



Pittwater Industrial

Asset Selection Criteria
Real Estate Agency Brief





22 Narabang Way, Belrose



4-5 Grosvenor Place, Brookvale



51 Eastern Creek Drive, Eastern Creek



6 Shale Place, Eastern Creek



18 Williamson Road, Ingleburn



25 Williamson Road, Ingleburn



25-27 Richland Street, Kingsgrove



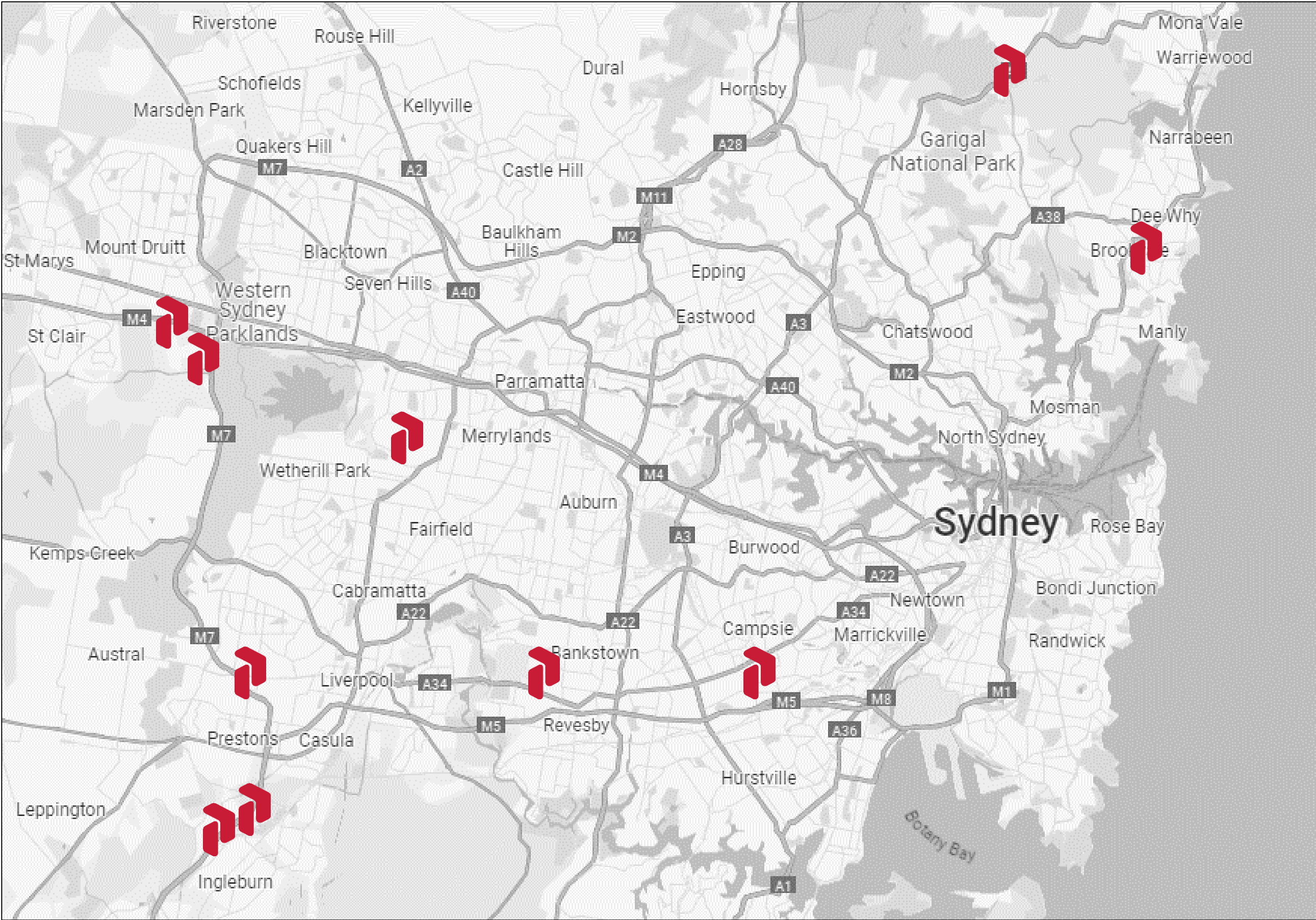
5 Yarrowa Street, Prestons



87-91 Victoria Street, Smithfield

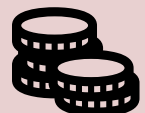


373 Horsley Road, Milperra
(Under Construction)





Acquisition Requirements

	Feature	Description
	Type	Industrial and logistics assets ranging from urban in-fill last mile facilities to large-scale distribution centres.
	Design	Generic with minimal office in good condition. Assets which maximise the leasing demand pool for future lease generations.
	Location	Strategically located assets with good connectivity to major markets within close proximity to key arterial roads and motorway infrastructure.
	Accessibility	Easily accessible sites suitable for relevant vehicle types, either unrestricted or restricted access hours.
	Returns	We have a long-term view and target assets which deliver strong returns over a 15 year period.
	Price Range	We aim to create a diversified portfolio with assets at all price levels from +\$10M.



Opportunity Types

	Feature	Description
	Tenanted or VP	Single or multi-tenanted assets with medium to long term WALE. VP is preferred in markets with strong leasing metrics.
	Sale and Leasebacks	Sale and leaseback transactions with terms reflective of market. Ability to fine tune metrics for landowners (cashflow vs capital).
	Value Add	Functional assets which may require a level of CAPEX to increase tenant demand and achieve stabilised returns.
	Portfolio Acquisitions	Portfolios of industrial assets considered for quality assets in quality locations.
	Development Sites	Open to acquiring sites ready to develop (with or without DA) or sites with short-medium term holding income.



Benefits of Transacting With Us

	Our Position	Benefit to your Agency
\$	Single Source Capital Partner	We have a long-term relationship with our capital partner removing the need to raise capital.
	Certainty and Commerciality	Once we are in an exclusivity position, we will transact. We are here to do deals, not play games.
	Long Track Record in Property	Highly experienced real estate investors and operators who have successfully developed and managed over \$2.5bn in assets.
	No Requirement for Debt	Fully capitalised with funds available to deploy providing an ability to transact quickly without finance.
	Long Term View	Committed to building collaborative relationships with all stakeholders on the basis of long-term ownership and the management of high-quality assets.
	Active in the Market	Since inception in September 2021, we have acquired 11 development and investment assets with current assets under management +\$300M.
	FIRB Exemption	We have received an Exemption Certificate from FIRB subject to certain conditions. Where compliant, a FIRB application is not required.
	Locally Based	Sydney based business operating nationally, we are looking to invest in the major industrial markets of Greater Sydney, South-East Queensland and Greater Melbourne.

**For more information or to
discuss potential buying
opportunities please
contact us**

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Pittwater
Industrial