

181 Great Eastern Highway, Belmont WA



The Suburb of Belmont, WA is well located between the Perth CBD and the airport, approximately 5kms from each.

181 Great Eastern Highway was built in 1988 consisting of 4,036m² of net lettable area over three levels with light on all four sides allowing easy subdivision into part-floor tenancies if required. There is parking provided on site for 235 vehicles.

KEY DATA

PURCHASE PRICE	\$19,100,000
PURCHASE DATE	January 2013
SALE PRICE	\$22,000,000
SALE DATE	June 2021
SYNDICATE TERM	8.5Years
PRINCIPLE USE	Office
DATE BUILT	1988
SITE AREA	10,702 sqm
NET LETTABLE AREA	4,036 sqm
CAR BAYS	235

INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% TOTAL
FY 2013	11.34%
FY 2014	10.58%
FY 2015	9.24%
FY 2016	2.71%
FY 2017	3.38%
FY 2018	22.80%
FY 2019	11.28%
FY 2020	9.52%
FY 2021	21.83%
FY 2022	7.92%

Syndicate Life Internal Rate of Return 11.19% pa