



## 48 Browns Plains Road, Browns Plains QLD

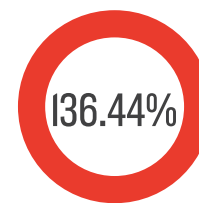
### PURCHASE SUMMARY

Tenant	Petbarn Pty Ltd & Fernwood Fitness	
Lease Term Remaining	Petbarn Pty Ltd	6.65 Years
	Fernwood Fitness	6.65 Years
Option	Petbarn Pty Ltd	1 x 5 Years
	Fernwood Fitness	2 x 5 Years
Purchase Price	\$7,550,000	
Settlement Date	October 2015	
Initial Yield	7.62%	

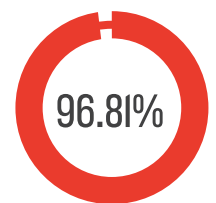
### FINANCIAL SUMMARY

Sale Price	\$11,310,000
Sale Date	March 2022

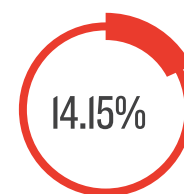
### SUMMARY OF INVESTOR RETURNS



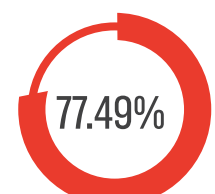
Return on Equity  
Pre-Tax



Return on Equity  
Post tax



IRR



Capital Return

**SOLD**  
**\$11,310,000**