



**Preston
Rowe
Paterson**

International
Property Consultants
and Valuers



IN THIS ISSUE

Sales

Commercial 4

Residential Development 5

Specialised Property 5

Hotels & Leisure 5

Industrial 6

Retail 7

Transactions in Review

May 2022



ABOUT THIS REPORT

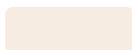
Preston Rowe Paterson prepare research reports covering the main markets within which we operate in each of our capital cities and major regional locations.

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

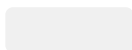
The markets covered in this research report include the commercial office market, industrial market, retail market, specialised property market, hotel and leisure market, residential market and significant property fund activities.

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

Growthpoint Properties has acquired the commercial office tower located at 165-169 Thomas Street in Dandenong VIC for \$165 million on a yield of 5.3%.

Retail

Goodman Group has acquired Alexandria Homemaker near the Sydney CBD from Arkadia for \$185 million on a yield of 4%.

HIGHLIGHTS

Industrial

Hard Rock Enterprises Pty Ltd has acquired industrial warehouses in Milperra NSW for \$27 million on a yield of 3.5%.



Commercial

200 Mary Street Brisbane QLD 4000



\$108.5 million



\$13,352 per sqm lettable area

Cromwell Property Group has divested a 20-level office building in Brisbane CBD to *Wingate* for **\$108.5 million**. The B-grade with net lettable area of 13,352 sqm is situated within Brisbane's financial district known as 'the Golden Triangle'. It has 2.5 Star NABERS Energy rating and 4.0 Star NABERS Water rating. Tenants include Cromwell and IOOF Services. The transaction was struck at a **rate of \$8,126 per sqm of net lettable area**.

(AFR 24.05.22)

545 Blackburn Road Mount Waverley VIC 3149



\$60.25 million



4.97% Yield



\$8,302 per sqm lettable area

Frasers Logistics & Commercial Trust (FLCT) has acquired a five-storey office building from a syndicate - *Fortune Building No.3 Pty Ltd* for **\$60.25 million**. The A-grade building comprises net lettable area of 7,257 sqm and has 4.5 Star NABERS rating. The building is leased to nine tenants on a WALE of 5 years. The transaction was struck on a **net passing yield of 4.97%** at a **rate of \$8,302 per sqm of lettable area**.

(RCA 23.05.22)

165-169 Thomas Street Dandenong VIC 3175



\$165 million



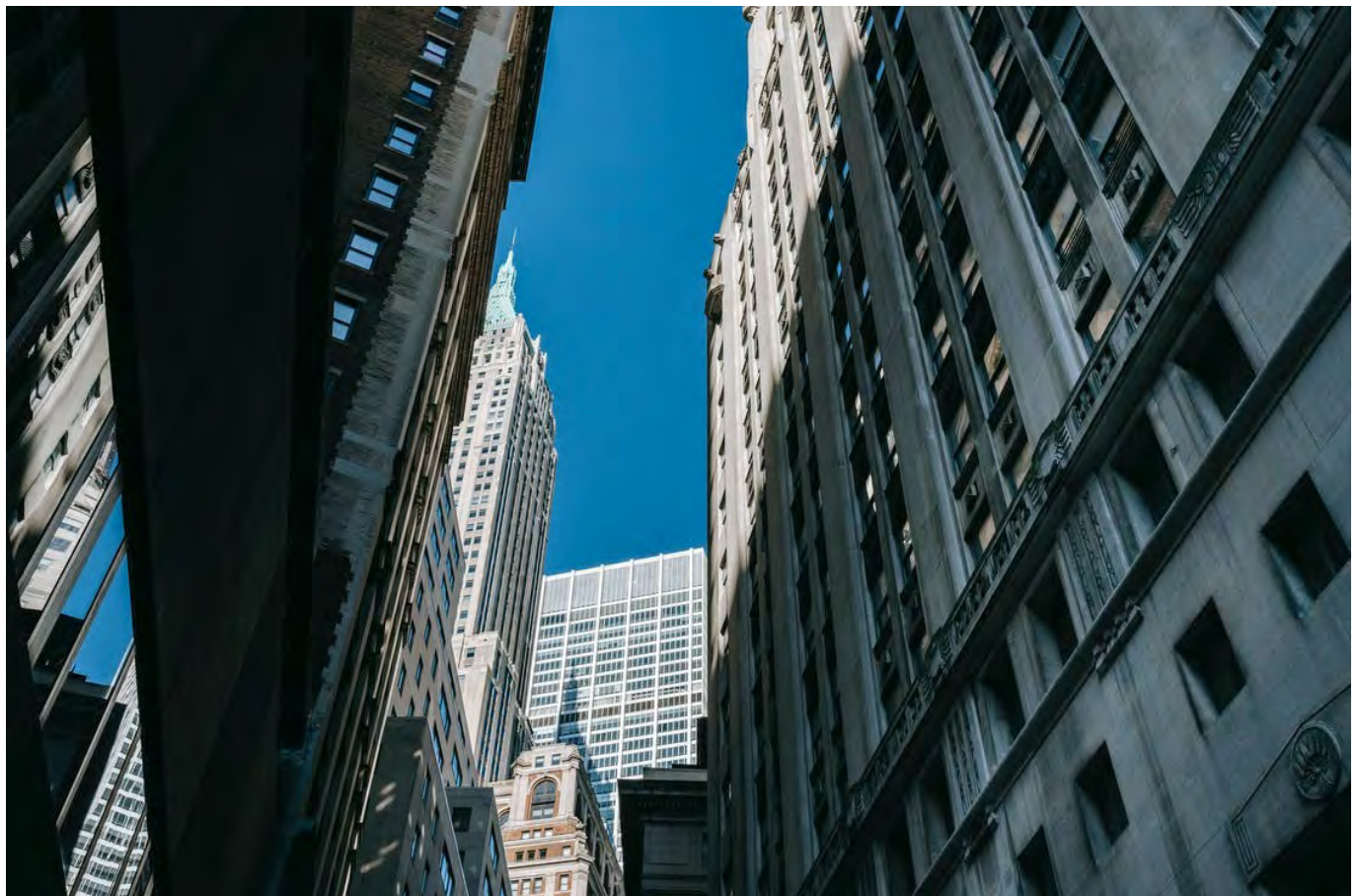
5.3% Yield



\$10,948 per sqm lettable area

Growthpoint Properties has acquired a seven-storey office building from *Dandenong GSB Pty Ltd* for **\$165 million**. The A-grade building comprises 15,071 sqm net lettable area and has 5.5 Star NABERS Energy rating and 6 Star Green Star rating. The subject building is anchored to The Victorian State Government and eight retail businesses on a WALE of 9.5 years. The transaction was struck on a **yield of 5.3%** at a **rate of \$10,948 per sqm of lettable area**.

(RCA 30.05.22)





Residential Development

**32-70 McDermott Road
Curlewis VIC 3222**

\$60 million

\$230 per sqm of site area

Stockland has acquired a development site for a reported **\$60 million**. The 261,091 sqm site is located 17 km east of the CBD of Geelong on the Bellarine Peninsula. The site is planned to offer 325 land lease homes and a 100 residential homes. The transaction was struck on a **rate of \$230 per sqm of site area**. (RCA 17.05.22)

Specialised Property

**370 Relbia Road
Launceston TAS 7258**

\$55 million

\$50 per sqm of site area

Diversified Agriculture Fund – *Warakirri Holdings* has acquired a winery at Relbia in the Tamar Valley from *Josef Chromy* for **\$55 million**. The site comprises 61 Ha vineyard, restaurant and cellar door assets which will be leased to retail drinks and hospitality business, *Endeavour Group*, under a long-term agreement. The deal transacted on a **rate of \$50 per sqm of site area**. (RCA 01.05.22)

Hotels & Leisure

**99 Frederick Street
Merewether NSW 2291**

\$40 million

\$21,529 per sqm site area

Sydney Hotelier *Glen Piper* has acquired Merewether Beach Hotel from *Kda Nominees Pty Ltd* for **\$40 million**. The two-storey corner pub is adjacent to the shoreline of Newcastle sitting on 1,858 sqm site and is entitled with late night trading approval. The transaction was struck at a **rate of \$21,529 per sqm of site area**. (RCA 02.05.22)

**130 Joynton Avenue
Zetland NSW 2017**

\$180 million

\$6,318 per sqm of site area

Deicorp has acquired a development site which was marketed as 'Joynton Square' from *Ausgrid* for **\$180 million**. The amalgamation of nine parcels has 2.849 Ha site area zoned B4 Mixed Use comprising a mix of small offices, warehouses and car parks. Development is approved for eight towers with height limit of 28m to 50m. The transaction was struck on a **rate of \$6,318 per sqm of site area**. (RCA 11.05.22)

**650 Kororoit Creek Road
Altona North VIC 3025**

\$8.62 million

5.04% Yield

\$7,372 per sqm of site area

Undisclosed buyer has acquired a petrol station at auction for **\$8.62 million**. The petrol station is situated 14km from Melbourne CBD and 10km from Port Melbourne and anchored by United Petroleum with 12-year net lease to 2034. The subject property comprises 7,372 sqm site area and 173m of combined frontage to two main arterial roads. The transaction was struck on a **yield of 5.04%** at a **rate of 1,169 per sqm of site area**. (RCA 11.05.22)

**287 Military Road
Cremorne NSW 2090**

\$39 million

\$11,663 per sqm of site area

Redcape Hotel Group has divested a two-storey hotel to *Karellas Holdings Pty Ltd* for **\$39 million**. Minskys Hotel is located in Cremorne town centre on Sydney's Lower North Shore between Neutral Bay and Mosman. The 3,344 sqm strata property comprises piano bar, 25 gaming machine entitlement with 4am trading licence. The transaction was struck at a **rate of \$11,663 per sqm of site area**. (AFR 12.05.22)



Industrial

36-48 Ashford Avenue Milperra NSW 2214

\$27 million

3.5% Yield

\$7,913 per sqm lettable area

Hard Rock Enterprises Pty Ltd has acquired two industrial warehouses for **\$27 million**. The 11,190 sqm site comprises two existing buildings with 7,913 sqm of net lettable area and 90m street frontage. The asset is fully leased to three tenants on a WALE of 1.46 year. The site is in close proximity to M5 motorway and Sydney Airport. The transaction was struck on a **yield of 3.5%** and a **rate of \$3,412 per sqm of GLAR**.

(RCA 12.05.22)

147-153 Canterbury Road Kilsyth VIC 3137

\$211.5 million

4% Yield

\$1,866 per sqm lettable area

Dexus Industria REIT has divested a warehouse in outer east of Melbourne for **22.17 million**. The 11,882 sqm warehouse is situated on a 2.3 Ha site, 36km from the CBD of Melbourne. The subject property is occupied by B&D Australia, subsidiary of Dulux Group. The transaction was struck on a **passing yield of 3.9%** and a **rate of \$1,866 per sqm of GLAR**.

(RCA 23.05.22)

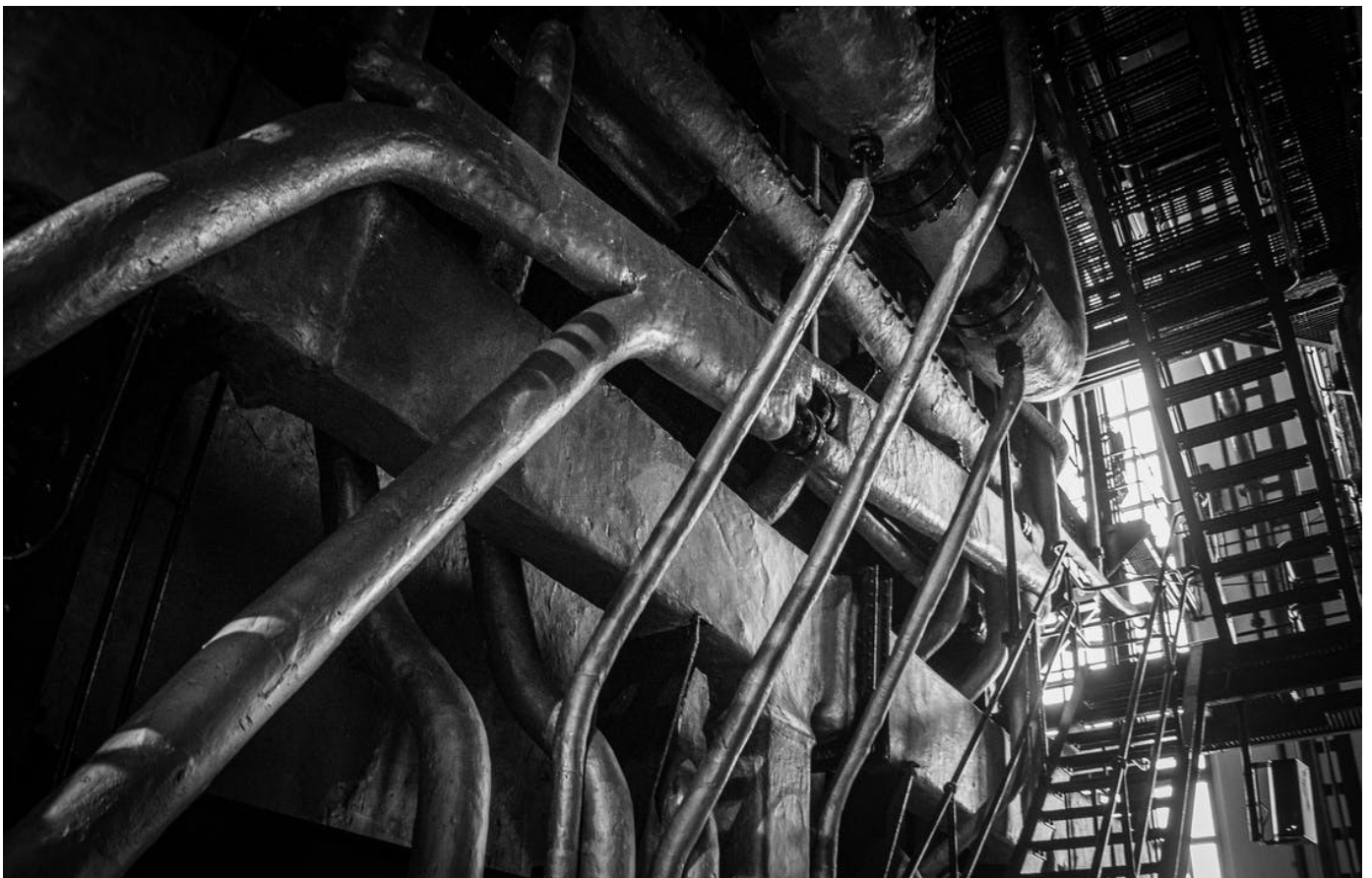
1550 & 1580 Thompsons Road Cranbourne West VIC 3977

\$75 million

\$168 per sqm of site area

MAB Corp has acquired two adjoining industrial development sites with plans for a \$400 million logistic park from a private investment arm of *the Myer Family Investment* and the *Cuteri* family for **\$75 million**. The 45 Ha land parcel is situated within the proposed Croskell Precinct Structure Plan. The transaction was struck at a **rate of \$168 per sqm of site area**.

(AFR 24.05.22)





Retail

4-16 Terminus Street Castle Hill NSW 2154

- \$105 million
- 3.8% Yield
- \$10,879 per sqm lettable area

The Hills Shire Council has acquired the Castle Mall shopping centre from QIC for **\$105 million**. The 9,652 sqm two-storey neighbourhood shopping centre is located 30 km north-west of the CBD of Sydney. The subject property is anchored by IGA Express, TK Maxx and Castle Hill Medical Centre, 4 mini majors and 35 speciality shops on a WALE of 4 years. The transaction was struck on a **yield of 3.8%** at a **rate of \$10,879 per sqm of GLAR**.
(RCA 27.05.22)

49-59 O’Riordan Street Alexandria NSW 2015

- \$200 million
- 4% Yield
- \$5,814 per sqm site area

Goodman Group has acquired a two-storey large format retail from Arkadia for **\$200 million**. Alexandria Homemaker Centre is situated in south of Sydney’s CBD on the major arterial road to the airport. The 3.44 Ha site is anchored to over 25 tenants including The Good Guys, Spotlight, Forty Winks and Bing Lee. The transaction was struck on a **yield of 4%** at a **rate of 5,815 per sqm of site area**.
(AFR 17.05.22)

1464 Ferntree Gully Road Knoxfield VIC 3180

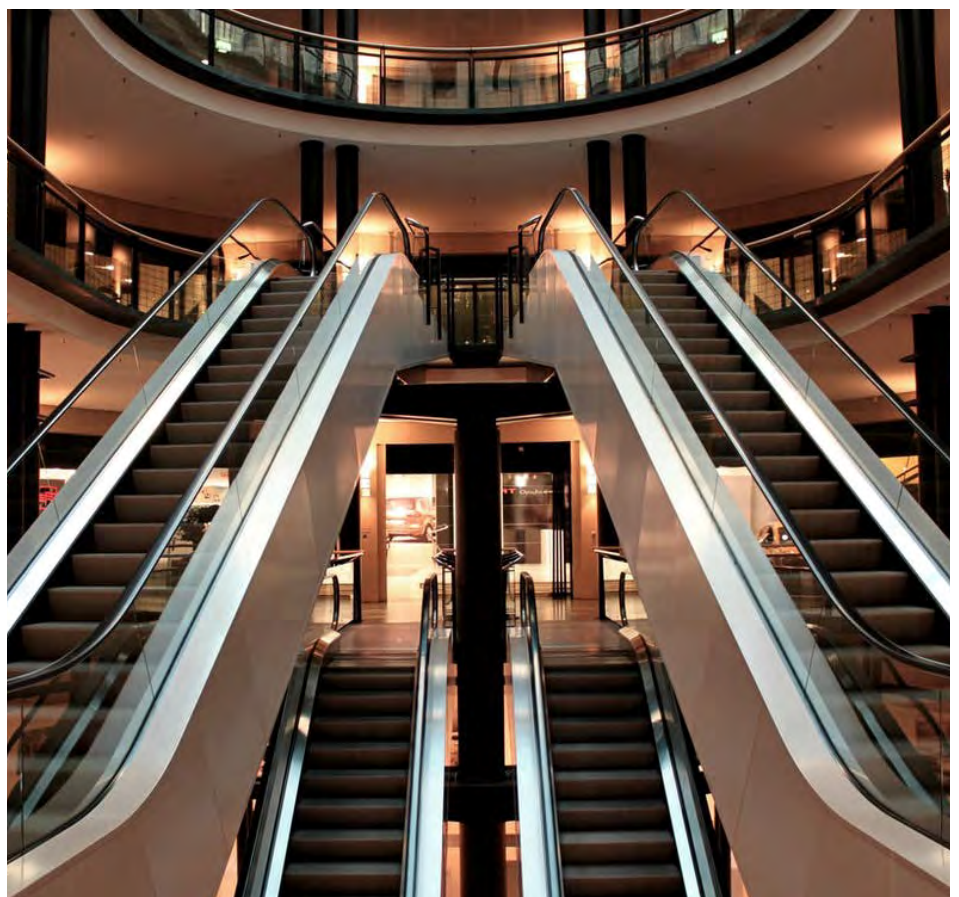
- \$45 million
- 5% Yield
- \$13,603 per sqm lettable area

HMC Capital has divested a homemaker centre to a private investment and development company Troon Group for **\$45 million**. The 4.34 Ha of industrial-zoned site in Melbourne’s eastern suburbs comprises a 13,603 sqm asset which is anchored by Amart Furniture and Decathlon. The transaction was struck on a **yield of 5%** at a **rate of \$3,308 per sqm of GLAR**.
(AFR 09.05.22)

74 Nyah Road Swan Hill Swan Hill VIC 3585

- \$18 million
- 3.99% Yield
- \$2,700 per sqm lettable area

A Melbourne-based investor Leo Lipp has acquired Bunnings Warehouse from a retired Adelaide doctor Prabhash Goel for **\$18 million**. The 6,666 sqm property sits on 1.66 Ha site comprising an outdoor nursery and car space for 140 vehicles. The subject property is anchored by Bunnings Warehouse for 14 years net lease plus 6 x 5 year option expiring on 2059. The transaction was struck on a **yield of 3.99%** at a **rate of \$2,700 per sqm of GLAR**.
(AFR 07.04.22)





**Preston
Rowe
Paterson**

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.

PRP Headquarters (Sydney)

**Level 7, 1 Market
Sydney NSW 2000**
P: +61 (0)2 9292 7400
F: +61 (0)2 9292 7404
research@prpsydney.com.au

National Directors

Gregory Preston
M: 0408 622 400
greg.preston@prp.com.au

Gregory Rowe
M: 0411 191 179
greg.rowe@prp.com.au

Greg Sugars
M: 0435 911 465
greg.sugars@prp.com.au

Neal Ellis
M: 0417 053 116
neal.ellis@prp.com.au

Damian Kininmonth
M: 0417 059 836
damian.kininmonth@prp.com.au

Capital City Offices

Adelaide

Rob Simmons
M: 0418 857 555
adelaide@prp.com.au

Brisbane

Troy Chaplin
M: 0419 029 045
troy.chaplin@prp.com.au

Canberra

Jason Lee
M: 0410 300 504
jason.lee@prp.com.au

Hobart

Damien Taplin
M: 0418 513 003
damien.taplin@prp.com.au

Shelley Taplin
M: 0413 309 895
shelley.taplin@prp.com.au

Melbourne

Neal Ellis
M: 0417 053 116
neal.ellis@prp.com.au

Damian Kininmonth
M: 0417 053 116
damian.kininmonth@prp.com.au

Perth

Cameron Sharp
M: 0438 069 103
cameron.sharp@prp.com.au

Sydney

Gregory Preston
M: 0408 622 400
greg.preston@prp.com.au

Gregory Rowe
M: 0411 191 179
greg.rowe@prp.com.au

Regional Offices

Albury Wodonga

Daniel Hogg
M: 0428 235 588
daniel.hogg@prp.com.au

Michael Redfern
M: 0428 235 588
michael.redfern@prp.com.au

Bathurst and Central Tablelands

James Skulthorp
M: 0409 466 779
james.skulthorp@prp.com.au

Tom Needham
M: 0412 740 093
tom.needham@prp.com.au

Barrarat

Darren Evans
M: 0417 380 324
darren.evans@prp.com.au

Peter Murphy
M: 0402 058 775
peter.murphy@prp.com.au

Bendigo

Chris Torpy
M: 0412 743 748
chris.torpy@prp.com.au

Darren Evans
M: 0417 380 324
darren.evans@prp.com.au

Broome and Kimberley

Cameron Sharp
M: 0439 069 103
cameron.sharp@prp.com.au

Fraser McPhail
M: 0439 970 755
fraser.mcphail@prp.com.au

Central Coast

Collin Pugsley
M: 0435 376 630
collin.pugsley@prp.com.au

Dubbo and Central West

James Skulthorp
M: 0409 466 779
james.skulthorp@prp.com.au

Tom Needham
M: 0412 740 093
tom.needham@prp.com.au

Geelong

Gareth Kent
M: 0413 407 820
gareth.kent@prp.com.au

Stuart McDonald
M: 0405 266 783
stuart.mcdonald@prp.com.au

Gippsland

Tim Barlow
M: 0400 724 444
tim.barlow@prp.com.au

Alexandra Ellis
M: 0407 724 444
alex.ellis@prp.com.au

Horsham

Ben Sawyer
M: 0429 826 541
ben.sawyer@prp.com.au

Launceston

Damien Taplin
M: 0418 513 003
E: damien.taplin@prp.com.au

Mildura

Grey Barnden
M: 0429 826 541
grey.barnden@prp.com.au

Moreton Sunshine Coast

Mornington

Neal Ellis
M: 0417 053 116
E: neal.ellis@prp.com.au

Damian Kininmonth
M: 0417 059 836
E: damian.kininmonth@prp.com.au

Mount Gambier

Stuart McDonald
M: 0405 2660783
E: stuart.mcdonald@prp.com.au

Newcastle

Robert Dupont
M: 0418 681 874
E: bob.dupont@prp.com.au

David Rich
M: 0413 052 166
E: david.rich@prp.com.au

Shepparton

Wes Ridd
M: 0418 334 453
E: wes.ridd@prp.com.au

Southport

Ian Hawley
M: 0458 700 272
E: ian.hawley@prp.com.au

Troy Chaplin
M: 0419 029 045
E: troy.chaplin@prp.com.au

Swan Hill

Ian Boyd-Law
M: 0418 5980232
E: ian.boyd-law@prp.com.au

Tamworth

Bruce Sharrock
M: 0429 465 012
E: bruce.sharrock@prp.com.au

Matt Spencer
M: 0447 227 002
E: matt.spencer@prp.com.au

Wagga Wagga

Dan Hogg
M: 0408 585 119
E: daniel.hogg@prp.com.au

Warrnambool

Stuart McDonald
M: 0405 266 783
E: stuart.mcdonald@prp.com.au

New Zealand Offices Head Office (Auckland)

Auckland and Tauranga

Alex Haden
M: +64 (0)21 833 118
E: alex.haden@prprnz.nz

Asia-Pacific Region

Associated office networks throughout:

China via China Appraisal
<http://www.appraisalchina.com/>

Japan via Daiwa Realty Appraisal
<http://daiwakantei.co.jp/eng/about>

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

Philippines via Cuervo Appraisal Incorporated
<http://cuervoappraisers.com.ph/>

United Arab Emirates via Windmills Real Estate Valuation Services
<https://www.windmillsgroup.com/>





Preston Rowe Paterson

International Property Consultants and Valuers



Preston
Rowe
Paterson

International
Property Consultants
and Valuers

We have **property** covered.

www.prp.com.au

© Copyright 2021 Preston Rowe Paterson Australasia Pty Limited