

12 Waterloo Road, Macquarie Park NSW



Macquarie Park, NSW is located 12 km North West of the Sydney CBD and is the largest NSW office market outside the Sydney CBD.

12 Waterloo Road was built in 1999 consisting of 3,887m² of net lettable area over four levels with light on all four sides allowing easy subdivision into part-floor tenancies if required. There is parking provided on site for 86 vehicles, a ratio of 1 bay per 45sqm of net lettable area.

KEY DATA

PURCHASE PRICE	\$14,560,000
PURCHASE DATE	November 2015
SALE PRICE	\$26,250,000
SALE DATE	December 2019
SYNDICATE TERM	4 Years
PRINCIPLE USE	Office
DATE BUILT	1999
SITE AREA	4,149 sqm
NET LETTABLE AREA	3,887 sqm
CAR BAYS	86

INVESTOR RETURNS

CASH RETURN (ANNUALISED)	% TOTAL
FY 2016	10.12%
FY 2017	8.12%
FY 2018	2.40%
FY 2019	5.32%
FY 2020	83.19%

Syndicate Life Internal Rate of Return 19.14% pa