

3 Bridge Street, Pymble NSW

A PROPERTY INVESTMENT THAT AIMS TO PROVIDE
WHOLESALE INVESTORS WITH COMPETITIVE INCOME, AND
THE OPPORTUNITY TO MAXIMISE INVESTMENT RETURNS VIA
AN ASSET WITH SIGNIFICANT DEVELOPMENT UPSIDE.

OPENING SOON FOR A LIMITED TIME

WHOLESALE

3 Bridge Street,
Pymble NSW

7.00%PA¹

¹EXPECTED NET CASH DISTRIBUTION RATE (NET OF FEES, COSTS AND TAXES) PAID QUARTERLY.



INVESTMENT OVERVIEW

The opportunity is designed for wholesale investors seeking a long-term investment, competitive income and an opportunity for capital growth from a sought-after property asset class in a prime location.

3 BRIDGE STREET, PYMBLE NSW

Existing Property

Located in the prestigious northern Sydney suburb of Pymble, in close proximity to the Pymble Town Centre and Pymble Train Station, 3 Bridge Street is a three level office building, currently fully occupied by UGL.

UGL Pty Ltd is a 100% subsidiary of ASX-listed CIMIC Limited, with a current market capitalisation of A\$8bn. UGL is an engineering company, which provides construction, maintenance and asset management services predominantly to the rail, resources and infrastructure sectors.

Well located suburban locations, close to transport and key social infrastructure and set to benefit from increased occupier demand, as more companies seek cost-effective solutions or adopt a hub-and-spoke business model for their office requirements.

Potential Value Increase

3 Bridge Street comprises 2,626 sqm of net lettable area. The asset has development upside, situated on a large 2,964 sqm site with the opportunity to expand the gross floor area to over 10,000 sqm. We intend to take advantage of this opportunity by applying to local council for development approval during the life of the Trust.

Property type	Existing office building securely leased to UGL with mixed-use and dwelling development potential and dual street frontage.
Purchase price	\$17.3 million
NLA	2,626 sqm
Site area	2,964 sqm
Occupancy	100% leased
Tenant	UGL Pty Ltd
Lease term	Current lease expires 30 June 2025 and has a 5 year option that can be exercised by the tenant.
Current zoning	B7 Business Park - Mixed-Use commercial, office, business use



INVESTMENT OVERVIEW

DETAILS OF OFFERING

Investment strategy	The offering's primary objective is to provide competitive returns and seek to take advantage of significant potential development upside.
Expected offer opening	January 2021 via an Information Memorandum
Expected issue price	\$1.00
Equity intended to be raised	Circa \$10.1 million
Minimum investment	\$250,000
Expected term of trust	6 years
Expected net distribution rate	7.0% p.a. Paid quarterly
Investment management	Trilogy Funds Management and Sumner Capital have entered into a joint venture to act as investment managers for the Trust. We will be seeking to engage an independent trustee and custodian.
Professional management	Trilogy has over 22 years' experience in property and property-based investments. Investors in the Trust will benefit from Trilogy's expertise in funds management, property management, and property acquisitions. Sumner Capital is an independent real estate investment manager and adviser with a strong track record in delivering attractive risk-adjusted returns

INTERESTED?

Contact Kirby Parsonage to register your interest.

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