

## PROPERTY SUMMARY

### "HARCREST HUB" 5 HARCREST BOULEVARD, WANTIRNA SOUTH, VIC, 3152

Property held by AC Wantirna Pty Ltd as trustee for the AC Wantirna Trust all the Units of which are owned by AC Capital Trust.

<b>SETTLEMENT DATE:</b>	<b>21 APRIL 2017</b>
<b>NUMBER OF TENANCIES:</b>	<b>6</b>
<b>CAR SPACES:</b>	<b>96</b>
<b>DATE BUILT:</b>	<b>2013</b>
<b>LETTABLE AREA:</b>	<b>623.1m2</b>
<b>LAND AREA:</b>	<b>2,780m2</b>
<b>PRINCIPLE USE:</b>	<b>Retail</b>



**TENANTS:**



**The  
Keystone  
Restaurant**



**WotAK**

Lolax Beauty &  
Massage Lounge



### WHY HARCREST HUB & WANTIRNA SOUTH?

Harcrest Hub is the local community shopping centre for Mirvac's Harcrest development in Wantirna South, on the growing outer east of Melbourne.

Mirvac's Harcrest development is now fully sold and boasts 900 homes, housing 3000+ residents. Harcrest Hub Shopping Centre is anchored by IGA on a 15 year lease, unfortunately the IGA tenancy is not part of our holdings.



**POPULATION**

The City of Knox population forecast for 2019 is 164,889, and is forecast to grow to 192,929 by 2041.



**LOCATION**

25km from the Melbourne CBD and is located in the growth corridor.



**HOUSING**

Expected to experience a large amount of new residential development.



**TRANSPORT LINKS**


Eastlink, a 40 kilometre expressway which provides quick, efficient access to all areas of Melbourne including ports and airports.

# AC CAPITAL TRUST INFORMATION MEMORANDUM

## TENANTS

Tenancies	Size (sqm)	Lease Type	Rent (ex GST)	Increase	Start Date	End Date
1. Keystone Cafe	252	Net	\$135,000	3%	27/11/2015	26/11/2022
2. Vacant	88		\$50,000			
3. Wot A Kebab	63.6	Net	\$48,946	4%	15/10/2012	13/10/2022
4. Amazing Alex	64.4	Net	\$53,245	4%	20/09/2012	19/09/2020
5. Lolax Beauty	74.5	Net	\$58,000	3%	01/09/2018	30/09/2021
6. Sha'ar Salon	80.6	Net	\$56,939	4%	24/09/2012	23/09/2019


## INCOME ADD OPPORTUNITIES




### RENTAL INCREASES

**INCOME**  
**+ \$29,504 p.a**

Description: Rental increases as per lease agreements  
Cost: Nil  
Timeframe: Next 24 months

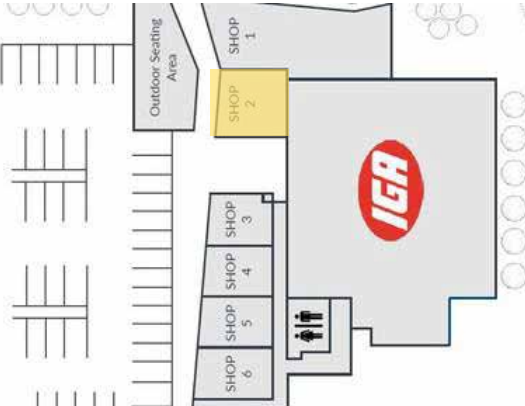




### LEASING VACANT SPACE

**INCOME**  
**+ \$61,165 p.a**

Description: 1 tenancy (88 sqm)  
Incentives offered: 3 months rent free  
Lease up timeframe: 6 months





Net Income at Settlement



Projected Net Income Based on 100% Occupancy (24 Months)