

Investment Property Retail

COOLEMAN COURT

WESTON, ACT



Coleman Court is a convenience-based neighbourhood centre located in the Canberra suburb of Weston Creek, approximately 9 kilometres south-west of the Canberra CBD. The centre has two supermarkets, Woolworths and ALDI, and approximately 40 specialty stores. The new residential area of Molonglo Valley is currently being developed a few kilometres from Coleman Court and is expected to positively impact the centre.

Summary Information

CLASSIFICATION	NEIGHBOURHOOD
OWNERSHIP	100%
GLA	10,412 SQM
CAR SPACES	512
ACQUISITION DATE	Dec-09
LAST EXTERNAL VALUATION DATE	30-Jun-23
VALUATION AT 31 DECEMBER 2023	\$73.0m
VALUER	Directors Valuation
CAPITALISATION RATE	5.75%
DISCOUNT RATE	6.50%
CENTRE MAT	\$141.0m
SPECIALTY OCCUPANCY COSTS	15.0% ¹
SPECIALTY SALES	\$9,234/sqm ²

Major Tenants	GLA SQM	Lease Expiry
Woolworths	2,867	Aug-31
ALDI	1,548	Jun-31

Lease Expiry Profile % Income

VACANCY	1.2%
2H24	19.0%
FY25	14.7%
FY26	3.5%
FY27	8.7%
FY28	10.4%
FY29+	42.5%
WALE	4.2 YEARS

1. Includes contracted COVID-19 tenant support.

2. In line with SCCA guidelines.