

41.22% TOTAL RETURN

PROPERTY HIGHLIGHT



149 Benjamin Place, Lytton QLD

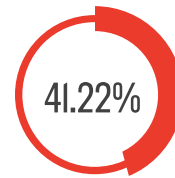
PURCHASE SUMMARY

Tenant	DNV Transport Pty Ltd
Lease Term	5 Years
Option	1 X 5 Years
Purchase Price	\$4,030,000
Settlement Date	October 2017
Initial Yield	7.41%

FINANCIAL SUMMARY

Sale Price	\$4,950,000
Sale Date	February 2020

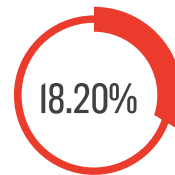
SUMMARY OF INVESTOR RETURNS



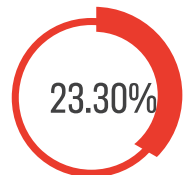
Return on Equity
Pre-Tax



Return on Equity
Post tax



IRR



Capital Return

SOLD
\$4,950,000