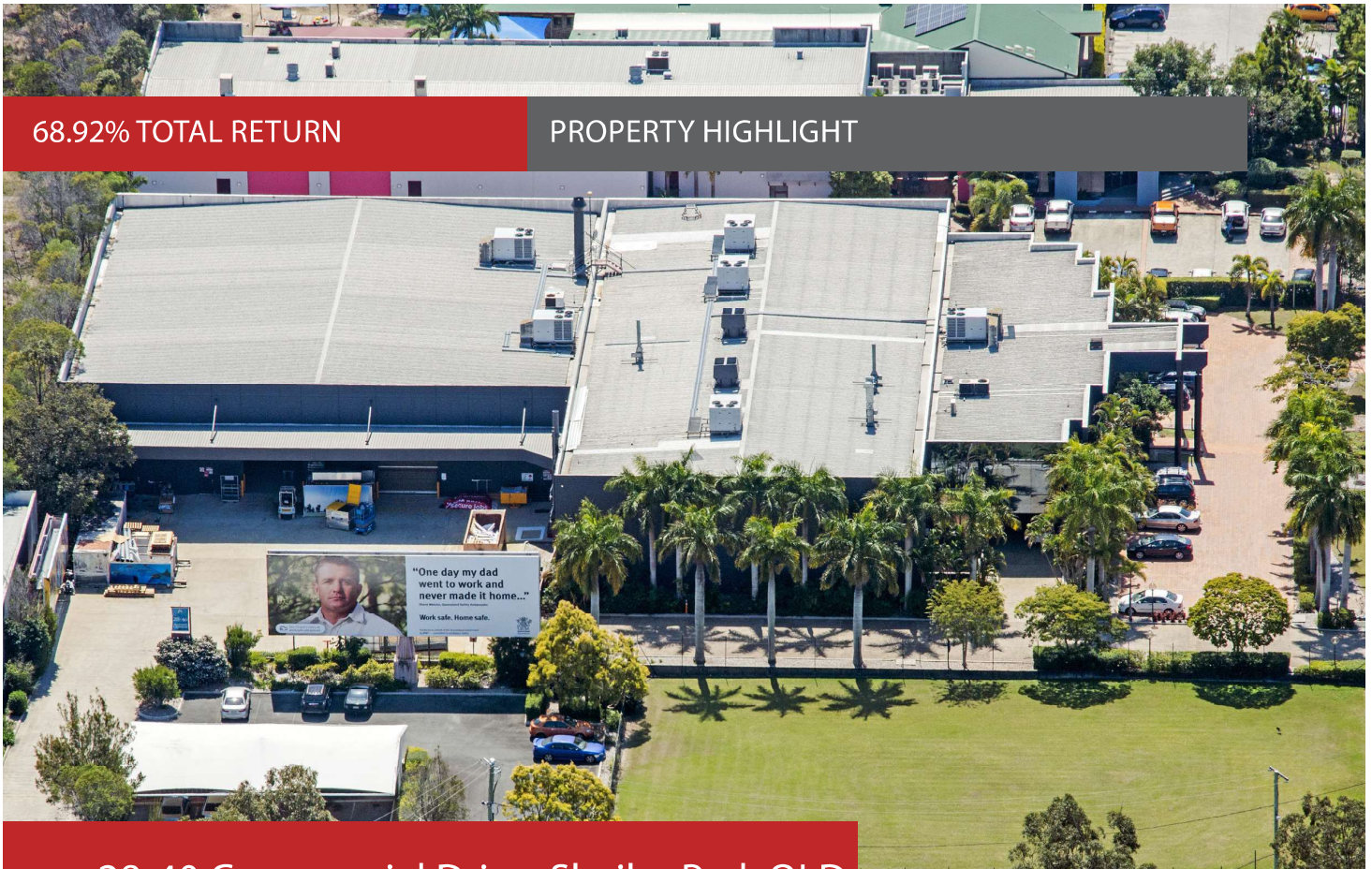


68.92% TOTAL RETURN

PROPERTY HIGHLIGHT



28-40 Commercial Drive, Shailer Park QLD

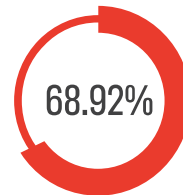
PURCHASE SUMMARY

Tenant	MMTB Pty Ltd
Lease Term	10 Years
Option	1 X 5 Years
Purchase Price	\$9,150,000
Settlement Date	May 2019
Initial Yield	6.51%

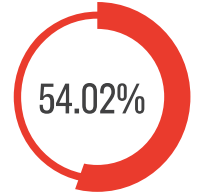
FINANCIAL SUMMARY

Sale Price	\$12,450,000
Sale Date	June 2021

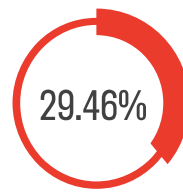
SUMMARY OF INVESTOR RETURNS



Return on Equity
Pre-Tax



Return on Equity
Post tax



IRR



Capital Return

SOLD

\$12,450,000