



230 Kelly Street, Scone NSW

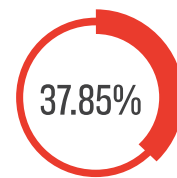
PURCHASE SUMMARY

Tenant	Toyota Dealership (UPH Investments)
Lease Term	7 Years
Option	1 X 5 Years
Purchase Price	\$4,285,714
Settlement Date	December 2019
Initial Yield	7.00%

FINANCIAL SUMMARY

Sale Price	\$4,944,000
Sale Date	October 2021

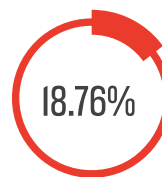
SUMMARY OF INVESTOR RETURNS



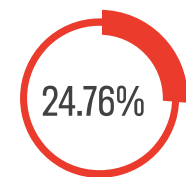
Return on Equity
Pre-Tax



Return on Equity
Post tax



IRR



Capital Return

SOLD
\$4,944,000