

# SALE ANALYSIS

## Pimpama Junction Pimpama, QLD



Sale Price  
**\$38.65M**

Sale Rate / sqm  
**\$7,103**

Sale Date  
**Apr 2016**

Passing Yield  
**5.73%**

Fully Leased Yield  
**5.96%**



Pimpama Junction is a brand new 5,441sqm\* neighbourhood centre, anchored by a long term 20 year lease to a 2,686sqm\* Woolworths with expansion potential to 3,183sqm\* for the supermarket. The Woolworths is supported by 17 retail specialty stores, 5 health & medical service tenants and 4 ATMs / kiosks. The centre is situated on a high profile 2.1ha\* site with 300 car parks provided at-grade.

### PROPERTY SNAPSHOT (\*)

Vendor:	Tipalea Partners Pty Ltd
Purchaser:	Private Investor
Sale price (\$/sqm):	\$38,650,000 (\$7,103/sqm)
Sale date:	April 2016
GLA:	5,441sqm*
Parking:	300 car spaces
Site area:	21,100sqm
Location:	Pimpama, 45km south of Brisbane CBD and 30km north of Surfers Paradise

(\*) Approx.

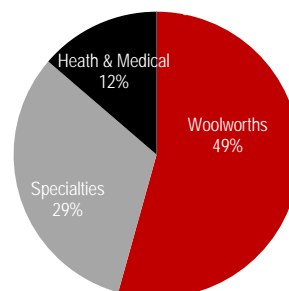
### INCOME & PERFORMANCE ANALYSIS (\*)

Net passing income:	\$2,213,471
Fully leased net income <sup>1</sup> :	\$2,304,359
Total outgoing budget FY15 (\$/sqm):	\$458,321 (\$84.23/sqm)
Net passing initial yield:	5.73%
Fully leased initial yield <sup>1</sup> :	5.96%

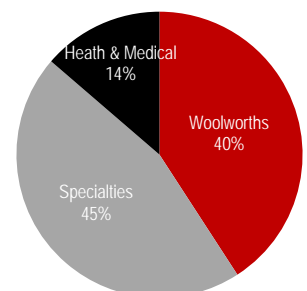
\*Approx.

(1) Does not include the future income from the Woolworths' expansion space.

### TENANT CONFIGURATION BY AREA<sup>1</sup>



### TENANT CONFIGURATION BY GROSS RENTAL<sup>1</sup>



Excludes ATMs and Kiosks  
(1) Does not include Woolworths expansion space

Purchaser introduced & transaction negotiated by:

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FLOOR PLAN



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