

ASSET MANAGEMENT CASE STUDY

AP EAGERS NEWSTEAD
NEWSTEAD, QLD



MARQUETTE
INVESTMENT
MANAGERS



ASSET SNAPSHOT

Address
99 BREAKFAST CREEK ROAD,
7 CRESSWELL STREET,
& 11 EVELYN STREET, NEWSTEAD

Owner
Marquette Investment Managers

Investors
Syndicate

Purchase Value
\$55.5m

Purchase Yield
5.75%

WALE
7.0 years

NLA
10,510sqm



11 EVELYN STREET

7 CRESWELL STREET

79 BREAKFAST CREEK ROAD

Evelyn Street

Breakfast Creek Road

*Site Boundary Indicative

PROJECT DESCRIPTION

Marquette acquired a large land holding of 3 properties with 10,410sqm of land, with 7 corners and 688m of street frontage.

The properties have been leased to AP Eagers on a 7-year Triple Net Lease with 4.0% annual increases and no Option. AP Eagers is the largest Automotive retailer in the country and has a market capitalisation of \$1.4B.

These unique holdings are surrounded by recent and current development which ensures that the future development potential is high, and the scarcity of development sites increases as more and more

developments continue to grow around the area. The mix of development includes office, residential, hotel, aged care, Bunnings and a \$150m Mercedes Automall.

The asset was acquired well below replacement cost and will be re-leased or sold in the 5-6-year time period.

The asset was acquired by Marquette Investment Managers (AFSL 398526) in a syndicate of wholesale investors.

FOR MORE INFORMATION

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