

181 Great Eastern Highway, Belmont WA



The Property consists of two titles; 181 Great Eastern Highway and 67 Cleaver Terrace separated by a public reserve containing a narrow waterway and pedestrian footpaths.

Located approximately 5 kilometres from the Perth Central Business District and equal distance to the airport this area is undergoing major changes as Great Eastern Highway has been upgraded and the area moves to light industrial and mixed commercial use.

Belmont is tightly held and highly sought after as an improving commercial and light industrial precinct.

The property is fully leased to ASX-listed mining and engineering services company NRW Holdings Ltd through to 2018 with a further five-year option.

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The property continues to deliver good returns despite a continuing softening in the Perth property market. As a precaution, we are continuing to retain a portion of the distributable income, setting it aside should it be required in the future. This will be reviewed each quarter, but likely to occur until sufficient provision has been made for a range of adverse situations, such as; lower rent receipts, a valuation causing a requirement to reduce bank debt, and/or a provision to pay incentives to lease. It is important to highlight that the tenant is not late in making any payment and we have every expectation that they will continue to pay our invoices within the payment terms. When it is clear that these surplus funds are no longer required, they will be distributed.



We continue to maintain regular communication with the tenant to understand their changing business and property requirements.

KEY DATA

PURCHASE PRICE	\$19,100,000
SETTLEMENT DATE	21-Jan-13
PRINCIPLE USE	Office
DATE BUILT	1989
SITE AREA	10702 sqm
NET LETTABLE AREA	4036 sqm
CAR BAYS	235
ESTIMATED FULLY LEASED NET INCOME	\$1,830,000
VALUE/m² (NLA)	\$4,732

DEBT

CURRENT DEBT	\$9,700,000
GEARING (LOAN/VALUATION)	50.79%

FACILITY

	AMOUNT	MATURITY
Fixed @ 3.495% + Margin	\$10,500,000	22-Jan-21

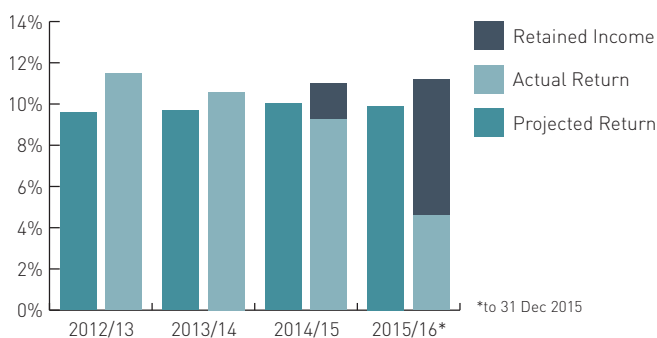
TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
NRW Holdings Pty Ltd	100.00%	1-Feb-19
Telstra	0%	31-Aug-21

INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% RETURN
FY 2013	11.49%
FY 2014	10.58%
FY 2015 (1.78% retained income)	9.24%
FY 2016 (6.6% retained income)	4.58%
TAX DEFERRED PORTION OF CASH RETURN	%
FY 2013	75.49%
FY 2014	72.38%
FY 2015	59.47%

% RETURNS - FORECAST TO ACTUAL



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