

ASSET MANAGEMENT CASE STUDY

130 QUEEN STREET
BRISBANE, QLD



MARQUETTE
INVESTMENT
MANAGERS



BEFORE

PROPOSED

ASSET SNAPSHOT

Address	130 Queen Street, Brisbane, QLD
Owner	Marquette Investment Managers
Investors	Institutional & Syndicate

Purchase Value	\$77.1m
Purchase Yield	5.7%
WALE	5.4 years
NLA	3,776sqm



PROJECT DESCRIPTION

130 Queen Street is located on Brisbane's highest profile retail corner of Albert Street and the Queen Street Mall which is the 'heartbeat' of Brisbane's CBD with approximately 26 million visitors per annum.

The Property comprises approximately 3,771sqm of NLA within Brisbane's premier retail precinct and trades 7 days and 7 nights a week. The property is currently 100% leased with a 5.4-year WALE.

The forward-looking income growth will be driven by fixed annual rent reviews of between 3.0% and 4.0% per annum, new income initiatives, as well as a considered Capex programme which will help to drive value and capitalise on the property's prime location.

The asset was acquired by Marquette Investment Managers (AFSL 398526), in partnership with PGIM and a syndicate of wholesale investors.

FOR MORE INFORMATION

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