

Business Property Update

July 2010

"Your Business Property Partner"

www.balmoralpartners.com.au



... FROM "THE COAL FACE"

This year has absolutely flown and we are about to commence a new financial year.

Balmoral Partners have been actively involved in promoting a range of quality projects.

We have also helped a range of clients achieve their property outcomes with securing property and renegotiating leases. These include:

- **Take 2** - Leased 340sqm at 69+71/19-21 Pirrama Rd, Pyrmont (Jones Bay Wharf) \$500psm pa gross + GST.
- **Gen 3** - Leased 310sqm at 15 Talavera Road, North Ryde for AMP - \$260psm pa net

There is some good activity in the market and we are working on a range of transactions at present. On another matter property owners are being slugged again (as if stamp duty was not already the "golden goose" of state revenue).

The new transfer fees commence from 1st July for property greater than \$500,000. For a purchase price between \$500,000 and \$1 million the levy is \$4 + 0.2% of that amount. For property above \$1,000,000 the levy is \$1,004 plus 0.25% of the amount above \$1,000,000.

The tax is payable to the CPMA at the time the transfer is lodged for registration.

PROPERTY OF THE MONTH

924 Pacific Highway, GORDON



Abi Group's head office will soon become available - on behalf of Century Funds Management we are pleased to be coordinating the lease of approx 3,300sqm

Call Now:

Barry Johnston on 0412 60 60 30.



If you would like some help please call:

Barry Johnston	0412 60 60 30
Monty Govender	0401 48 48 45
Philip Tarrant	0430 60 60 35
Office	9922 6066

LEASING, SALES, ASSET MANAGEMENT,
CONSULTANCY, PROJECT MARKETING.



FOR LEASE



Northern Suburbs

EPPING, 16-18 Cambridge St

Level	Office sqm	W/house sqm	Total sqm	Net Rental per sqm	Net Total Rental PA	Cars	Description
1	150	-	150	\$270	\$40,500	TBA	Basement Car Parking: \$200 per space per month + GST.
2	130	-	130	\$270	\$35,100	TBA	On-Grade Car Parking: \$125 per space per month + GST
3	192	-	192	\$270	\$51,840	TBA	Some suites have partitioning.
3	100	-	100	\$270	\$27,000	TBA	
3	62	-	62	\$330	\$20,460	TBA	

Outgoings estimated \$90psm pa + GST (approx)

Contact Barry Johnston 0412 60 60 30



LANE COVE, 19 Orion Rd

Unit	Office sqm	W/house sqm	Total sqm	Net Rental per sqm	Net Total Rental PA	Cars	Description
19	2082	1860	3942	\$175	\$689,850	79	The building has been refurbished. A parking rental may apply to
L2	1024	-	1024	\$210	\$215,040	25	office only tenants - to be confirmed.

Outgoings estimated \$42.5 psm pa + GST

Contact Barry Johnston 0412 60 60 30



GORDON, 924 Pacific Highway

Unit	Office sqm	W/house sqm	Total sqm	Net Rental per sqm	Net Total Rental PA	Cars	Description
Lvl 1	1,797.80	-	1,797.80	\$320	\$575,296	TBA	High Quality office in landmark location.
Lvl 2	1,481.80	-	1,481.80	\$320	\$474,176	TBA	Space can be divided.
Toatal	3,279.60	-	3,279.60	\$320	\$1,049,472	110	

Outgoings estimated \$92.66 psm pa + GST

Contact Barry Johnston 0412 60 60 30



Northern Suburbs Cont'd



NORTH RYDE, David Ave

Street No.	Office sqm	W/house sqm	Total sqm	Gross \$ Rent + GST	Gross \$ Rent (per week) + GST	Avail	Description
19	62	-	62	\$22,000	\$423	Now	Excellent parking at door.
23A	87	-	87	\$26,000	\$500	Now	

Contact Barry Johnston 0412 60 60 30

Some storage available at an additional cost.
 Agents' interest.



NORTH RYDE, 1 Richardson Place

Unit	Office sqm	W/house sqm	Total sqm	Rental per sqm	Total Rental PA	Cars	Description
Gnd	206.3	-	206.3	\$275	\$57,199	5	Workstations are currently in place.
Gnd	200.7	-	200.7	\$275	\$58,795	6	
Lvl 1	1,180	-	1,180	\$270	\$318,600	30	

Outgoings estimated @ \$75.88 psm pa + GST

Contact Barry Johnston 0412 60 60 30



NORTH RYDE, 1 Talavera Rd

Unit	Office sqm	W/house sqm	Total sqm	Rental per sqm	Total Rental PA	Cars	Description
18	60	109	169	\$255	\$43,095	TBA	Warehouse area may include some "other area" - eg stair / landing.
20	60	109	169	\$255	\$43,095	4	

Unit 18 - Outgoings estimated @ \$53 psm pa + GST

Contact Barry Johnston 0412 60 60 30



NORTH RYDE, 35 Waterloo Rd

Suite	Office sqm	W/house sqm	Total sqm	Rental per sqm	Total Rental PA	Cars	Description
Unit 1	287	-	287	\$228	\$65,436	TBA	Parking - \$1,000 per space pa + GST
Part unit 1	287	1600	1887	\$150	\$283,050	TBA	10sqm storeroom available.
Part unit 1	287	639	926	\$167	\$154,642	TBA	
Part unit 1	287	2239	2526	\$145	\$366,270	TBA	Unit 1 - Outgoings estimated @ \$64.16 psm pa for the initial year.

Contact Barry Johnston 0412 60 60 30



Northern Suburbs Cont'd



NORTH RYDE, 33 Waterloo Rd

Unit	Office sqm	W/house sqm	Total sqm	Rental per sqm	Total Rental PA	Cars	Description
5	96	-	96	\$265	\$25,440	3	for tenant usage. Opposite Macquarie Park Train Station.
12	180	-	180	\$285	\$51,300	5	
17	122	-	122	\$302	\$36,947	3	
20	98	-	98	\$320	\$31,360	3	
22	135	-	135	\$285	\$38,475	4	
25	127	-	127	\$285	\$36,195	3	

Outgoings estimated @ \$85 psm pa for the initial year. Parking - \$1,500 per space pa + GST
 Contact Barry Johnston 0412 60 60 30



NORWEST, 20 Lexington Drive

Unit	Office sqm	W/house sqm	Total sqm	Rental per sqm	Total Rental PA	Cars	Description
3	2,161	-	2,161	\$240	\$518,640	TBA	Quality large floor plates with great natural light and views. Cars - \$1,500 pcs pa.
4	2,161	-	2,161	\$240	\$518,640	TBA	
3 & 4	4,322	-	4,322	\$240	\$1,037,280	TBA	

Outgoings estimated @ \$53 psm pa for the initial year.
 Contact Barry Johnston 0412 60 60 30



NORWEST, 7-9 Irvine Place

Unit	Office sqm	W/house sqm	Total sqm	Rental per sqm	Total Rental PA	Cars	Description
Total	12,500	-	12,500	TBA	TBA	TBA	Under construction. Completion due July 2010.

Outgoings estimated @ \$TBA psm pa for the initial year. Superb building with views.
 Contact Barry Johnston 0412 60 60 30

Please note all rentals and rates exclude GST, which is payable in addition to figures quoted. (Unless indicated).

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