

1 Eyre Street, Rivervale WA



1 Eyre Street, Rivervale is an industrial/commercial property of almost 9,000 sqm located in the heart of Rivervale. The property consists of a 2,330 sqm warehouse, two office buildings totalling 2,465 sqm and parking for 132 cars.

This area continues to improve as a preferred location for office and light industrial uses. It is well located close to the city, the airport and is well serviced by Great Eastern Highway and the Graham Farmer Freeway.



INVESTOR UPDATE MARCH 2017

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This property continues to deliver solid rental income in spite of the soft Perth commercial market.

Agents continue to actively market the property as the lease for 16% of the property expired late last year. We are keeping an open mind with respect of potentially changing the use of the vacant area in order to secure a tenant.

The property has been well maintained and is professionally presented for potential tenants.



KEY DATA

PURCHASE PRICE	\$5,800,000
SETTLEMENT DATE	14-Sep-11
PRINCIPLE USE	Office/Warehouse
DATE BUILT	1975, 2000
SITE AREA	8903 sqm
NET LETTABLE AREA	4,791.80 sqm
CAR BAYS	132
VALUE	\$7,550,000
ESTIMATED FULLY LEASED NET INCOME	\$683,000
VALUATION DATE	12-Sep-13
VALUE/m² (NLA)	\$1,576
VALUER	Burgess Rawson

DEBT

CURRENT DEBT	\$2,900,000
GEARING (LOAN/VALUATION)	38.41%

FACILITY

	AMOUNT	MATURITY
Fixed @ 3.12% + Margin	\$3,480,000	29-Nov-19

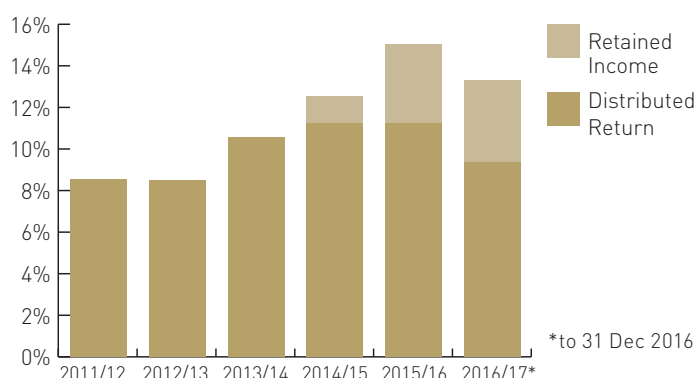
TENANT INFORMATION

MAJOR TENANTS	NLA	LEASE EXPIRY
Tyco Australia	84.00%	16-Sep-20

INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% DISTRIBUTED	% RETAINED	% TOTAL
FY 2012	8.53%	0.00%	8.53%
FY 2013	8.51%	0.00%	8.51%
FY 2014	10.55%	0.00%	10.55%
FY 2015	11.25%	1.27%	12.52%
FY 2016	11.25%	3.77%	15.02%
FY 2017*	9.37%	3.91%	13.28%
TAX DEFERRED PORTION OF CASH RETURN			%
FY 2012			100.00%
FY 2013			39.90%
FY 2014			-4.36%
FY 2015			-2.14%
FY 2016			9.52%

% RETURNS



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