



**Preston
Rowe
Paterson**

International
Property Consultants
and Valuers

IN THIS ISSUE

Sales and Leases

Commercial	4
Residential Development	5
Specialised Property	5
Hotels & Leisure	5
Industrial	6
Retail	7

Transactions in Review

July 2023



ABOUT THIS REPORT

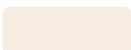
Preston Rowe Paterson prepare research reports covering the main markets within which we operate in each of our capital cities and major regional locations.

This report summarises major reported transactions within these markets whilst adding transactional analysis to provide greater market insight.

The markets covered in this research report include the commercial office market, industrial market, retail market, specialised property market, hotel and leisure market, residential market and significant property fund activities.

We regularly undertake valuations of commercial, retail, industrial, hotel and leisure, residential and special purpose properties for many varied reasons, as set out later herein.

We also provide property management services, asset and facilities management services for commercial, retail, industrial property as well as plant and machinery valuation.



Sales Transaction



HIGHLIGHTS

Commercial

189-197 Kent Street
Sydney NSW 2000

Tim Gurner has acquired
ADC House from *Barana*
Group for \$200 million.

Industrial

NPS Australia Industrial
Portfolio 2023

UniSuper has acquired a
50% ownership interest in
an industrial portfolio from
South Korea's National
Pension Service for \$560
million on a yield of 4.5%.

Retail

38 South Road
Torrensville SA 5031

FRP Capital has acquired a
subregional shopping centre
from *Charter Hall* and
Telstra Super for \$85 million
on a yield of 5.43%.



Commercial

221-227 Anzac Parade Sydney NSW 2000

\$80million

\$7,487 per sqm lettable area

Charter Hall Group has divested its leasehold interest in UNSW Kensington for **\$80 million**. Built in 2005, this property serves as an administrative facility currently under lease to the University of New South Wales, with a remaining lease term of nine years. The asset comprises a seven-story office complex designed for educational and administrative purposes. It is situated approximately 6km southeast of the Sydney CBD. The transaction was struck at a **rate of \$7,487 per sqm of NLA**. (AFR 27.07.23)

189-197 Kent Street Sydney NSW 2000

\$200 million

\$12,601 per sqm lettable area

Tim Gurner has acquired ADC House from *Barana Group* for **\$200 million**. The existing 18-level tower is slated for demolition to pave the way for a two-tower development that will soar to 34 stories. Spanning a 1,195 square meter site, the project is poised to encompass a total of 80 to 90 luxurious apartments alongside an array of commercial amenities such as shops, restaurants, and bars with an end value of \$800 million. The transaction was struck at a **rate of \$12,601 per sqm of NLA**. (AFR 17.07.23)

1 Corporate Court Bundall QLD 4217

\$46.25 million

7.0% Yield



\$5,832 per sqm lettable area

Council of the City of Gold Coast has acquired A-grade office tower from *RF CorVal* for **\$46.25 million**. The Wyndham Corporate Centre is a 11-storey building encompassing 267 on-site parking spaces, an on-site café. The property is subject to leases on a WALE of 5.3 years. Tenants that occupy this facility encompass Wyndham Destinations Asia Pacific, Aspire42 Services, and IBM Australia. The transaction was struck on a **yield of 7.00%** and at a **rate of \$5,832 per sqm of NLA**. (MSCI RCA 23.07.23)



Residential Development




87-91 Middle Street Kingsford NSW 2032

-  \$9.8 million
-  \$7,010 per sqm of site area

Kingsford Middle Holdings Pty Ltd has acquired a residential development site from *Contill Holdings* for **\$9.8 million**. The site has secured development approval for a boarding house project. The proposed development encompasses 68 rooms, two communal areas, parking, and amenities for tenants. It is in close proximity to the Randwick Hospital Campus, the University of New South Wales Campus, and the Light Rail. The transaction was struck at a **rate of \$7,010 per sqm of site area**.
(MSCI RCA 13.07.23)

Specialised Property



10 Drapers Road Colac East VIC 3250

-  \$6.76 million
-  5.16% Yield
-  \$170 per sqm of land area

BWK Properties Pty Ltd has divested a service station and truck stop for **\$6.76 million**. Constructed in 2022, BP Colac East is sitting on 39,770 sqm land with potential 345 sqm pad site. It is situated on a corner site with frontage along Princess Highway. It has a 12 year net lease to 2034 with fixed annual increases of 2.5%. The transaction was struck on a **yield of 5.16% at a rate of \$170 per sqm of land area**.
(MSCI RCA 04.07.23)


Hotels & Leisure

399 Little Lonsdale Street Melbourne VIC 3000

-  \$170 million
-  \$360,169 per key




Worldwide Hotels has acquired the Novotel & ibis Melbourne Central Hotel from *Well Smart Investment Holdings* for **\$170 million**. Built in 2018, it is located in the Melbourne CBD. The asset comprises 259 lower-level ibis room component and a 213 Novotel room component, with guest amenities including two restaurants, a bar, conference and meeting spaces, recreation facilities and undercover car parking. The transaction was struck at a **rate of \$360,169 per key**.
(MSCI RCA 05.07.23)

Development sites at Beerwah, Burpengary East, Logan Village and Eagleby Heights and existing community at Glenvale

-  \$210 million

Stockland has acquired five land lease community (LLC) projects from *Living Gems Lifestyle Resorts* for **\$210 million**. This transaction includes four forthcoming communities that have already received development approvals, along with one established community currently featuring approximately 200 homes with further development opportunity. Upon full completion of these projects, the portfolio will contribute approximately 1,280 additional home sites.
(AFR 26.07.23)

141-159 Beaudesert Nerang Road Nerang QLD 4211

-  \$7.9 million
-  6.07% Yield
-  \$1,111 per sqm of land area

Eljay Builders & Developers has divested a childcare centre for **\$7.9 million**. Completed in 2015, Kool Kids Early Learning Centre Nerang is situated in the Northern Gold Coast growth corridor. The centre comprises 1,142 sqm of Childcare activity space, along with a 40 sqm café tenancy. The property is anchored by G8 Education and supported by additional café operator on a WALE of 3.4 years. The transaction was struck on a **yield of 6.07% at a rate of \$1,112 per sqm of land**.
(MSCI RCA 24.07.23)

108 Currie Street Adelaide SA 5000

-  \$154 million
-  \$613,546 per key

Salter Brothers has acquired a five-star hotel from *Palumbo* for **\$154 million**. The Sofitel Adelaide is an integral component of a 32-storey mixed-use tower. Operated under the Accor brand, the Sofitel Adelaide is centrally located within the Adelaide CBD. It offers a range of amenities including the Garçon Blue restaurant, two bars, an indoor swimming pool, a fitness centre, a health club, diverse meeting facilities, and an executive lounge. The transaction was struck at a **rate of \$613,546 per key**.
(AFR 11.07.23)



Industrial

NPS Australia Industrial Portfolio 2023

- \$560 million
- 4.5% Yield
- \$3,278 per sqm of GLA

UniSuper has acquired a 50% ownership interest in an industrial portfolio to take over the position in the 1.1 billion Australian Industrial Partnership from South Korea's National Pension Service for \$560 million. The portfolio encompasses 20 assets, comprising approximately 342,000 sqm of industrial space and counts tenants such as Coles, Toll, Northline, Roche, Blackwoods, Symbion, and UPS. The transaction was struck on a yield of 4.5% at a rate of \$3,278 per sqm of total GLA.

(AFR 25.07.23)

1 Spit Island Close Mayfield West NSW 2304

- \$6.42 million
- 5.76% Yield
- \$2,360 per sqm of site area

A & C Bower Pty Ltd has divested an industrial property for \$6.42 million. Situated on a corner within the Steel River Industrial Estate, it is in close proximity to the Port of Newcastle, the Newcastle CBD. The property comprises office spaces, truck and car parking areas, a hardstand space, and a high bay warehouse. It is leased to Hutchinson Builders under a three-year lease to 2025 with two-year options. The transaction was struck on a yield of 5.76% at a rate of \$2,720 per sqm of GLA.

(MSCI RCA 06.07.23)

8 Northpoint Drive Epping VIC 3076

- \$12 million
- 5.73% Yield
- \$2,876 per sqm of GLA

Impact Designer Homes has divested an industrial warehouse for \$12 million. It is positioned in Epping's industrial precinct in close proximity to Edgars Road, Hume Freeway, Copper Street and O'Herns Road. Constructed in 2023, the property is sitting on 6,266 sqm land, comprising high clearance warehouse, two level office with storage mezzanine and 63 onsite car parking spaces. The transaction was struck on a yield of 5.73% at a rate of \$2,876 per sqm of GLA.

(MSCI RCA 11.07.23)





Retail

38 South Road Torrensville SA 5031

- \$85 million
- 5.43% Yield
- \$4,953 per sqm of GLAR

FRP Capital has acquired a subregional shopping centre from Charter Hall and Telstra Super for **\$85 million**. Brickwood Marketplace is situated on 4.4 ha land at the northwest corner of Aswin Parade and South Roads, 4.9km northwest of Adelaide CBD. It was completed and acquired by Charter Hall in 2015. The centre is anchored by Woolworths, Big W and Dan Murphy's on a WALE of 9.3 years. The transaction was struck on a **yield of 5.43% at a rate of \$4,953 per sqm of GLAR**.
(AFR 11.07.23)

179-201 Victoria Parade Collingwood VIC 3066

- \$65 million
- 4.80% Yield
- \$7,430 per sqm of GLAR

Holckner family has divested a large format retail asset to an undisclosed buyer for **\$65 million**. This freestanding single tenant property is located in the inner Melbourne suburb of Collingwood, few blocks from Melbourne's CBD. The asset is leased to Bunnings until 2027 with four five-year options. The transaction was struck on a **yield of 4.80% at a rate of \$8,749 per sqm of GLAR**.
(AFR 10.07.23)

145-149 Flinders Lane Melbourne VIC 3000

- \$39 million
- \$26,018 per sqm of GLAR

LVMH has acquired a five level boutique building from FJM Property for **\$39 million**. The property is situated within the Melbourne CBD, directly opposite Chanel's boutique. It is located at the southeast corner of Russell Street and once housed the Ivy nightclub. It is understood to be earmarked for Christian Dior flagship store. The transaction was struck at a **rate of \$26,018 per sqm of GLAR**.
(MSCI RCA 17.07.23)

215 Grote Street Adelaide SA 5000

- \$11.9 million
- \$3,308 per sqm of GLAR

Dexin Grote Pty Ltd has acquired a large format retail property from Forza Capital for **\$11.9 million**. Located to the west of Adelaide's CBD, this property is in close proximity to Chinatown, Adelaide Central Markets, and the Adelaide Biomedical Precinct. The building spans three levels and includes showroom, offices, warehouse, and a café. It is currently leased to Early Settler under a 7-year lease set to expire in 2026. The transaction was struck at a **rate of \$3,229 per sqm of GLAR**.
(MSCI RCA 10.07.23)





**Preston
Rowe
Paterson**

Our Research

At Preston Rowe Paterson we take pride in the extensive research we prepare for the market sectors within which we operate in. These include Commercial, Retail, Industrial, Hotel and Leisure and Residential property markets, as well as Infrastructure, Capital, Asset, Plant and Machinery markets.

We have **property** covered.

We have **clients** covered

Preston Rowe Paterson acts for a diverse range of clients with all types of property needs, covering real estate, infrastructure, asset, plant and machinery interests, these include:

- Accountants, auditors & insolvency practitioners
- Banks, finance companies & lending institutions
- Commercial & residential non-bank lenders
- Co-operatives
- Developers
- Family Offices
- Finance & mortgage brokers
- Hotel owners & operators
- Institutional investors
- Insurance brokers & companies
- Investment advisors
- Lessors & lessees
- Listed & private companies & corporations
- Listed & unlisted property trusts
- Local, state & federal government departments & agencies
- Mining companies
- Mortgage trusts
- Overseas clients
- Private investors
- Property syndication managers
- Real Estate Investment Trusts (REITS)
- Rural landholders
- Solicitors & barristers
- Sovereign wealth funds
- Stockbrokers
- Superannuation funds
- Trustee & custodial companies.

We have **real estate** covered

We regularly provide valuation, advisory, research, acquisition, due diligence management, asset and property management, consultancy and leasing services for all types of Real Estate, including:

- Metropolitan & CBD commercial office buildings
- Retail shopping centres & shops
- Industrial, office/warehouses & factories
- Business parks
- Hotels (accommodation) & resorts
- Hotels (pubs), motels & caravan parks
- Residential developments projects
- Residential dwellings (houses/apartments/units)
- Property Management
- Rural properties
- Hospitals & aged care
- Special purpose properties
- Extractive industries & resource based enterprises
- Infrastructure including airports & port facilities.

We have **asset, plant and machinery** covered

We regularly undertake valuations of all forms of asset, plant and machinery, including:

- Mining & earth moving equipment/road plant
- Resort & accommodation, hotel furniture, fittings & equipment
- Office fit outs & equipment
- Farming equipment
- Transport equipment
- Industrial/factory equipment
- Licensed club furniture, fittings & equipment
- Building services equipment (lifts, air conditioning, fire services & building maintenance equipment).

We have your **needs** covered

Our clients seek our property (real estate, infrastructure, asset, plant and machinery) services for a multitude of reasons, including:

- Acquisitions & Disposals
- Alternative use & highest and best use analysis
- Asset Management
- Asset Valuations for financial reporting to meet ASIC, AASB, IFRS & IVSC guidelines
- Compulsory acquisition and resumption
- Corporate merger & acquisition real estate due diligence
- Due Diligence management for acquisitions and sales
- Facilities management
- Feasibility studies
- Funds management advice & portfolio analysis
- Income & outgoings projections and analysis
- Insurance valuations (replacement & reinstatement costs)
- Leasing vacant space within managed properties
- Listed property trust & investment fund valuations & revaluations
- Litigation support
- Marketing & development strategies
- Mortgage valuations
- Property Management
- Property syndicate valuations & re-valuations
- Rating and taxing objections
- Receivership, Insolvency & liquidation valuations & support/advice
- Relocation advice, strategies and consultancy
- Rental assessments & determinations
- Sensitivity analysis
- Strategic property planning.

We have all **locations** covered

From our capital city and regional office locations we serve our client's needs throughout Australia. Globally, we have three offices located in New Zealand, as well as associated office networks located in the Asia-Pacific region.



PRP Headquarters (Sydney)

Level 7, 1 Market
Sydney NSW 2000
P: +61 (0)2 9292 7400
F: +61 (0)2 9292 7404
research@prpsydney.com.au

National Directors

Gregory Preston
M: 0408 622 400
greg.preston@prp.com.au

Gregory Rowe
M: 0411 191 179
greg.rowe@prp.com.au

Greg Sugars
M: 0435 911 465
greg.sugars@prp.com.au

Neal Ellis
M: 0417 053 116
neal.ellis@prp.com.au

Damian Kininmonth
M: 0417 059 836
damian.kininmonth@prp.com.au

Capital City Offices

Adelaide

Rob Simmons
M: 0418 857 555
adelaide@prp.com.au

Brisbane

Troy Chaplin
M: 0419 029 045
troy.chaplin@prp.com.au

Canberra

Jason Lee
M: 0410 300 504
jason.lee@prp.com.au

Hobart

Damien Taplin
M: 0418 513 003
damien.taplin@prp.com.au

Shelley Taplin
M: 0413 309 895
shelley.taplin@prp.com.au

Melbourne

Neal Ellis
M: 0417 053 116
neal.ellis@prp.com.au

Damian Kininmonth
M: 0417 053 116
damian.kininmonth@prp.com.au

Perth

Cameron Sharp
M: 0438 069 103
cameron.sharp@prp.com.au

Sydney

Gregory Preston
M: 0408 622 400
greg.preston@prp.com.au

Gregory Rowe
M: 0411 191 179
greg.rowe@prp.com.au

Regional Offices

Albury Wodonga

Daniel Hogg
M: 0428 235 588
daniel.hogg@prp.com.au

Michael Redfern
M: 0428 235 588
michael.redfern@prp.com.au

Bathurst and Central Tablelands

James Skulthorp
M: 0409 466 779
james.skulthorp@prp.com.au

Tom Needham
M: 0412 740 093
tom.needham@prp.com.au

Barrarat

Darren Evans
M: 0417 380 324
darren.evans@prp.com.au

Peter Murphy
M: 0402 058 775
peter.murphy@prp.com.au

Bendigo

Chris Torpy
M: 0412 743 748
chris.torpy@prp.com.au

Darren Evans
M: 0417 380 324
darren.evans@prp.com.au

Broome and Kimberley

Cameron Sharp
M: 0439 069 103
cameron.sharp@prp.com.au

Fraser McPhail
M: 0439 970 755
fraser.mcphail@prp.com.au

Central Coast

Collin Pugsley
M: 0435 376 630
collin.pugsley@prp.com.au

Dubbo and Central West

James Skulthorp
M: 0409 466 779
james.skulthorp@prp.com.au

Tom Needham
M: 0412 740 093
tom.needham@prp.com.au

Geelong

Gareth Kent
M: 0413 407 820
gareth.kent@prp.com.au

Stuart McDonald
M: 0405 266 783
stuart.mcdonald@prp.com.au

Gippsland

Tim Barlow
M: 0400 724 444
tim.barlow@prp.com.au

Alexandra Ellis
M: 0407 724 444
alex.ellis@prp.com.au

Horsham

Ben Sawyer
M: 0429 826 541
ben.sawyer@prp.com.au

Launceston

Damien Taplin
M: 0418 513 003
E: damien.taplin@prp.com.au

Mildura

Grey Barnden
M: 0429 826 541
grey.barnden@prp.com.au

Moreton Sunshine Coast

Mornington

Neal Ellis
M: 0417 053 116
E: neal.ellis@prp.com.au

Damian Kininmonth
M: 0417 059 836
E: damian.kininmonth@prp.com.au

Mount Gambier

Stuart McDonald
M: 0405 266 783
E: stuart.mcdonald@prp.com.au

Newcastle

Robert Dupont
M: 0418 681 874
E: bob.dupont@prp.com.au

David Rich
M: 0413 052 166
E: david.rich@prp.com.au

Shepparton

Wes Ridd
M: 0418 334 453
E: wes.ridd@prp.com.au

Southport

Ian Hawley
M: 0458 700 272
E: ian.hawley@prp.com.au

Troy Chaplin
M: 0419 029 045
E: troy.chaplin@prp.com.au

Swan Hill

Ian Boyd-Law
M: 0418 5980232
E: ian.boyd-law@prp.com.au

Tamworth

Bruce Sharrock
M: 0429 465 012
E: bruce.sharrock@prp.com.au

Matt Spencer
M: 0447 227 002
E: matt.spencer@prp.com.au

Wagga Wagga

Dan Hogg
M: 0408 585 119
E: daniel.hogg@prp.com.au

Warrnambool

Stuart McDonald
M: 0405 266 783
E: stuart.mcdonald@prp.com.au

New Zealand Offices Head Office (Auckland)

Auckland and Tauranga

Alex Haden
M: +64 (0)21 833 118
E: alex.haden@prprnz.nz

Asia-Pacific Region

Associated office networks throughout:

China via China Appraisal
<http://www.appraisalchina.com/>

Japan via Daiwa Realty Appraisal
<http://daiwakantei.co.jp/eng/about>

Thailand via Capital and Co.
<http://www.cpmcapital.co.th/>

Philippines via Cuervo Appraisal Incorporated
<http://cuervoappraisers.com.ph/>

United Arab Emirates via Windmills Real Estate Valuation Services
<https://www.windmillsgroup.com/>





Preston Rowe Paterson
International Property Consultants and Valuers



**Preston
Rowe
Paterson**

International
Property Consultants
and Valuers

We have **property** covered.

www.prp.com.au

© Copyright 2022 Preston Rowe Paterson Australasia Pty Limited



Preston Rowe Paterson

International Property Consultants and Valuers

