare site was purchased with development approval for 980 apartments. The sale reflects a **rate of \$4,852.94 psm** or **\$84,183.67 per approved apartment**. West End is located about 2 km south-west of the Brisbane CBD.
[AFR 01/12/2015]

Verdelho Drive, The Vines, WA 6069

Nigel Satterly has acquired a 140-hectare greenfield site for **\$90 million**. The site was sold by six neighbouring land owners after the 11 titles were rezoned from rural to urban use. The buyer plans to develop 1,717 residential lots, a primary school, playing fields and a shopping centre. Construction is scheduled to begin in 2017 with some lots to be completed early the following year. The sale reflects a **rate of \$64.30 psm** or **\$52,417 per residential lot**. The Vines is located around 30.6 km north-west of the Perth CBD.
[AFR 02/12/2015]

81-89 Queens Parade, North Fitzroy, VIC 3068

A private local investor has paid **\$14.05 million** at auction for a 3,201 m2 corner development site. The sale reflects a **rate of \$4,389.25 psm**. North Fitzroy is located about 4.3 km north-east of the Melbourne CBD.
[AFR 03/12/2015]

10 Cowper Street & 11 Elger Street, Glebe, NSW 2037

Roxy-Pacific Holdings have paid **\$67.4 million** for two vacant lots from the NSW government. The group plans on constructing 248 apartments, subject to final approval. Both lots make up a land area of 7,125 m2 and have a total mastplan approval for 18,960 m2 of gross floor area. The sale reflects a **rate of \$9,459.65 psm** or **\$271,774.20 per apartment**. Glebe is located 2.4 km south-west of Sydney's CBD.
[AU 09/12/2015]

807-811 Warrigal Road, Oakleigh, VIC 3166

Viapac Australia has bought a 3,686 m2 development site for **\$28.25 million**. The property includes an amalgamation of two sites and has a development scheme for 190 apartments. The sale reflects a **rate of \$7,664.15 psm** or **\$148,684.20 per proposed apartment**. Oakleigh is located about 16.5 km south-east of the Melbourne CBD.
[AFR 10/12/2015]

83-115 Batman Street, West Melbourne, VIC 3003

Asian Pacific Group has purchased a 3,800 m2 residential development site for **\$35 million**. The property was sold with a development permit for a 522-apartment development across two 27-level residential towers. The sale of the property reflects a **rate of \$9,210.55 psm** or **\$67,049.80 per apartment**.
[AFR 15/12/2015]

Wan, Lennox and Carroll Streets, Richmond, VIC 3121

Angus Cooper has acquired a development site from the Eldar family for **\$18 million** on a **2.7% yield**. The 1,540 m2 site has 10 shops and 8 office suites that bring in a rental income of \$490,000 per annum. The sale reflects a **rate of \$11,688.30 psm**. Richmond is located about 3.8 km east of the Melbourne CBD.
[AFR 16/12/2015]

55 Walsh Street, West Melbourne, VIC 3003

A local investor has acquired a mixed-use development site from another local investor for **\$6.8 million**. A three-level office building currently sits on the 695 m2 site and returns a gross annual rent of \$208,000. The sale reflects a **rate of \$9,784.15 psm**.
[AFR 17/12/2015]



199-217 Peel Street, North Melbourne, VIC 3051

A private developer has purchased a fully cleared development site for **around \$7 million**. The sale of the 762 m2 mixed-use site reflects a **rate of \$9,186.35 psm**. North Melbourne is located about 2 km north-west of the Melbourne CBD.
[AFR 17/12/2015]

Residential Development Victoria Sales Wrap

The Royal District Nursing Service has sold six development sites at auction for just **under \$10.5 million**. The sites included a 1,123 m2 site at **92 Kooyong Road, Caulfield North** for **\$4.3 million**, a 1,203 m2 site in **South Road, Bentleigh East** for **\$2.325 million**, 1,730 m2 industrial site at **Station Street, Diamond Creek** for **\$820,000**, a 1,728 m2 residential block in **Cairns Street, Rosebud** for **\$1.125 million**, a site in **Beach Street, Frankston** for **\$1.35 million** and a site at **78 Hereford Road, Mount Evelyn** for **\$415,000**.
[AFR 17/12/2015]

37-41 Bayswater Road, Potts Point, NSW 2011

A 930 m2 development site has been sold to Roxy-Pacific Developments for **\$27.5 million**. The site has DA approval for an 8-storey mixed-use building. The property will have 51 residential units, 1 retail units and 2 levels of basement parking. The sale reflects a **rate of \$29,569.90 psm** or **\$539,215.70 per residential unit**. Potts Point is located about 3 km east of Sydney's CBD.
[AFR 18/12/2015]

Strathpine, QLD 4500

Villa World has paid **\$24 million** for a 54-hectare residential site. The purchaser plans to develop around 380 houses and land lots priced from \$460,000. The sale reflects a **rate of \$44.45 psm** or **\$63,157.90 per house and land lot**. Strathpine is located about 22 km north-west of the Brisbane CBD.
[AFR 21/12/2015]

Stamford Park, Rowville, VIC 3178

The City of Knox has sold a 6.3-hectare greenfield development site to Stockland for **\$17 million**. A medium-density residential component will be built on the 40-hectare parkland, wetland and heritage precinct. The development will include 150 single-, two- and three-storey townhouses and an apartment building with around 30 apartments. The first settlement of houses will be due in mid-2019 with construction to start late 2016. The sale reflects a **rate of \$269.85 psm** or **approximately \$94,444.45 per proposed townhouse and apartment**. Rowville is located about 30.5 km south-east of Melbourne's CBD.
[AFR 21/12/2015]



1030 Tarneit Road, Tarneit, VIC 3029

PEET Ltd has acquired a 123-hectare partially developed residential land estate from *Delfire Investments Pty Ltd* for **\$90 million**. The site has a permit for 1,500 lots and 171 lots have already been sold. The sale reflects a **rate of \$73.15 psm or \$60,000 per lot**. Tarneit is located about 27 km south-west of Melbourne's CBD.
[AFR 23/12/2015]

80-88 Regent Street, Redfern, NSW 2016

Thirdi Group has bought an 800 m² residential development site from a group of private developers for **\$20.75 million**. The site will be developed into a mixed-use tower with retail and commercial space, apartments and possibly a childcare centre. The sale reflects a **rate of \$25,937.50 psm**. Redfern is located around 3 km south of the Sydney CBD.
[AFR 23/12/2015]

Beattys Road, Plumpton, VIC 3335

Dahua has paid **\$60 million** for a 63-hectare greenfield site from *Lendlease*. The sale reflects a **rate of \$95.25 psm**. Plumpton is located about 33.3 km north-west of the Melbourne CBD.
[AFR 29/12/2015]

Rural

499 Grahams Lane, Hansonville, VIC 3675

Joe McKenzie and Jonathan Collins have sold a 408-hectare grazing property to private Queensland buyers for **\$2.55 million**. The property features kangaroo fencing, water, yards and shedding. There is also a 1960s three-bedroom cottage with a pool spa and separate bungalow on the property. The sale reflects a **rate of \$6,250 per hectare**. Hansonville is located around 229 km north-east of Melbourne.
[AFR 07/12/2015]

357 Jilliby Road, Jilliby, NSW 2259

The country estate and grazing property, **Linton Park**, has been sold to a group of Chinese investors for **\$2.15 million**. The 1903 estate has 20-hectares of parkland and will be used as a hobby farm. The rural property features a four-bedroom homestead with four living spaces and another five-bedroom home with a dining room. The site also features a large spring-fed dam, gardens, dressage arena, round yard, paddock stables, a machinery shed, a hayshed, a loading dock and four other dams. The sale reflects a **rate of \$107,500 per hectare**. Jilliby is located about 91.8 km north-east of Sydney.
[AFR 07/12/2015]



114 Booth Road, Taminick, VIC 3675

Farmers from the Goulburn Valley have paid **\$2.1 million** for a prime grazing property known as **Wilsden Grange**, from Dane Colvin. The property comprises a renovated woolshed, new steel sheep yards, new shedding, a citrus orchard, fencing and a four-bedroom brick homestead. The property also features a separate self-contained log cabin. The sale of the 281-hectare site reflects a **rate of \$7,473.30 per hectare**. Taminick is located about 231 km north-east of Melbourne.
[AFR 07/12/2015]

Brownlow, SA 5374

A local piggery-operator has purchased a 228-hectare commercial piggery from *GROWventure* for **\$2.7 million**. The piggery features breeder and grower complexes and has an agreement with an Australian supermarket group to provide pork and bacon producing pigs. The complex has the capacity for a 500-sow operation and the grow complex could house 3,600 pigs. The site also has a four-bedroom stone cottage. The sale reflects a **rate of \$11,842.10 per hectare**. Brownlow is located about 112 km north-east of Adelaide.
[AFR 07/12/2015]



Walhallow Cattle Station, Barkly Tablelands, NT

Brett Blundy has acquired the **Walhallow** cattle station from *Macquarie Group's Paraway Pastoral* for **\$100 million**. The sale of the 1-million-hectare property included 48,000 head of cattle worth more than \$40 million and a land component worth \$56 million. The sale reflects a **rate of \$100 per hectare**. Walhallow station is approximately 227 km north-east of Elliot or about 500 km south east of Darwin.
[AFR 09/12/2015]

Western Australia Rural Sales Wrap

A local private buyer has paid **\$9.5 million** for a 5,577 hectare land parcel from *Select Harvests*. The property features 1,600 hectares of developed land and water rights. The sale reflects a **rate of \$1,073.40 per hectare**.
[AFR 11/12/2015]

Roma, QLD 4455

Gunn Agri Partners has bought three cattle stations for **\$11 million** from *Ekari Park Pty Ltd*. The portfolio features **Ballaroo** with 11,463 m², **Fairview** with 11,393 hectares and **Ekari Park** with 13,239 hectares. The total 36,095 hectare site has development opportunities to implement more intensive backgrounding and fattening operation. The sale reflects a **rate of \$304.75 per hectare**. Roma is located around 473 km north-west of Brisbane.
[AFR 14/12/2015]





Specialised Properties

Airport Sales Wrap

First State Super and Altis Property Partners have acquired the **Bankstown** and **Camden airports** from a consortium including, Mirvac Group, Australian Super and Colonial First State, for **\$203**



million. The **Bankstown airport** comprises 313-hectares and has 136 tenants, while the **Camden airport** is fully occupied with 43 tenants and comprises 196-hectares. The airports include 32.8 hectares of surplus land at Bankstown and 8.3 hectares at Camden to be developed on in the future. Around 90% of the income from the airports comes from the existing facilities and half of the tenants are in the aviation industry. The WALE is 6.4 years. Both airports were privatised in 2003 and are currently held under a long-term lease to the Australian government with 82-years remaining. The sale of the total 509-hectare sites reflects a **rate of \$398,821.20 per hectare.**

[AFR 02/12/2015]

549 Springvale Road, Vermont South, VIC 3133

A BP petrol station and car wash on a long-term lease has sold at auction to a local investor for **\$5.36 million.** The 110 m2 building area occupies a 2,308 m2 site.



Pitcher Group Pty Ltd sold the property that generates a net rental income of about \$350,000 a year. The sale reflected a **yield of 6.5%** and a **rate of \$2,322.35 psm.** Vermont South is located about 21 km east of Melbourne's CBD.

[AFR 14/12/2015]

Hotel & Leisure

73 Fishermans Drive, Emerald Beach, NSW 2456

Discovery Holiday Park has purchased the **Big 4 Emerald Beach Holiday Park** for **over \$10 million.** The beach-front property has recently been redeveloped. The site features self-contained accommodation as well as a caravan park and camping sites. Emerald Beach is located about 567 km north-east of Sydney.

[AFR 01/12/2015]

224-252 La Trobe Street, Melbourne, VIC 3000

Ascendas Hospitality has bought the 252-room serviced apartment component of the **Aurora Melbourne Central** development from UEM Sunrise for **\$120 million.** The \$770 million, 92-storey building, which will be the tallest tower in the Melbourne CBD, is currently under construction. The sale of the 3,197m2 site reflects a **rate of \$37,535.19 psm** or **\$476,190.50 per room.**

[AFR 04/12/2015]

105 Sutherland Street, Paddington, NSW 2021

Public House Management has acquired the **Four in Hand** pub from Joe Saleh and Colin Fassnidge for **about \$8 million.** The pub features a restaurant that has a Two Hats status, gaming machines, a bar and a dining room. The property recently had a \$1.5 million facelift. Paddington is located about 3.5 km south-east of the Sydney CBD.



[AFR 07/12/2015]

O'Riordan Street, Mascot, NSW 2020

Nanshan Group has paid **around \$84 million** for the **Pullman Sydney Airport Hotel** from Goodman Group. The 229-room, five-star hotel is currently being built and will be completed towards the end of 2016. The sale reflects a **rate of \$366,812.25 per room.** Mascot is located about 7.3 km south-west of the Sydney CBD.

[AFR 08/12/2015]

412 Crown Street, Surry Hills, NSW 2010

A group of investors including Deke Miskin have purchased the **Dolphin Hotel** for **\$11.15 million.** The hotel features several bars, function spaces, licenced outdoor areas and a gaming room. The sale of the 670 m2 site reflects a **rate of \$16,641.80 psm.** Surry Hills is located about 3 km south-east of the Sydney CBD.



[AFR 08/12/2015]

25-29 Dixon Street, Haymarket, NSW 2000

Iris Capital and Gallagher Hotel Management have bought the leasehold interest in the **888 Hotel** for **\$7.5 million.** The property comprises bar areas, a CBD hotel licence and 30 attached poker machines.

[AFR 10/12/2015]

288 Princes Highway, Banksia, NSW 2216

Mitchell Waugh has sold the **Banksia Hotel** to a Singaporean-based fund for **about \$14 million.** The hotel occupies a 1,050 m2 site and features a bar, a restaurant, gaming facilities and accommodation. The upper level of the hotel has 12 rooms as well as a 3 bed manager's residence, separate male/female amenities and kitchen/common room. The sale reflects a **rate of around**



\$13,333.35 psm. Banksia is located around 11.7 km south-west of the Sydney CBD.

[AFR 16/12/2015]



Victoria Hotel Sales Wrap

M&G Investments have purchased two hotels from the Deague family's Asian Pacific Group for a **combined \$146 million**. The **Olsen** in **South Yarra** and **The Cullen** in **Prahran** were the hotels sold in the sale-and-leaseback agreement. The **Olsen Hotel** on **Chapel Street** has 229 rooms and **The Cullen** on **Commercial Road** has 113 rooms. The two hotels are part of a six hotel portfolio known as APG's *Melbourne Art Series*. The sale reflected **yields around 7 to 7.25%**.

[AFR 22/12/2015]



LEASING

Commercial

2 Park Street, Sydney, NSW 2000

Amazon has secured a deal for 9,260 m2 of office space from Charter Hall and GPT Group for **7-years**. The WALE of the building is now up to 6.45 years.

[AFR 02/12/2015]

56 Station Street, Parramatta, NSW 2150

Infosys has agreed to a **3-year lease** for 1,103 m2 of office space. The net annual rent for the A-grade space on level-six is **between \$380 to \$400 psm**. Parramatta is located about 23 km north-west of the Sydney CBD.

[AFR 07/12/2015]



177 Pacific Highway, North Sydney, NSW 2060

Jacobs has leased 6,872 m2 of office space from Suntec Real Estate Investment Trust in a new \$413 million office development. This deal will mean that the 40,000 m2 building will now be 93% occupied. North Sydney is located around 3 km north of the Sydney CBD.

[SMH 09/12/2015]

30-32 Compark Circuit, Mulgrave, VIC 3170

Hydrix has signed a deal to lease an entire office building for **10-years**. The company will lease a total of 2,600 m2 at a **net rent of \$260 psm**. Mulgrave is located about 23 km south-east of Melbourne's CBD.

[SMH 09/12/2015]

200 George Street, Sydney, NSW 2000

AGL Energy will move its headquarters to the CBD after agreeing to lease around 3,500 m2 of space at AMP Capital and Mirvac's new development. The building will be completed in the first quarter of 2016 and there is only around one vacant floor left in the tower.

[AFR 21/12/2015]

Industrial

74-94 Newton Road, Wetherill Park, NSW 2164

DHL Supply Chain has sub-leased a 14,600 m2 industrial site to Metcash Trading for **11 months**. The lessee will pay a **net annual rent of \$112 psm** for the 9.5 metre clearance warehouse with dock access.

[AFR 01/12/2015]

12/2-8 South Street, Rydalmere, NSW 2116

Sapphire Group has agreed to lease a 6,646 m2 warehouse and office facility from DEXUS Property Group for **5-years with options**. The lease for the property at **Cumberland Green Estate** is for a **net annual rent of \$135 psm**. Rydalmere is located around 20 km north-west of Sydney's CBD.

[AFR 01/12/2015]

5 Stonny Batter Road, Minto, NSW 2566

Findella has locked in a new **5-year lease with options** for a 5,313 m2 industrial warehouse and office property. The property features a hardstand, six-metre minimum internal clearance and two container-height roller shutter doors. The gross annual rent for the property, which will be paid to the landlord *Falcones*, is \$464,888. The lease reflects a **rate of \$87.50 psm**. Minto is located about 45 km south-west of Sydney's CBD.

[AFR 01/12/2015]



126 Jemma Road, Prestons, NSW 2170

Pretty Girl Fashion Group has leased a 3,994 m2 warehouse and office property with a hardstand for **5-years**. The company will lease the property from *Melbourne Factory* for a gross annual rent of \$500,000. The lease reflects a **rate of \$125.20 psm**.

[AFR 01/12/2015]

10 Welder Road, Seven Hills, NSW 2147

Alliance Geotechnical has secured a **3-year deal** to lease a 987 m2 office and warehouse facility. The warehouse has a dual roller shutter door and container storage area. The net annual rent for the property is \$118,440. The lease reflects a **rate of \$120 psm**. Seven Hills is located about 32.2 km north-west of the Sydney CBD.

[AFR 01/12/2015]





25 Mulgrave Road, Red Hill, QLD 4059

Halfbrick Studios has signed a **5-year lease** for a 2,200 m2 building that has been retrofitted by the landlord John Holland. The lessee will pay a gross annual rent of \$450,000 for the property, which has exposed ceiling grids and chill-out zones. The lease reflects a **rate of \$204.55 psm**. Red Hill is located around 2.7 km north-west of the Brisbane CBD.
[AFR 07/12/2015]

10 Garner Place, Ingleburn, NSW 2565

Bison Group Pty Ltd will move into a 1,480 m2 warehouse on a **3-year deal**. The lessee will pay a **net annual rent of \$100 psm**. Ingleburn is located around 50.3 km south-west of Sydney's CBD.
[SMH 14/12/2015]



Retail

108 Pirraweena Road, Miranda, NSW 2228

EMA Fitness has signed a **5-year lease with a 5-year option** for 906 m2 on the first floor of a retail building. The company will pay **\$400 gross psm** to Sitehope Pty Ltd. EMA Fitness plans to open a Golds Gym in the property. Miranda is located approximately 24 km south of the Sydney CBD.
[AU 01/12/2015]

PROPERTY FUNDS & CAPITAL RAISINGS

DEXUS and IOF merger announcement

DEXUS Property Group has entered merger discussion with the listed Investa Office Fund for about **\$2.5 billion**. If successful, DEXUS will gain a portfolio of \$3.5 billion in office assets. 75% of IOF shareholders must agree with the merger in a vote that will be held in 2016. Both companies have agreed to a 2 week exclusive due diligence period.
[AFR 08/12/2015]

DEXUS bid response largely positive

The sudden news of DEXUS proposing a merger with IOF has reaped positive responses from stakeholders. IOF shares increased by 7% to a close of \$4.11 and DEXUS shares rose by 8cents to \$7.48.
[AFR 08/12/2015]

McGrath IPO falters

Australian real estate giant McGrath Limited initial public offering faltered on the ASX, closing at \$1.835 per share, below the expectations of \$2.10 and the opening price of \$1.94. McGrath is forecasting a net profit after tax of \$21.1 million in the financial year ending 2016.
[AFR 08/12/2015]

CIMIC might delist Devine

CIMIC, formerly Leighton Holdings, may privatise the listed residential developer Devine if the company's second largest shareholder Lyn Brazil holds out on a **\$128 billion** takeover bid. CIMIC needs 90% shareholder acceptance to compulsory takeover Devine. If Brazil refuses, CIMIC will aim for 75% acceptances and privatise the company.
[AFR 11/12/2015]

Discovery extends takeover

Discovery Holiday Parks has extended its **\$146 million** takeover bid for Aspen Parks Property Fund to December 18 after securing 44% of the register.
[AFR 11/12/2015]

Brisbane Markets rejects takeover

The Brisbane Markets Limited board has rejected a **\$148 million** takeover bid for the company from fund manager VGI Partners. VGI's \$3.50 per share takeover lasted a month, which reflects a premium of 32% to net tangible assets per share. The Brisbane board described the bid as an attempt to control the markets.
[AFR 14/15/2015]

Blackstone to raise \$5.5 billion

Blackstone Group hopes to raise **\$US4 billion (\$5.5 billion)** from investors for its latest real estate mezzanine debt fund. The Blackstone Real Estate Debt Strategies III will offer investors the opportunity to underwrite complex real estate deals. The fund will structure mezzanine debt from institutional grade property in North America and Europe.
[AFR 14/12/2015]



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

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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
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- . Infrastructure

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- . Office fit outs, equipment & furniture
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We have all *locations* covered

From our capital city and regional office locations we serve our client's needs throughout Australia. Globally, we operate directly or via our relationship offices for special purpose real estate asset classes, infrastructure and plant & machinery.

We have your *needs* covered

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

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- . Feasibility studies
- . Funds management advice & portfolio analysis
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- . Marketing & development strategies
- . Mortgage valuations
- . Property Management
- . Property syndicate valuations and re-valuations
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- . Receivership, Insolvency and liquidation valuations and support/advice
- . Relocation advice, strategies and consultancy
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- . Sensitivity analysis
- . Strategic property planning



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