

35.47% TOTAL RETURN

PROPERTY HIGHLIGHT



113 Maitland Road, Muswellbrook NSW

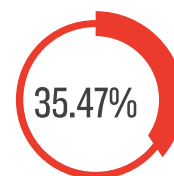
#### PURCHASE SUMMARY

Tenant	Toyota Dealership (UPH Investments)
Lease Term	7 Years
Option	1 X 5 Years
Purchase Price	\$4,285,714
Settlement Date	June 2020
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**