

2015 Diversified Property Fund NSW



The 2015 Diversified Property Fund consisted of two industrial properties located in Sydney NSW.

**KEY DATA - 20 Williamson Rd, Ingleburn**

PURCHASE PRICE	\$13,200,000
PURCHASE DATE	December 2014
SALE PRICE	\$23,460,000
SALE DATE	Mid 2018
SYNDICATE TERM	4 Years
PRINCIPLE USE	Industrial Facility
DATE BUILT	1995, 2002
SITE AREA	25,420sqm
NET LETTABLE AREA	12,047 sqm

**KEY DATA - 159-163 Newton Road, Wetherill Park**

PURCHASE PRICE	\$15,500,000
PURCHASE DATE	November 2015
SALE PRICE	\$24,200,000
SALE DATE	Late 2019
SYNDICATE TERM	4 Years
PRINCIPLE USE	Industrial Facility
DATE BUILT	1990
SITE AREA	20,240 sqm
NET LETTABLE AREA	12,655 sqm

**INVESTOR RETURNS**

CASH RETURN (ANNUALISED)	% TOTAL
FY 2015	9.49%
FY 2016	9.73%
FY 2017	7.69%
FY 2018	31.16%
FY 2019	11.75%
FY 2020	44.56%

Syndicate Life Internal Rate of Return 18.70% pa