

INDUSTRIA KNOXFIELD INVESTOR PACK

A brand new business park development, strategically positioned only 3 minutes from Eastlink, featuring 88 office warehouses designed to appeal to a broad range of commercial tenants.

// THE INVESTMENT OPPORTUNITY

- Affordable investments from only \$266K
- Significant stamp duty savings for off-the-plan purchasers
- Use commercial property to diversify your investment portfolio
- Capitalise on record low interest rates
- Flexible commercial spaces which appeal to a broad range of tenants

// EXCELLENT EXPOSURE

37,000 CARS PASSING THE SITE DAILY



// LOW VACANCY RATE

Vacancy rate of only 4.2% in the eastern industrial market, down 0.8% from 2015.



// BENEFITS OF INVESTING IN COMMERCIAL PROPERTY

- Large depreciation and tax benefits
- Higher net returns compared with residential
- Yearly rent increases
- Longer term leases
- Tenants pay all outgoings
- Minimal on-going maintenance issues/expenses
- GST is fully refundable
- Buy in SMSF and lease back to your own business
- No Residential Tenancies Act
- Avoid stock market volatility

// TENANT PROFILE

Industria Knoxfield features flexible commercial spaces designed to meet the changing needs of modern business and appeal to a wide range of end users including:

- Small Business
- Tradespeople
- Import/export businesses
- Business Services, IT & Technology
- Warehousing, personal and business storage
- Manufacturing and light industrial

"I'm extremely satisfied with my decision to invest in an office warehouse at Industria Spotswood. The property was occupied from completion with a secure 3 year commercial lease and is achieving a fantastic yield of 8.2%"

INDUSTRIA SPOTSWOOD INVESTOR

155,000 RESIDENTS IN CITY OF KNOX WITH GROWING POPULATION



// INVESTOR RETURNS RESULTS FROM PREVIOUS WILMAC PROJECTS:

AVERAGE YIELD **7.74%**
INDUSTRIA SPOTSWOOD

AVERAGE YIELD **7.21%**
INDUSTRIA OAKLEIGH

// THE INDUSTRIA BRAND

"The Industria Brand covers Wilmac office warehouse projects across Melbourne including Spotswood, Oakleigh, Knoxfield, Nunawading, Altona and Port Melbourne and encompasses our commitment and passion for creating premium commercial properties, synonymous with high quality, innovative design and strong investment performance for investors"

DIRECTOR, WILMAC PROPERTIES

// RENTAL EVIDENCE

Average rental of \$155/m² being achieved in comparable office warehouse units in the immediately surrounding areas of Knoxfield, Rowville, Vermont, Mitcham and Burwood – refer p.3 for summary of rental evidence

// LOW UNEMPLOYMENT

KNOXFIELD HAS A RELATIVELY LOW UNEMPLOYMENT RATE OF 4.7% VS 6.2% FOR GREATER MELBOURNE*

(*Source ABS from Dec '15)

KNOXFIELD **4.7%**

GREATER MELBOURNE **6.2%**

"We purchased our investment property at Industria Oakleigh off-the-plan and were very happy with the quality of the building and the overall project. Securing a 3 year lease deal means we don't have to worry about vacancy and finding new tenants and being a commercial property, the investment was 'cashflow positive' from day one".

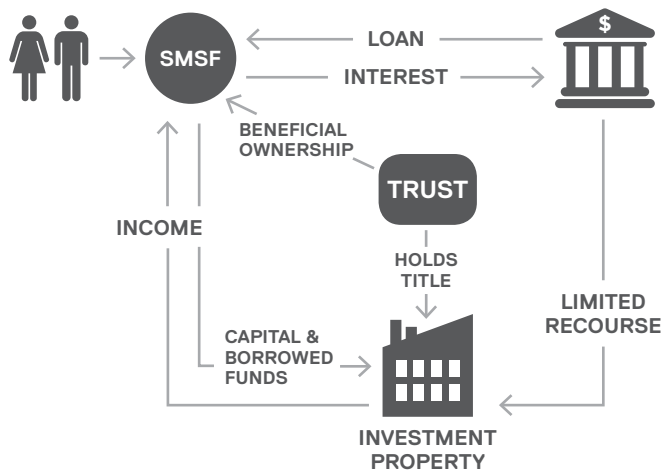
INDUSTRIA OAKLEIGH INVESTOR

BUYING IN YOUR SELF MANAGED SUPER FUND (SMSF) – from independent accounting and financial advisory firm Moore Stephens

Self-Managed Super Funds (SMSF) can directly purchase commercial property using the assistance of limited recourse borrowing.

- Diversify your SMSF investments through property
- Ability to lease back to your own business
- Limited recourse – the lender only has recourse to the property and not any other assets held in your SMSF or personally.
- Various tax advantages including Capital Gains Tax (CGT), income tax and negative gearing

Example of the Structure



Structure Overview

- Legal title to the Property is acquired by a custodian (Trust)
- Under the trust documentation, the beneficial interests in the Property rest with the SMSF
- A financier (which can be a traditional Bank, Secondary Lender or a Related Party) will provide the SMSF with a limited recourse loan to acquire the Property
- If using a related party as the Financier, the terms of the loan need to be “commercial”. The ATO has provided a Practice Guidance which provides a safe harbour for arrangements falling within their guidelines
- The Financier will take security via a registered mortgage over the Property only, and not over any other assets of the SMSF (i.e. limited recourse over the Property only and no other assets of the SMSF or personally)
- The SMSF will lease the Property and receive rental income
- The SMSF will be obligated to make the loan repayments to the Financier
- Once the final instalment has been paid, the custodian can transfer the legal title to the Property to the trustee of the SMSF. As the SMSF already owns the beneficial interests in the Property, the transfer of title should not attract stamp duty as there is no change in the underlying beneficial interest, only legal title.

// COMPARABLE RENTAL EVIDENCE

Address	Total GLA (m ²)	Net Rental (\$ pa)	Relevant Date	Rent \$/m ²
17/5 Enterprise Drive, Rowville	157	\$25,000	Aug-15	\$159
13/5 Enterprise Drive, Rowville	154	\$25,860	Apr-15	\$168
9/5 Enterprise Drive, Rowville	129	\$20,000	Oct-15	\$155
8/5 Enterprise Drive, Rowville	145	\$24,000	Sep-15	\$166
5/1488 Ferntree Gully Road, Knoxfield	383	\$65,100	Sep-15	\$170
12/1488 Ferntree Gully Road, Knoxfield	282	\$40,000	Dec-14	\$142
8/173-181 Rooks Road, Vermont	215	\$30,100	Jun-15	\$140
2/25 Cook Street, Mitcham	381	\$58,000	Jul-15	\$152
28, 25-37 Huntingdale Road, Burwood	430	\$61,920	Nov-15	\$144
Average	253 m²			\$155/m²

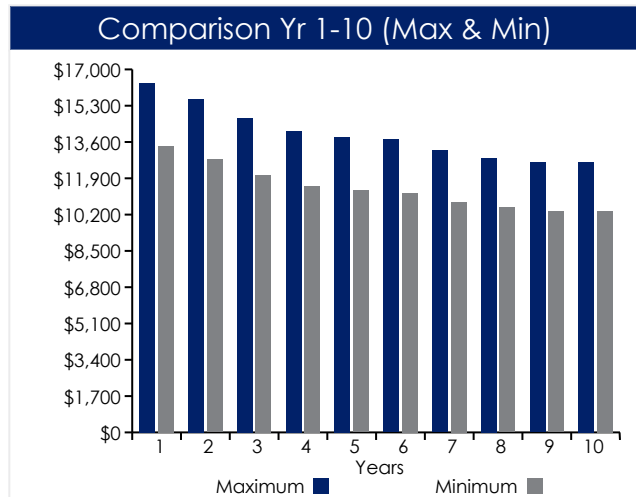
// APPENDICIES

Depreciation Schedules (indicative)

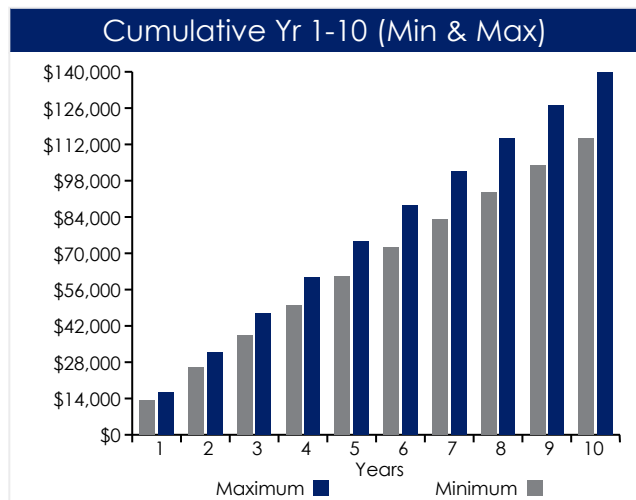
This document has been prepared to assist potential purchasers in deciding whether to purchase in the proposed development. The information contained herein has been prepared in good faith, however we do not warrant the accuracy of any of the information provided. The information provided herein does not in any way constitute all, or any part of an offer, or contract of sale for any property referred to herein. All plans, dimensions, figures, illustrations, financial details, photography and all other material are representative only. All information contained herein in this document is subject to change and is confidential and remains the property of the vendor. This document is not for general distribution without the written consent of the vendor.

Estimate of Depreciation Claimable Lot 6 & 7, Industria Knoxfield 1464 Ferntree Gully Road, KNOXFIELD, VIC 3180

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,248	12,134	16,382
2	3,489	12,134	15,623
3	2,603	12,134	14,737
4	1,964	12,134	14,098
5	1,715	12,134	13,849
6	1,582	12,134	13,716
7	1,071	12,134	13,205
8	735	12,134	12,869
9	509	12,134	12,643
10	528	12,134	12,662
11 +	881	364,060	364,941
Total	\$19,325	\$485,400	\$504,725



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,476	9,928	13,404
2	2,855	9,928	12,783
3	2,129	9,928	12,057
4	1,607	9,928	11,535
5	1,403	9,928	11,331
6	1,294	9,928	11,222
7	877	9,928	10,805
8	601	9,928	10,529
9	417	9,928	10,345
10	432	9,928	10,360
11 +	721	297,868	298,589
Total	\$15,812	\$397,148	\$412,960



* assumes settlement on 1 July in any given year.

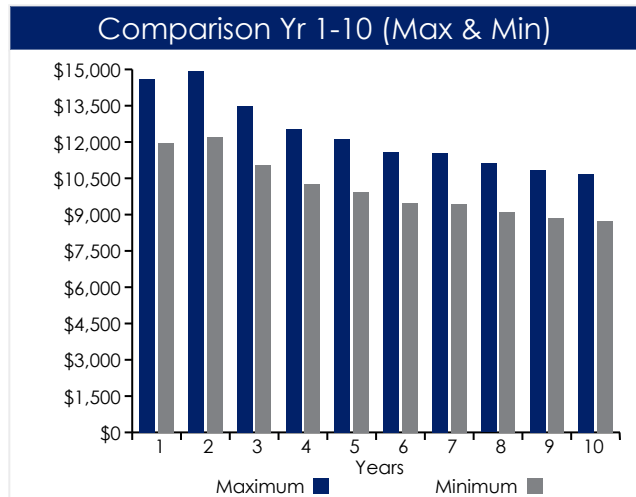
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This Estimate Cannot Be Used For Taxation Purposes

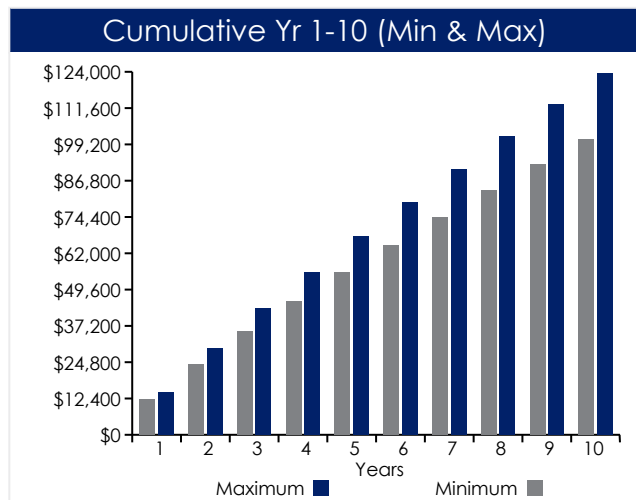
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 03 9654 2233

Estimate of Depreciation Claimable Commercial Unit, Industrial Knoxfield Unit 23/1464 Ferntree Gully Road, KNOXFIELD, VIC 3180

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,223	10,397	14,620
2	4,535	10,397	14,932
3	3,095	10,397	13,492
4	2,146	10,397	12,543
5	1,726	10,397	12,123
6	1,181	10,397	11,578
7	1,147	10,397	11,544
8	717	10,397	11,114
9	448	10,397	10,845
10	281	10,397	10,678
11 +	465	311,911	312,376
Total	\$19,964	\$415,881	\$435,845



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,455	8,507	11,962
2	3,711	8,507	12,218
3	2,533	8,507	11,040
4	1,756	8,507	10,263
5	1,412	8,507	9,919
6	967	8,507	9,474
7	939	8,507	9,446
8	587	8,507	9,094
9	366	8,507	8,873
10	230	8,507	8,737
11 +	381	255,200	255,581
Total	\$16,337	\$340,270	\$356,607



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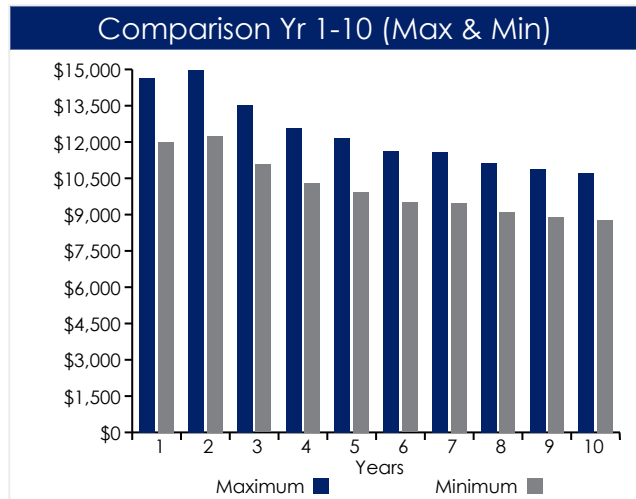
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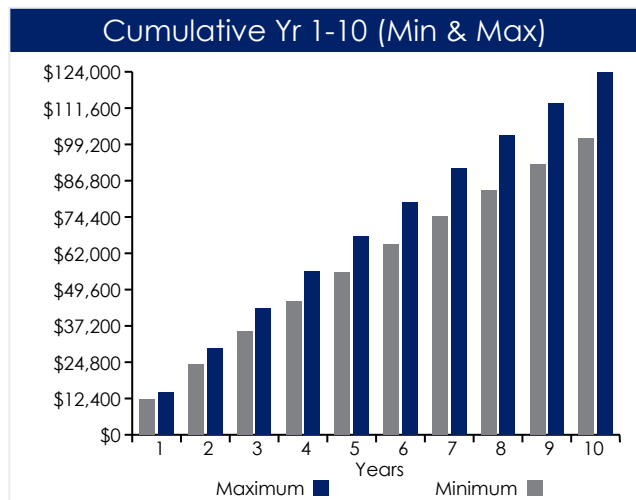
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**Estimate of Depreciation Claimable
Commercial Unit, Industrial Knoxfield
Unit 24/1464 Ferntree Gully Road, KNOXFIELD, VIC 3180**

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,225	10,432	14,657
2	4,536	10,432	14,968
3	3,097	10,432	13,529
4	2,147	10,432	12,579
5	1,727	10,432	12,159
6	1,181	10,432	11,613
7	1,147	10,432	11,579
8	717	10,432	11,149
9	448	10,432	10,880
10	281	10,432	10,713
11 +	465	312,982	313,447
Total	\$19,971	\$417,302	\$437,273



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,457	8,536	11,993
2	3,712	8,536	12,248
3	2,534	8,536	11,070
4	1,757	8,536	10,293
5	1,413	8,536	9,949
6	967	8,536	9,503
7	939	8,536	9,475
8	587	8,536	9,123
9	366	8,536	8,902
10	230	8,536	8,766
11 +	381	256,076	256,457
Total	\$16,343	\$341,436	\$357,779



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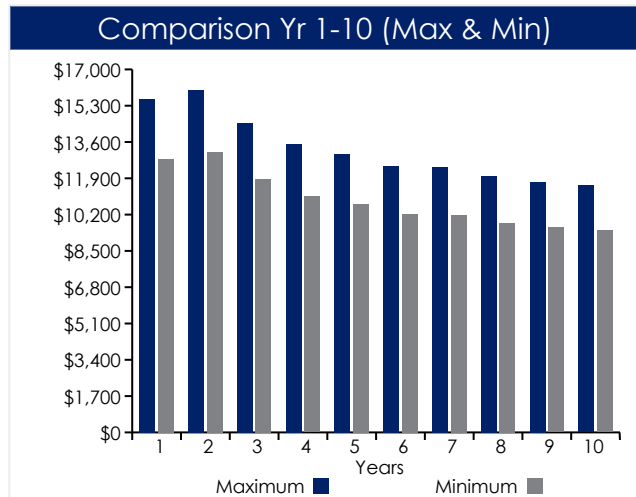
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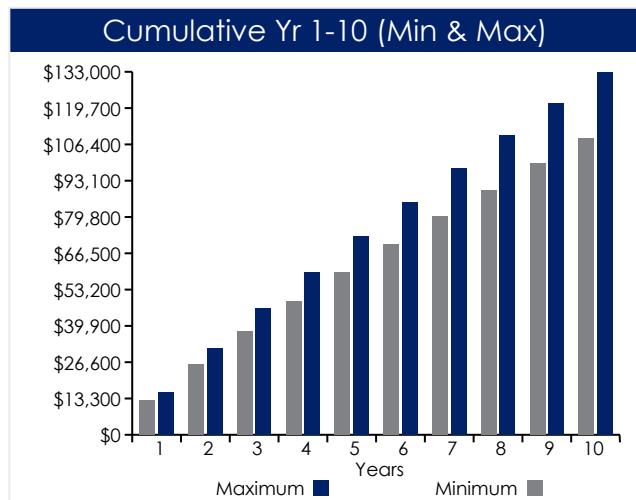
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Estimate of Depreciation Claimable Commercial Unit, Industrial Knoxfield Unit 25/1464 Ferntree Gully Road, KNOXFIELD, VIC 3180

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,360	11,273	15,633
2	4,756	11,273	16,029
3	3,235	11,273	14,508
4	2,234	11,273	13,507
5	1,780	11,273	13,053
6	1,216	11,273	12,489
7	1,168	11,273	12,441
8	730	11,273	12,003
9	455	11,273	11,728
10	286	11,273	11,559
11 +	474	338,174	338,648
Total	\$20,694	\$450,904	\$471,598



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,568	9,223	12,791
2	3,892	9,223	13,115
3	2,647	9,223	11,870
4	1,828	9,223	11,051
5	1,456	9,223	10,679
6	995	9,223	10,218
7	956	9,223	10,179
8	598	9,223	9,821
9	373	9,223	9,596
10	234	9,223	9,457
11 +	388	276,688	277,076
Total	\$16,935	\$368,918	\$385,853



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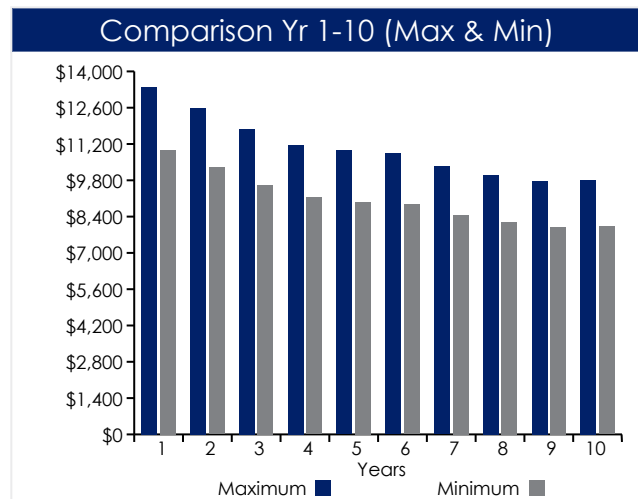
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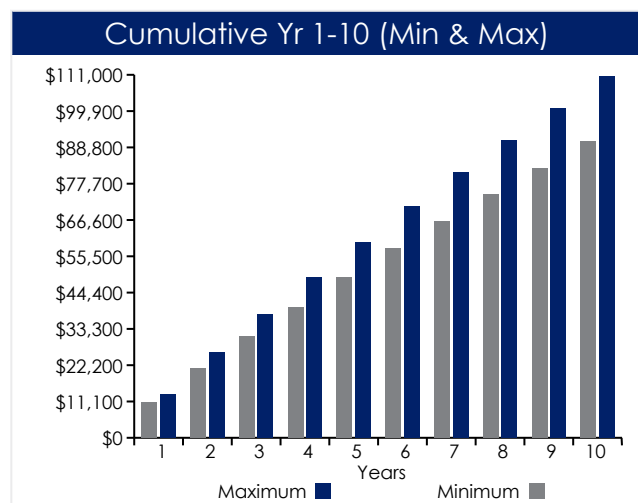
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Estimate of Depreciation Claimable Lot 31, 34 & 35, Industria Knoxfield 1464 Ferntree Gully Road, KNOXFIELD, VIC 3180

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,135	9,279	13,414
2	3,304	9,279	12,583
3	2,487	9,279	11,766
4	1,892	9,279	11,171
5	1,669	9,279	10,948
6	1,554	9,279	10,833
7	1,054	9,279	10,333
8	724	9,279	10,003
9	503	9,279	9,782
10	524	9,279	9,803
11 +	875	278,364	279,239
Total	\$18,721	\$371,154	\$389,875



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,383	7,592	10,975
2	2,704	7,592	10,296
3	2,035	7,592	9,627
4	1,548	7,592	9,140
5	1,365	7,592	8,957
6	1,272	7,592	8,864
7	862	7,592	8,454
8	592	7,592	8,184
9	411	7,592	8,003
10	428	7,592	8,020
11 +	716	227,752	228,468
Total	\$15,316	\$303,672	\$318,988



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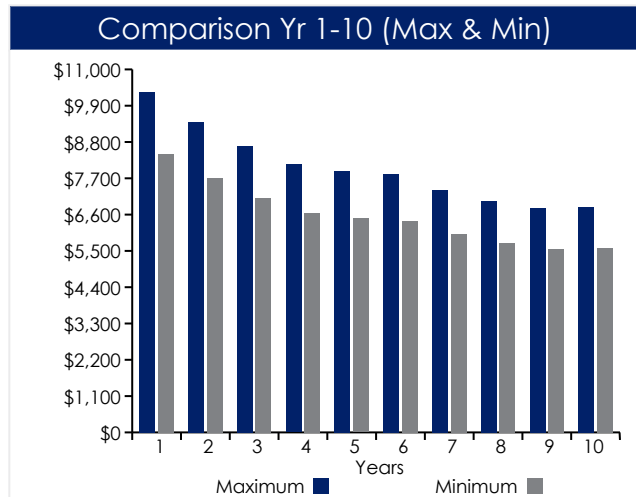
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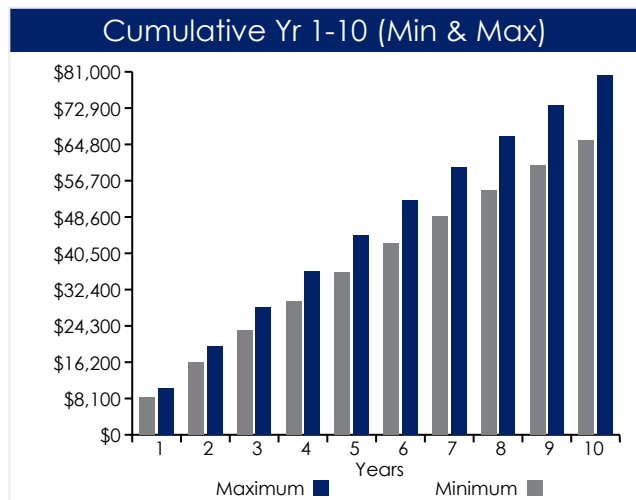
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Estimate of Depreciation Claimable Lot 32 & 33, Industria Knoxfield 1464 Ferntree Gully Road, KNOXFIELD, VIC 3180

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,016	6,302	10,318
2	3,112	6,302	9,414
3	2,366	6,302	8,668
4	1,816	6,302	8,118
5	1,621	6,302	7,923
6	1,526	6,302	7,828
7	1,036	6,302	7,338
8	713	6,302	7,015
9	495	6,302	6,797
10	519	6,302	6,821
11 +	866	189,053	189,919
Total	\$18,086	\$252,073	\$270,159



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,286	5,156	8,442
2	2,546	5,156	7,702
3	1,936	5,156	7,092
4	1,486	5,156	6,642
5	1,327	5,156	6,483
6	1,248	5,156	6,404
7	848	5,156	6,004
8	583	5,156	5,739
9	405	5,156	5,561
10	425	5,156	5,581
11 +	708	154,679	155,387
Total	\$14,798	\$206,239	\$221,037



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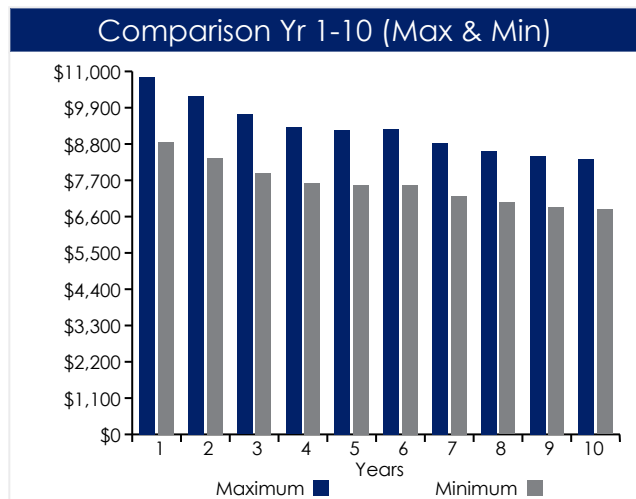
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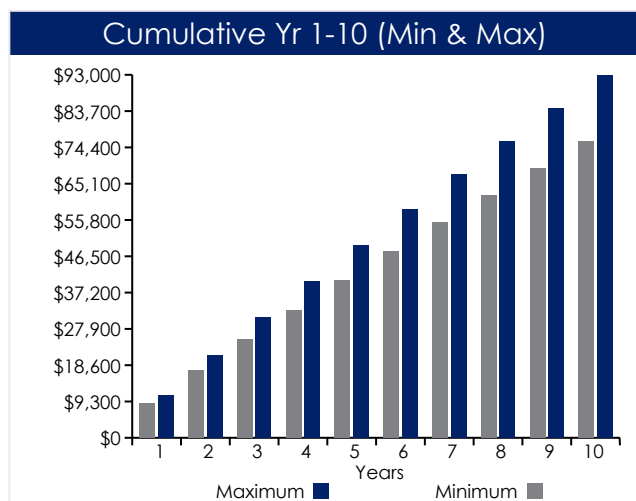
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Estimate of Depreciation Claimable Lot 79, Industria Knoxfield 1464 Ferntree Gully Road, KNOXFIELD, VIC 3180

Maximum			
Year	Plant & Equipment	Division 43	Total
1	2,663	8,170	10,833
2	2,082	8,170	10,252
3	1,522	8,170	9,692
4	1,130	8,170	9,300
5	1,066	8,170	9,236
6	1,075	8,170	9,245
7	672	8,170	8,842
8	419	8,170	8,589
9	262	8,170	8,432
10	164	8,170	8,334
11 +	272	245,079	245,351
Total	\$11,327	\$326,779	\$338,106



Minimum			
Year	Plant & Equipment	Division 43	Total
1	2,179	6,684	8,863
2	1,704	6,684	8,388
3	1,246	6,684	7,930
4	924	6,684	7,608
5	872	6,684	7,556
6	879	6,684	7,563
7	550	6,684	7,234
8	343	6,684	7,027
9	214	6,684	6,898
10	134	6,684	6,818
11 +	222	200,519	200,741
Total	\$9,267	\$267,359	\$276,626



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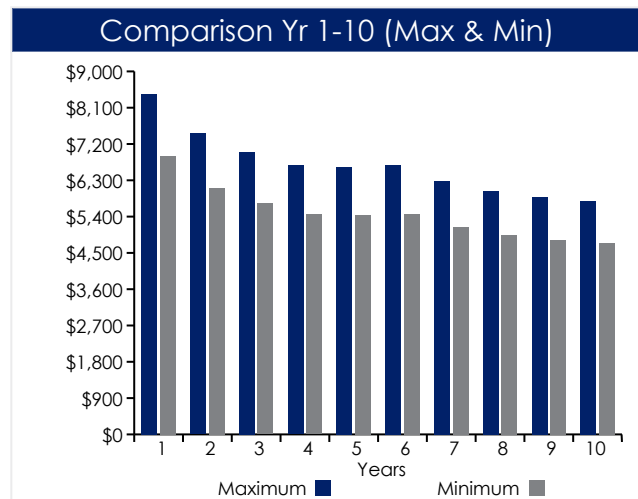
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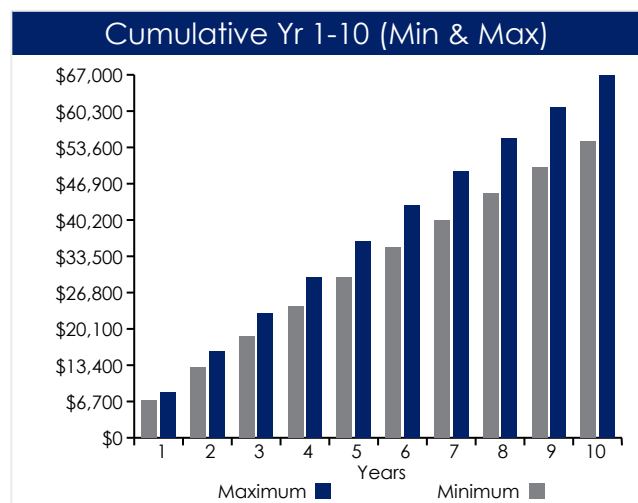
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Estimate of Depreciation Claimable Lot 80, Industria Knoxfield 1464 Ferntree Gully Road, KNOXFIELD, VIC 3180

Maximum			
Year	Plant & Equipment	Division 43	Total
1	2,808	5,635	8,443
2	1,826	5,635	7,461
3	1,363	5,635	6,998
4	1,030	5,635	6,665
5	1,003	5,635	6,638
6	1,036	5,635	6,671
7	648	5,635	6,283
8	404	5,635	6,039
9	252	5,635	5,887
10	157	5,635	5,792
11 +	263	169,044	169,307
Total	\$10,790	\$225,394	\$236,184



Minimum			
Year	Plant & Equipment	Division 43	Total
1	2,298	4,611	6,909
2	1,494	4,611	6,105
3	1,115	4,611	5,726
4	842	4,611	5,453
5	821	4,611	5,432
6	848	4,611	5,459
7	530	4,611	5,141
8	330	4,611	4,941
9	206	4,611	4,817
10	129	4,611	4,740
11 +	215	138,308	138,523
Total	\$8,828	\$184,418	\$193,246



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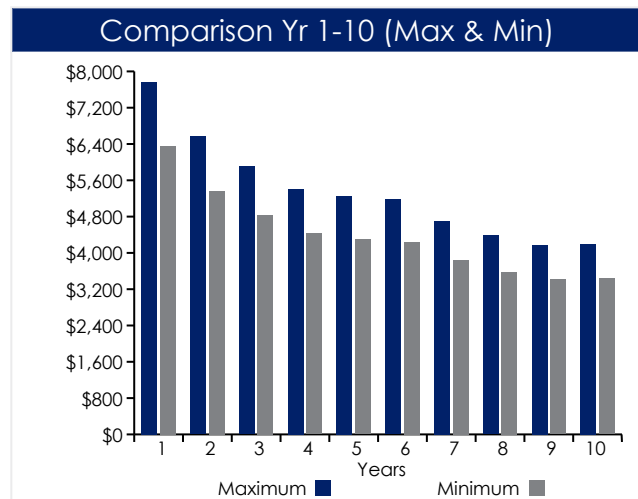
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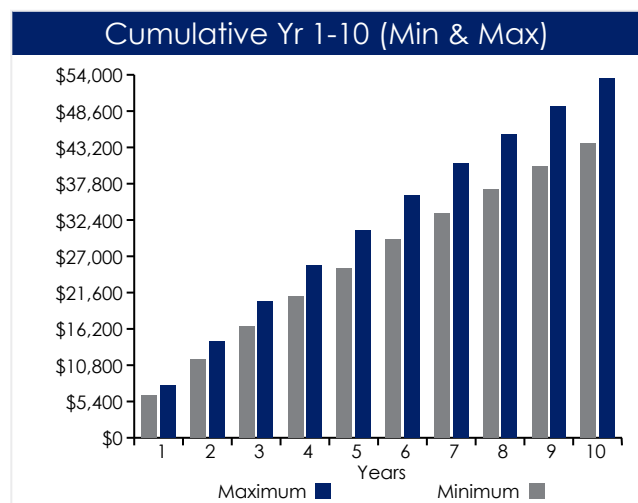
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Estimate of Depreciation Claimable Lot 81, 82 & 83, Industria Knoxfield 1464 Ferntree Gully Road, KNOXFIELD, VIC 3180

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,084	3,686	7,770
2	2,879	3,686	6,565
3	2,220	3,686	5,906
4	1,725	3,686	5,411
5	1,565	3,686	5,251
6	1,489	3,686	5,175
7	1,013	3,686	4,699
8	699	3,686	4,385
9	487	3,686	4,173
10	514	3,686	4,200
11 +	857	110,614	111,471
Total	\$17,532	\$147,474	\$165,006



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,342	3,016	6,358
2	2,355	3,016	5,371
3	1,816	3,016	4,832
4	1,411	3,016	4,427
5	1,281	3,016	4,297
6	1,219	3,016	4,235
7	829	3,016	3,845
8	572	3,016	3,588
9	399	3,016	3,415
10	420	3,016	3,436
11 +	701	90,502	91,203
Total	\$14,345	\$120,662	\$135,007



* assumes settlement on 1 July in any given year.

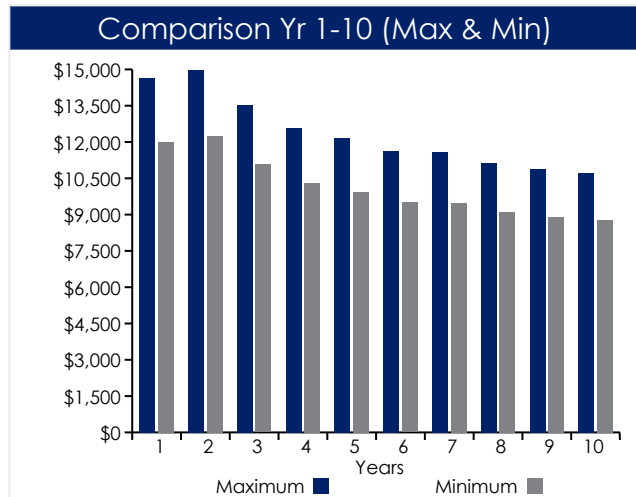
This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

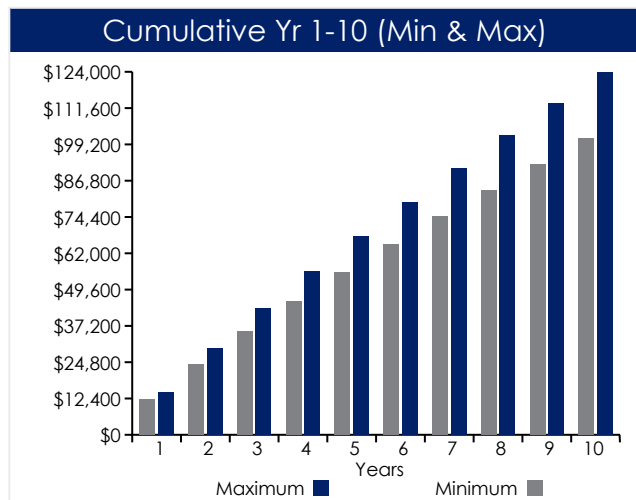
To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 03 9654 2233

Estimate of Depreciation Claimable Commercial Unit, Industrial Knoxfield Unit 88/1464 Ferntree Gully Road, KNOXFIELD, VIC 3180

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,225	10,432	14,657
2	4,535	10,432	14,967
3	3,095	10,432	13,527
4	2,146	10,432	12,578
5	1,727	10,432	12,159
6	1,181	10,432	11,613
7	1,147	10,432	11,579
8	717	10,432	11,149
9	448	10,432	10,880
10	281	10,432	10,713
11 +	465	312,982	313,447
Total	\$19,967	\$417,302	\$437,269



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,457	8,536	11,993
2	3,711	8,536	12,247
3	2,533	8,536	11,069
4	1,756	8,536	10,292
5	1,413	8,536	9,949
6	967	8,536	9,503
7	939	8,536	9,475
8	587	8,536	9,123
9	366	8,536	8,902
10	230	8,536	8,766
11 +	381	256,076	256,457
Total	\$16,340	\$341,436	\$357,776



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

This Estimate Cannot Be Used For Taxation Purposes

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