

## Investment Property

# Office

### QUAY WEST CAR PARK, 109-111 HARRINGTON STREET SYDNEY, NSW



Located under Quay West Suites in The Rocks area of Sydney, this eight-level commercial car park is close to the financial district of the Sydney CBD and several five star hotels. Two retail outlets are also incorporated at street level.

#### Summary Information

GRADE	-
OWNERSHIP	100%
NLA	398 SQM
CAR SPACES	598
ACQUISITION DATE	Nov-89
LAST EXTERNAL VALUATION DATE	30-Jun-20
VALUATION AT 30 JUNE 2021	\$38.3m
VALUER	Directors Valuation
CAPITALISATION RATE	6.50%
DISCOUNT RATE	7.25%

Major Tenants	NLA SQM	Lease Expiry
S&S (NSW)	268	Feb-23
Wilson Parking	-	Aug-24

#### Lease Expiry Profile % Income

VACANCY	0.0%
FY22	0.0%
FY23	8.5%
FY24	0.0%
FY25	88.6%
FY26	0.0%
FY27+	2.9%
WALE	3.2 YEARS