## mirvac

# Investment Property Industrial

### 36 GOW STREET PADSTOW, NSW



36 Gow Street is a modern high clearance warehouse with high quality offices and is located near the M5 Motorway, providing quick and easy access to Port Botany and the Sydney CBD.

#### **Summary Information**

CAR SPACES  ACQUISITION DATE  LAST EXTERNAL VALUATION DATE  VALUATION AT 31 DECEMBER 2023  VALUER  CAPITALISATION RATE  5.6	OWNERSHIP	100%
ACQUISITION DATE  LAST EXTERNAL VALUATION DATE  VALUATION AT 31 DECEMBER 2023  VALUER  CAPITALISATION RATE  Feb 30-Jun 30-Jun 558.  VALUER  Directors Valuat 5.6	NLA	20,389 SQM
LAST EXTERNAL VALUATION DATE  VALUATION AT 31 DECEMBER 2023 \$58.  VALUER  CAPITALISATION RATE  30-Jun 258.  Directors Valuat 25.6	CAR SPACES	161
VALUATION AT 31 DECEMBER 2023 \$58.  VALUER Directors Valuat CAPITALISATION RATE 5.6	ACQUISITION DATE	Feb-17
VALUER Directors Valuate CAPITALISATION RATE 5.6	LAST EXTERNAL VALUATION DATE	30-Jun-22
CAPITALISATION RATE 5.6	VALUATION AT 31 DECEMBER 2023	\$58.4m
	VALUER	Directors Valuation
DISCOUNT RATE 6.7	CAPITALISATION RATE	5.63%
	DISCOUNT RATE	6.75%

Major Tenants	NLA SQM	Lease Expiry
WSI Logistics	20,389	Aug-30

#### **Lease Expiry Profile % Income**

VACANCY	0.0%
2H24	0.0%
FY25	0.0%
FY26	0.0%
FY27	0.0%
FY28	0.0%
FY29+	100.0%
WALE	6.7 YEARS