



**Preston**  
*Rowe*  
**Paterson**

®  
International Property Consultants

# 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.

## SEPTEMBER 2017

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Phone: +61 2 9292 7400

Fax: +61 2 9292 7404

Address: Level 14, 347 Kent Street Sydney NSW 2000

Email: [research@prpsydnev.com.au](mailto:research@prpsydnev.com.au)

Follow us: Visit [www.prp.com.au](http://www.prp.com.au)

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## Sales

### Commercial

#### **39 Brisbane Avenue, Barton, ACT 2600**



*Quintessential Property* has acquired an office block for **\$16.5 million** on a passing **5.33% yield** from the *Motor Trades Association of Australia*. *Quintessential* has plans to achieve a 4.5-star NABERS Energy rating and complete a number of uplifts in order to have the

building fully leased. The 3,985 m2 site comprises a 1,953 m2 modern purpose built building with onsite parking. The sale reflects a **rate of \$8,449 psm lettable area**.

[AFR 04/09/2017]

#### **109 St Georges Terrace, Perth, WA 6000**

*Far East Organisation* has bought the 19-level office tower for about **\$70 million** from *Charter Hall*. The B-grade tower has 13,891 m2 of floor area and parking for some 75 vehicles. The tower was constructed in 1972 and later refurbished in 2005. The tower is achieving a 3.5-star NABERS Energy rating and a 3.5-star NABERS Water rating. The sale reflects a **rate of \$5,039 psm lettable area**.

[AFR 05/09/2017]

#### **438 Nepean Highway, Frankston, VIC 3199**

*Farmer Group of Companies* has sold the 3,718 m2 building for **\$13.56 million** on a **7.9% yield**. The building is currently leased to **Pragmatic Training** which recently signed a new eight year lease. The sale reflects a **rate of \$3,647 psm lettable area**. Frankston is located approximately 44 km south-east of Melbourne CBD.

[AFR 14/09/2017]



#### **8 Lakeside Drive, Burwood East, VIC 3151**

*Kador Group* has sold the 4,552 m2 office building for **\$18.08 million** on a **9.38% yield** to *Tong Eng Group*. The building is currently leased to the **Country Fire Authority** and **Telstra** with a WALE of 2.5 years. The sale reflects a **rate of \$3,972 psm lettable area**. Burwood East is located 18.4 km east of Melbourne CBD.

[AFR 20/09/2017]

#### **250 Camberwell Road, Camberwell, VIC 3124**

*Peak Equities* has paid **\$27.5 million** on a **7.5% yield** to *Bricktop Group* for the acquisition of the five-level building. The 5,420 m2 building is currently leased to **Priceline, Australian Pharmaceutical Industries** and **Camberwell Food Group** with a WALE of six years. The sale reflects a **rate of \$5,074 psm lettable area**. Camberwell is located 10.6 km south-east of Melbourne CBD.

[AFR 20/09/2017]

#### **26-32 Waterloo Road, Surry Hills, NSW 2010**

*Argus Property Partners* sold the 3,965 m2 site for **\$52.673 million** to **Barana Group**. The site comprises a 7,055 m2 office building over four-levels, which is currently leased to **Woolworths'** subsidiary **Endeavour Drinks Group** on an eight year term. The sale reflects a **rate of \$7,466psm lettable area**. Surry Hills is located approximately 3 km south-east of Sydney CBD.

[AFR 21/09/2017]

#### **12 Commercial Road, Newstead, QLD 4006**

*Cambooya Properties*, the investment arm of the *Fairfax* family has sold the 2,199 m2 site comprising a five-level office building for **\$47 million** to *Ralf Sarich*. The building is fully leased with commercial tenants and ground floor retail tenants with a WALE of 13 years. The sale reflects a **rate of \$21,374 psm site area**. Newstead is located approximately 2.8 km north-east of Brisbane CBD.

[AU 21/09/2017]

#### **100 Wickham Street, Fortitude Valley, QLD 4006**

**Ascends REIT** has paid **\$83.83 million** on an **8% yield** for the 16-level property. The 1,900 m2 site comprises a 13,000 m2 office which is currently fully leased to the **State Government, AAPT (TPG)** and **WebCentral** with a WALE of 4.8 years. The building has a newly refurbished foyer and capacity for some 96 vehicles. The sale reflects a **rate of \$6,449 psm lettable area**. Fortitude Valley is located 2.1 km south-west of Brisbane CBD.

[AFR 26/09/2017]

#### **10 Spring Street, Sydney, NSW 2000**

*Centuria* has sold **Swire House** to *Lendlease's-Australian Prime Property Fund Commercial* investment arm for **\$270.05 million**. The 13,871 m2, B-grade building has a WALE of around 3 years, a 4.5-star NABERS Energy rating and has a capacity for some 35 vehicles. The sale reflects a **rate of \$19,469 psm lettable area**.

[AFR 27/09/2017]



## Industrial

### Hemmant, QLD 4174

First Trade Australia Group has paid **\$5.9 million** for a 1.8 hectare site (18,000 m<sup>2</sup>). The site comprises a warehouse, an office and a showroom. The sale reflects a **rate of \$328 psm site area**. Hemmant is located approximately 16 km north-east of Brisbane CBD.

[AFR 07/09/2017]

### 5 Williamson Road, Ingleburn, NSW 2565

Leda Holdings has paid **\$24.75 million** for a series of freestanding warehouses. The property comprises 3 freestanding warehouses spanning 20,000 m<sup>2</sup> of on a 4.1 hectare site. The sale reflects a **rate of \$1,238 psm lettable area**. Ingleburn is located about 50.3 km south-west of Sydney CBD.



[AFR 14/09/2017]

### 5-7 Erith Street, Botany, NSW 2019

Cardboard Convector Pty Ltd has sold a 3,566 m<sup>2</sup> industrial site for **\$6 million** to a private investor. The property is currently leased to **Allied Packaging** which pays \$75 psm annual rent. The property comprises a warehouse, office and yard. The sale reflects a **rate of \$1,683 psm site area**. Botany is located approximately 9 km south of Sydney CBD.

[AFR 14/09/2017]

### 48 Bell-Are Avenue, Northgate, QLD 4013

Clarence Property has paid **\$8.475 million** for a 7,295 m<sup>2</sup> warehouse. The property is currently leased to **Provet** for four years with options. The sale reflects a **rate of \$1,162 psm site area**. Northgate is located 12.8 km north-east of Brisbane CBD.



[AFR 14/09/2017]

### Hallam, VIC 3803

Investec Australia Property Fund has paid **\$22 million** on a **\$6.3 yield** for a 15,405 m<sup>2</sup> industrial property. The property comprises two individual buildings and office areas. The property is currently fully leased to **Focus on Furniture**. The sale reflects a **rate of 1,428 psm lettable area**. Hallam is located approximately 38.7 km south-east of Melbourne CBD.

[AFR 19/09/2017]

### 100 South Creek Road, Cromer, NSW 2099

EG has paid **\$55 million** for the 7.5 hectare land holding. The property comprises a 26,000 m<sup>2</sup> industrial and office property featuring forklift access as well as 5 meter high roller doors. The sale reflects a **rate of \$2,116 psm lettable area**. Cromer is located 20 km north-east of Sydney CBD.

[AFR 21/09/2017]

### 4-8 Sylvania Way, Lisarow, NSW 2250

Propertylink have sold the 9,953 m<sup>2</sup> property for **\$9.63 million** to a private investor. The warehouse facility is currently leased to **Interpod Offsite** which pays \$852,000 annual rent. The sale reflects a **rate of \$968 psm site area**. Lisarow is located approximately 69.7 km north of Sydney CBD.

[AFR 21/09/2017]

### 476 Gardeners Road, Alexandria, NSW 2015

A group of private investors have sold the 1,238 m<sup>2</sup> industrial unit within the **Century Estate Complex** for **\$5.61 million** on a **5.2% yield**. The property comprises container height roller shutter doors and capacity for some 13 vehicles. The sale reflects a **rate of \$4,532 psm lettable area**. Alexandria is located 3.9 km south of Sydney CBD.

[AFR 28/09/2017]

## Retail

### 789 Heidelberg Road, Alphington, VIC 3078

A private family have sold a 6,416 m<sup>2</sup> **Dan Murphey's** liquor store for **\$22.5 million** on a **3.2% yield** to an Italian family. The corner site comprises of a 2,663 m<sup>2</sup> building and onsite parking for some 84 vehicles. There is a secured lease to **Woolworths Limited** and **Dan Murphey's** liquor expiring in 2032. The sale reflects a **rate of \$8,449psm of lettable area**. Alphington is located approximately 8.3 km north-east of Melbourne CBD.



[AFR 04/09/2017]

### 41-45 Oaks Street, Andergrove, QLD 4740

A free standing **Woolworths Supermarket** has been acquired for **\$18.75 million** on a **5.8% yield**. The 11,800 m<sup>2</sup> site comprises 3,700 m<sup>2</sup> building with some 164 vehicle parking bays. The purpose built site is currently leased to **Woolworths Limited** until 2032 with options to renew. The sale reflects a **rate of \$5,068 psm lettable area**. Andergrove is located approximately 385 km south-east of Townsville CBD.

[AFR 04/09/2017]



#### **131-141 Lava Street, Warrnambool, VIC 3280**

A **Coles Supermarket** has sold for **\$14 million** on a **5.7% yield** to a private investor. The 4,022 m2 site comprises a 2,670 m2 freestanding building which is located near a main retail strip. The sale reflects a **rate of \$5,244 psm lettable area**. Warrnambool is located 253 km south-west of Melbourne CBD.

[AFR 04/09/2017]

#### **70 Bunda Street, Canberra, ACT 2601**



*Geocon* has bought the **Garema Centre** for **\$13.35 million** on a **2.9% yield**. The 1,052 m2 site is zoned CZ1 can be redeveloped into a luxury hotel. The sale reflects a **rate of \$12,690 psm site area**.

[AFR 08/09/2017]

#### **1-5 Reeves Street, South Burnie TAS 7320**

*Charter Hall* has paid **\$21 million** on a **6.1% yield** for the 3.04 hectare site. The site comprises a 12,254 m2 and is currently leased to **Bunnings Warehouse**. The tenant has annual fixed rent reviews of 3% and has approximately nine years left of the lease. The sale reflects a **rate of \$1,714 psm lettable area**. South Burnie is located 309 km north-west of Hobart CBD.

[AFR 13/09/2017]

#### **20 Anzac Avenue, Redcliffe, QLD 4020**

*Elanor Investors Group* has bought the 1,356 hectare, **Bluewater Square Shopping Centre** for **\$55 million** on a **7% yield** from *Alceon*. The property comprises a 10,000 m2 centre which was constructed in 2008. The centre is anchored by **Woolworths**, **Healthworks Gym**, and **Terry White Chemist** along with some 30 retailers. The centre also has an upper level comprising office units tenanted by **Redcliff Electoral Office**, a medical practice and three law firms. The sale reflects a **rate of \$5,500 psm lettable area**. Redcliff is located approximately 32.3 km north-east of Brisbane CBD.

[AFR 19/09/2017]

#### **272 Invermay Road, Mowbray, TAS 7248**

*Real Asset Management Group* has paid **\$38.55 million** on a **7.35% yield** for the **Mowbray Marketplace Shopping Centre**. The 3.54 hectare site comprises two main buildings, a free standing bottle shop and service station; totalling 11,700 m2 of lettable area. The centre is anchored by **Woolworths Supermarket**, **Target**, **Chemist Warehouse** and **The Reject Shop** along with a further 14 specialty shops and parking for some 423 vehicles. The sale reflects a **rate of \$3,295 psm lettable area**. Mowbray is located approximately 198 km north-west of Hobart CBD.

[AFR 26/09/2017]

#### **St Francis Drive, Moranbah, QLD 4744**

*Elanor Retail Property Fund* has acquired the **Moranbah Fair Mall** for **\$25 million** on a **7.75% yield** from **Charter Hall Retail REIT**. The 7,074 m2 centre is anchored by **Coles Supermarket**, **Target Country** and has a further 16 specialty retailers. The sale reflects a **rate of \$3,534 psm lettable area**. Moranbah is located 436 km south-east of Townsville CBD.

[AFR 28/09/2017]

## **Residential**

#### **Millers Point, NSW 2000**

*Property NSW*, acting on behalf of *Family and Community Services* has sold the **Workers Dwellings** for **\$26 million**. The site comprises a 3-level building of 33 apartments that was constructed in 1910. The sale reflects a **rate of \$787,879 per apartment**.

[AFR 12/09/2017]

#### **128 Crosby Road, Ascot, QLD 4007**

*Brett Walker* has sold his 1,409 m2 mansion for more than **\$8.3 million**. The property comprises six levels which overlook a 180 degree view of Brisbane and feature six bedrooms, six bathrooms, a theatre, a study, billiard room, wine cellar, and gymnasium, Zen room, out door kitchen, two laundries, two swimming pools and multiple entertaining rooms as well as a 50 meter concrete tunnel extending upward to an underground bunker able to accommodate some eight to ten vehicles. The sale reflects a **rate of more than \$5,891 psm lettable area**. Ascot is located approximately 5.5 km north-east of Brisbane CBD.



[FR 28/09/2017]

## **Residential Development**

#### **Ashmore Street, Everton Park, QLD 4053**

*Mirvac* has acquired a 6-hectare site for **\$13.25 million** with plans for residential development. The site will feature 139 lots; including 85- 3 and 4 bedroom townhouses and 54 individual houses which will all have double garages. There will also be a purpose build recreation centre and pool. The sale reflects a **rate of \$95,324 per lot**. Everton Park is located 8.6 km north-west of Brisbane CBD.

[AFR 04/09/2017]



### 242 Englefield Road, Darra, QLD 4076

*Huon Property Group*, which is a member of *RunningStream Group*, has purchased the development site for **\$20 million**. The 7-hectare site is zoned low-medium density, and will be developed into a house-and-land community. The sale reflects a **rate of \$2,857,143 per hectare of land**. Darra is located approximately 16.4 km south-west of Brisbane CBD.



[AFR 04/09/2017]

### 478-488 Elizabeth Street, Melbourne, Vic 3000

*GreenFort Capital* has bought a 1,172 m2 development site for **\$35 million** from *Girdhari and Geeta Lamba*. The site has DA approval for a 30,644 m2 high rise development. GreenFort has future plans for a 52 level tower yielding 400 apartments and 200 hotel rooms. The sale reflects a **rate of \$1,142 psm of approved lettable area**.

[AFR 14/09/2017]

### 130-138 Archer Road and 10a, 12 and 14 Boundary Street, Roseville, NSW 2069

*Mayrin Group* has paid **\$35 million** for an amalgamated residential development site. The developer has plans to develop the 6,778 m2 site into a 40 town-house project. The sale reflects a **rate of \$5,164 psm site area**. Roseville is located approximately 12.6 km north of Sydney CBD.



[AFR 19/09/2017]

### 7006 Augusta Parkway, Augustine Heights, Queensland 4300

*JLF Corporation Pty Ltd* has bought the six hectare site for **\$8.789 million** from *Springfield Land Corporation*. The new owner plans to develop a 97 lot community with lot sizes ranging between 300 m2-645 m2. The sale reflects a **rate of \$90,608 per proposed lot**. Augustine Heights is located 31.5 km south-west of Brisbane CBD.

[AFR 28/09/2017]

### 5 & 7 Cottonwood Crescent and 8 Lachlan Avenue, Macquarie Park, NSW 2113

Local residents have joined together to sell the 3,212 m2 site for about **\$50 million**. There are no DA applications submitted, though zoning for the site permits a floor space ratio of 4:1 and a building height limit of 45 metres. The sale reflects a **rate of about \$15,567 psm site area**. Macquarie Park is located 15.7 km north-west of Sydney CBD.

[AFR 28/09/2017]

## Rural

### 14746 Highlands Lakes Road, Deloraine, TAS 7304

*Terence Fahey and Bronwyn Shakespear* have bought the 80 hectare property known as **Calstock** for **\$3.15 million**. The property comprises a 10 bedroom Georgian homestead which was built in 1831. The sale reflects a **rate of \$39,375 per hectare**. Deloraine is approximately 201 km north-west of Hobart CBD.

[AFR 25/09/2017]

### Corner of Inglis Lane and Oakey Creek Road, Pokolbin, NSW 2320

*Kuokai Investment* has paid around **\$7 million** for the **Iron Gate Estate**. The property comprises 16 hectares, 10 of which are planted with vines, a 200 tonne commercial winery, a cellar and a Mediterranean style manor. The sale reflects a **rate of about \$437,500 per hectare**. Pokolbin is located approximately 162 km north of Sydney CBD.

[AFR 26/09/2017]

## Specialised Properties

### 31-35 Prospect Street, Box Hill, VIC 3128

A private developer, backed by offshore investors has bought the car park for **\$13.5 million** from a local family. The 1,653 m2 site will remain as is until DA approval is granted. The site can yield two commercial or residential projects up to 20-levels. The sale reflects a **rate of \$8,167 psm of site area**. Box Hill is located 15 km east of Melbourne CBD.



[AFR 07/09/2017]

### 215-221 Sunshine Road, Tottenham, VIC 3012

A private Sydney investor has acquired the purpose built container transport facility for **\$16.75 million** on a **5.9% yield**. The property is currently leased to **SCF Group**, which has a remaining six-year lease paying one million dollars in annual rent.

[AFR 13/09/2017]

### 374-378 Nepean Highway, Frankston, VIC 3199

A local private investor has paid **\$5.6 million** on a **3.2% yield** for the 1,281 m2 medical property. The property, which sits on a 3,405 m2 site, is currently leased to **Psoriasis Eczema Clinic Australia** and **CPAP**. The sale reflects a **rate of \$4,372 psm lettable area**. Frankston is located 44 km south-east of Melbourne CBD.

[AFR 28/09/2017]



#### Lot 55 Marquis Street, Hammond Park, WA 6164

A private investor has bought the purpose built medical property for **\$5.27 million** on a **6.6% yield**. The 1,677 m2 site comprises a two-level building which is currently leased to a pharmacy, medical Centre and dentist with parking for some 40 vehicles. The sale reflects a **rate of \$3,143 psm site area**. Hammond Park is located 24 km south of Perth CBD.

[AFR 29/09/2017]

#### 2 Scholar Drive, Bundoora, VIC 3083

Continental Automotive has sold its purpose built manufacturing facility for **\$17.75 million**. The 3.3 hectare site comprises a 16,440 m2 facility which is used for the production, research and development operations. The sale reflects a **rate of \$1,080 psm lettable area**. Bundoora is located 17 km north-east of Melbourne CBD.

[AFR 29/09/2017]

### Hotels

#### 295 Church Street, and 263 Church Street Parramatta, NSW 2150

Coronation Property has bought the **Crown Hotel** and a three level heritage office building for a combined total of **\$50 million**. The **Crown Hotel** comprises a 1,082 m2 site and the heritage office building comprises 600 m2 with ground floor retail. Parramatta is located approximately 23 km west of Sydney CBD.

[AFR 04/09/2017]

#### Central Coast Highway and Lumby Drive, Bateau Bay, NSW 2261

Laundy Hotels Group has sold **Bateau Bay Hotel** for about **\$13 million** on a sub. **10% yield** to a local north coast pub group. The pub is situated on 27,000 m2 of land, has extensive out door areas and 22 gaming machines. The sale reflects a **rate of about \$482 psm site area**.



Bateau Bay is located 74.3 km north-east of Sydney CBD.

[AFR 06/09/2017]

#### 470 Railway Parade, Allawah, NSW 2218

White and Partners has acquired the **Allawah Hotel** for **\$30 million** from **John Feros**. The A-grade freehold hotel is situated on a 1,274 m2 corner site and features a sports theatre room, licensed restaurant and bar facilities. The sale reflects a **rate of \$23,548 psm of site area**. Allawah is located approximately 15.7 km south-west of Sydney CBD.

[AFR 07/09/2017]

#### 122-130 Marine Parade, Nobbys Beach, QLD 4218

A Melbourne Based investor has purchased **Nobby's Outlook Resort** for **\$23.75 million**. The 7,284 m2 site comprises 46 rooms over 2 levels and features two swimming pools. The sale reflects a **rate of \$3,261 psm site area**. Nobby's Beach is located 9.8 km south-east of the Gold Coast CBD.



[AU 07/09/2017]

#### 476 High Street, Maitland, NSW 2320

The **Murphy** family has sold **The Belmore Hotel** for **\$9 million** to a local private investor. The 1,225 m2 property has a large gaming area and licenced bistro. The sale reflects a **rate of \$7,347 psm site area**. Maitland is located approximately 159 km north of Sydney CBD.

[AFR 15/09/2017]

#### 1 Bay Street, Byron Bay, NSW 2481

**Impact Investment Group**, backed by the **Lieberman family** has paid **\$70 million** on a **6.3% yield** to **Max Twigg** for the purchase of the **Beach Hotel**. The 4,585 m2 site comprises multiple bars, garden bar, bottle shop, gaming room, bistro and conference facilities is currently leased to **John Van Haandel** on a 10-year lease. The sale reflects a **rate of \$15,267 psm site area**. Byron Bay is located 758 km north-east of Sydney CBD.

[AFR 19/09/2017]

#### 381 Clovelly Road, Clovelly, NSW 2031

**Iris Capital** has sold the **Clovelly Hotel** for **\$34 million** to a local private investor. The 1,708 m2 site comprises 14 hotel rooms, a beer garden, bistro, basement vehicle parking and features 15 gaming machines as well as extensive ocean views. The property is leased to **MorSo** on a 20-year lease. The sale reflects a **rate of \$19,906 psm site area**. Clovelly is located 8.3 km south-east of Sydney CBD.

[AFR 21/09/2017]

#### 13-21 Spring Street, Melbourne, VIC 3000

**Cbus Property** has purchased the **Mercure Melbourne Treasury Gardens Hotel** for more than **\$70 million** from the **Abu Dhabi Investment Authority**. The 1,270 m2 site comprises a 164 room, 4-star hotel. **Cbus Property** has future plans to develop the site into a residential apartment tower, and will maintain the hotel on an 'As Is' basis until **Cbus Property** lodge a development application. The sale reflects a **rate of about \$426,829 per room**.

[AFR 26/09/2017]



## Leasing

### Commercial

#### 195 Lennox Street, Richmond, VIC 3121

Sites n Stores has agreed terms to lease a 1,052 m2 office on an **18-month term**. The property offers onsite parking for some 17 cars. The tenant will **pay \$200,000 annual rent showing \$190 psm**. Richmond is located approximately 3.8 km east of Melbourne CBD.



[AFR 05/09/2017]

#### 1 Flintoff Street, Greensborough, VIC 3088

The Department of Education and Training Victoria has agreed on terms to lease a recently completed 1,320 m2 office on a **5-year** lease. The tenant will **pay an annual rent of \$320 psm**. Greensborough is located approximately 22.9 km north-east of Melbourne CBD.

[AFR 07/09/2017]

#### 675 Victoria Street, Abbotsford, VIC 3067

Australian Childhood Foundation has committed to lease a 1,400 m2 office space on a **5-year** term. The tenant will **pay an annual rent of \$320 psm**. Abbotsford is located 4.5 km south-west of Melbourne CBD.

[AFR 26/09/2017]

#### 264 George Street, Sydney, NSW 2000

VMtech has sub-leased a 1,032 m2 office floor on level 16 of the tower from NSW Water for **2-years**. The rent was not disclosed, however indicative rents range between **\$800-\$850 psm**.

[AFR 26/09/2017]

### Industrial

#### 122 New Road, Wetherill Park, NSW 2164

Northline Transport will lease the 8,684 m2 property for **4-years** from landlord Propertylink. The property comprises a 35-metre hardstand forecourt, a 306 m2 office split over two levels and an internal clearance of 11.2 metres. The tenant will **pay an annual rent of \$117.50 psm**. Wetherill Park is located approximately 31.9 km west of Sydney CBD.

[AFR 05/09/2017]

#### 202 Fairfield Road, Yennora, NSW 2161

Man Diesel & Turbo Australia will lease a 3,100 m2 warehouse for **10-years** from FifeCapital. The warehouse is a purpose built facility which comprises two 12.5 tonne cranes, a high tech workshop and fuel tank cooling tower. The tenant will **pay an annual rent of \$507,085 showing \$164psm**. Yennora is located 25.2 km west of Sydney CBD.

[AFR 12/09/2017]

#### 160 Cowper Street, West Footscray, VIC 3012

Addictive Entertainment & Tours Pty Ltd has leased a 1,080 m2 warehouse on a **5-year** term. The tenant will **pay an annual rent of \$130,000 showing \$121 psm**. West Footscray is located 8.4 km north-west of Melbourne CBD.

[AFR 12/09/2017]

#### 600 Geelong Road Brooklyn, VIC 3012

BagTrans will lease an 8,333 m2 warehouse on a **7-year** term from GM Property Group. The property comprises a warehouse and hardstand. The tenant will **pay an annual rent of \$65 psm**. Brooklyn is located approximately 12.6 km west of Melbourne CBD.

[AFR 19/09/2017]

#### 22-24 Research Drive, Croydon South, VIC 3136

Melbourne Performance Centre has agreed terms to lease a 3,870 m2 warehouse over **5-years**. The property comprises a warehouse and office along with some 40 vehicle parking spaces. The tenant will **pay an annual rent of \$240,000 showing \$62 psm**. Croydon South is located 29.8 km east of Melbourne CBD.

[AFR 19/09/2017]

#### 407 Victoria Street, Wetherill Park, NSW 2164

Landlord Mapletree will lease a 3,830 m2 warehouse to an online business. The tenant will **pay an annual rent of \$410,614 showing \$107 psm**. Wetherill Park is located 31.9 km west of Sydney CBD.



[AFR 19/09/2017]

#### 60 Wallgrove Road, Eastern Creek, NSW 2766

Sheldon and Hammond have agreed on terms to lease a 31,000 m2 warehouse for **10-years** in Mirvac's Calibre Estate. The net rent was not disclosed; however indicative rents are between **\$115-\$135 psm**. Eastern Creek is located 36.3 km north-west of Sydney CBD.

[AFR 26/09/2017]

#### 2B Factory Street, Granville, NSW 2142

Lanxess will lease a 3,782 m2 warehouse property for **5-years** with options. The tenant will **pay an annual rent of \$125 psm**. Granville is located approximately 22.2 km north-west of Sydney CBD.

[AFR 26/09/2017]



## **Retail**

### **280-282 Bourke Street, Melbourne, VIC 3000**

*Pandora* has agreed on terms to lease the entire building which comprises 5-levels from the *Snowden Family*. The 90 m<sup>2</sup> ground floor level of the building will be used as a retail outlet and the remaining levels will be used for other non-retail use and storage. The tenant will pay **\$1 million annual rent**.

[AFR 06/09/2017]

## **Property Funds & Capital Raisings**

### **Scape to fund \$300-\$500 million**

*Scape Student Living* is looking to raise between **\$300-\$500 million** in order to fund the next stage in its growing pipeline which includes another 5,000 *Scape Studios* nationally. *Scape* currently owns 10 developments across New South Wales, Victoria and Queensland and has invested a further \$500 million toward its workbook.





## 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

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- . Mortgage
- . Government
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- . 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 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:

- . 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 & revaluations
- . 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



## Head Office (Sydney)

Level 14, 347 Kent Street  
Sydney NSW 2000  
PO BOX 4120, Sydney NSW 2001  
P: 02 9292 7400  
F: 02 9292 7404  
E: research@prpsydney.com.au

## National Directors

**Gregory Preston**  
M: 0408 622 400  
E: greg.preston@prpsydney.com.au

**Gregory Rowe**  
M: 0411 191 179  
E: greg.rowe@prpsydney.com.au

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

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

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

[www.prp.com.au](http://www.prp.com.au)



## Capital City Offices

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

**Brisbane**  
**Troy Chaplin**  
M: 0419 029 045  
E: troy.chaplin@prpqueensland.com.au

**Hobart**  
**Damien Taplin**  
M: 0418 513 003  
E: damien.taplin@prp.com.au  
**Shelley Taplin**  
M: 0413 309 895  
E: shelley.taplin@prp.com.au

**Melbourne**  
**Neal Ellis**  
M: 0417 053 116  
E: neal.ellis@prp.com.au  
**Damian Kininmonth**  
M: 0417 059 836  
E: damian.kininmonth@prp.com.au

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

**Sydney**  
**Gregory Preston**  
M: 0408 622 400  
E: greg.preston@prpsydney.com.au  
**Gregory Rowe**  
M: 0411 191 179  
E: greg.rowe@prpsydney.com.au

Affiliate offices in Canberra, Darwin and other regional areas.

## Regional Offices

**Albury Wodonga**  
**Michael Redfern**  
M: 0428 235 588  
E: michael.redfern@prp.com.au

**Ballarat**  
**Darren Evans**  
M: 0417 380 324  
E: darren.evans@prp.com.au  
**Peter Murphy**  
M: 0402 058 775  
E: peter.murphy@prp.com.au

**Bendigo**  
**Damien Jerinic**  
M: 0409 820 623  
E: damien.jerinic@prp.com.au

**Central Coast/Gosford**  
**Colin Pugsley**  
M: 0435 376 630  
E: colin.pugsley@prp.com.au

**Dubbo**  
**James Skuthorp**  
M: 0409 466 779  
E: james.skuthorp@prp.com.au  
**Tom Needham**  
M: 0412 740 093  
E: tom.needham@prpsydney.com.au

**Geelong**  
**Gareth Kent**  
M: 0413 407 820  
E: gareth.kent@prp.com.au  
**Stuart McDonald**  
M: 0405 266 783  
E: stuart.mcdonald@prp.com.au

**Gippsland**  
**Tim Barlow**  
M: 0400 724 444  
E: tim.barlow@prp.com.au  
**Alexandra Ellis**  
M: 0407 724 444  
E: alex.ellis@prp.com.au

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

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

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

**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@prpncl.com.au

**Southport**  
**Ian Hawley**  
M: 0458 700 272  
E: ian.hawley@prpqueensland.com.au  
**Troy Chaplin**  
M: 0419 029 045  
E: troy.chaplin@prpqueensland.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)**  
**Greg Sugars**  
M: +64 (0)27 777 9010  
E: greg.sugars@prpnz.nz  
**Mitchell Stubbs**  
M: +64 (0)27 774 34100  
E: mitchell.stubbs@prpnz.nz

**Dunedin**  
**James Stowell**  
M: +64 (0)17 807 3866  
E: james.stowell@prpnz.nz

**Greymouth**  
**Mark Bollard**  
M: +64 (0)27 694 7041  
E: mark.bollard@prpnz.nz

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

[www.prpnz.nz](http://www.prpnz.nz)

## Asian Offices

Associated office networks throughout:

- ◆ China
- ◆ Hong Kong
- ◆ Japan
- ◆ Philippines
- ◆ Thailand

**Preston Rowe Paterson Australasia Pty Ltd**  
**ACN: 060 005 807**

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