



REALOGIC

HAWKEYE® INVESTOR REPORT

'MADE MARRICKVILLE' 18-28 Faversham Street, Marrickville, NSW 2204



REALOGIC

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We have earned a reputation for unmatched residential, industrial & commercial knowledge and insights.

Our clients range from global investment houses and leading superfunds to boutique syndicates and private investors.

RESEARCH

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Whether you are conducting due diligence for an acquisition, disposal, financing or investment opportunity, we can help with any step of your due diligence process, or handle the entire process for you.

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EXECUTIVE SUMMARY

This report identifies research fundamentals on the Marrickville industrial property market and the drivers of investment into the subject project being MADE Marrickville.

Industrial strata is now a solid alternative asset class compared to residential for many investors.

Previously industrial prices were prohibitive but with strata unitisation they are more affordable and an attractive diversification strategy for private portfolios.

INDUSTRIAL MARKET - RESEARCH FINDINGS

- E-COMMERCE GROWTH DRIVER** Rising e-commerce demand drives consistent need for warehousing, distribution centres, and last-mile facilities, creating a strong long-term demand outlook.
- LAST-MILE DELIVERY** Proximity to CBD and urban centres in Inner West will command higher rents due to growing e-commerce demands for rapid delivery, with tenants willing to pay more for reduced delivery times to end consumers.
- INFRASTRUCTURE QUALITY** Marrickville is a well-developed industrial area that offers reliable utilities, proper road access for trucks, adequate parking, and essential services that support industrial operations efficiently.
- SUPPLY BARRIERS** Prime industrial locations like Marrickville have limited land availability and strict development restrictions, creating natural barriers to entry that protect property values and rental rates. Supply beyond 2024 remains challenged by elevated construction costs and developer capital constraints. Demand not slowing which will drive capital growth.
- RENTAL GROWTH** Flight to amenity and brand new, high quality assets driving demand for best in class assets in core locations. Leasing demand is showing greenshoots emerging in the economy that will support an improvement in demand in 2025. Enquiry levels remain healthy. Rental growth in the order of 5.0% is expected over the next 12 months.
- RECESSION RESILIENCE** The industrial sector shows resilience during economic downturns, as manufacturing, logistics, and storage remain essential business functions regardless of market conditions.
- LEASING ACTIVITY** Whilst overall leasing activity has slowed, Inner West experienced a pick up in deal flow with volumes 78% above its 3-year average.
- VACANCY LOW** Sydney's Inner West has the second lowest vacancy of the Sydney industrial precincts. This is followed by the South West then the Outer West.
- BUSINESS GROWTH** Specific to the Inner West Council area the number of local businesses continues to grow steadily. There are a total of 24,333 businesses, up from 19,739 in 2017. On average, the area gains 240 new businesses each quarter.
- PRIME LOCATION** The Inner West industrial market, due to its prime location close to the CBD, airport and transport links continues to outperform the greater market.

COMMENTARY

Consumer behaviour has shifted post-pandemic as traditional bricks-and-mortar retailers compete against e-commerce retailers.

Throughout 2021, online goods spending increased 23.4% to \$62.3 billion and now constitutes 19.3% of all retail spending. This has fostered the growth of e-commerce based specialty retailers who prefer to base operations from city-fringe and inner suburban locations.

Marrickville is considered a well-placed location to capitalise on decentralisation and e-commerce trends, particularly in light of ongoing small business growth throughout the region.

MADE MARRICKVILLE

The Made Marrickville project presents a unique product consisting of a 4 storey mixed-use development incorporating basement storage with parking for retail, ground floor retail, high-tech industrial on levels one and two, and creative commercial office suites on the top floor.

- » 66 high end industrial units made up of storage, industrial strata and retail spaces
- » High span entries with roller doors
- » Vehicle access to all 5 floors and parking on title within each unit
- » 24/7 secure access to all units
- » Natural light to all units
- » Premium finishes to kitchen and bathrooms
- » Experienced developer - Toga, Rebel & Braxton
- » Experienced builder - Toga Construction
- » Delivery mid 2025
- » Integrated with Wicks Place retail precinct - Harris Farm, Chargrill Charlie's and Zambrero

REALOGIC RATING	AA SUPERIOR INVESTMENT GRADE	Based on location, infrastructure, low supply, high demand, growth prospects and yield
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ADDRESS	18-28 FAVERSHAM STREET, MARRICKVILLE, NSW 2204	
INFRASTRUCTURE	IMMEDIATE PROXIMITY TO MAJOR HIGHWAYS, PORTS, AIRPORTS, AND RAIL LINES	
CAPITAL GROWTH	STRONG PROSPECTS. 10% AVE OVER LAST 3 YEARS	
YIELD	>5%	
VACANCY RATES	2.5%	
KEY DATES	DA APPROVED. CONSTRUCTION COMMENCED SEPTEMBER 2023	COMPLETION EXPECTED MAY 2025
SUPPLY	WEAK PIPELINE OVER NEXT 2 YEARS DUE TO BANK FUNDING/ CAPITAL CONSTRAINTS	
DEMAND	STRONG DEMAND FROM SMALL BUSINESS OWNERS AND OPERATORS WANTING TO BE LOCATED CLOSE TO MAJOR EMPLOYMENT HUB & INFRASTRUCTURE AREAS	

TYPE	#	AREA (M²)	PRICING
STORAGE	24	20 - 49	\$200K - \$500K
RETAIL	2	599 - 642	\$7M - \$9M
INDUSTRIAL UNITS	40	79 - 234	\$700K - \$2.5M

MADE MARRICKVILLE benefits from a location that drives demand for industrial real estate:

TRANSPORTATION ACCESS

Proximity to major highways, ports, airports, and rail lines directly impacts transportation costs and delivery times - tenants will pay premium rents for locations that reduce their logistics expenses.

LABOUR MARKET DYNAMICS

Access to an adequate workforce is critical - locations near population centres ensure tenants can staff their facilities, particularly important for warehousing and manufacturing operations.

LAST-MILE DELIVERY

Properties close to urban centres command higher rents due to growing e-commerce demands for rapid delivery, with tenants willing to pay more for reduced delivery times to end consumers.

ZONING PROTECTION

Established industrial areas typically have protective zoning that prevents residential encroachment and preserves industrial use, maintaining long-term property value and tenant demand.

INFRASTRUCTURE QUALITY

Well-developed industrial areas offer reliable utilities, proper road access for trucks, adequate parking, and essential services that support industrial operations efficiently.

MARKET BARRIERS

Prime industrial locations often have limited land availability and strict development restrictions, creating natural barriers to entry that protect property values and rental rates.

OPERATING COSTS

Location affects property taxes, utility rates, and municipal services - choosing the right jurisdiction can significantly impact operating expenses and net returns.

TENANT CLUSTERING

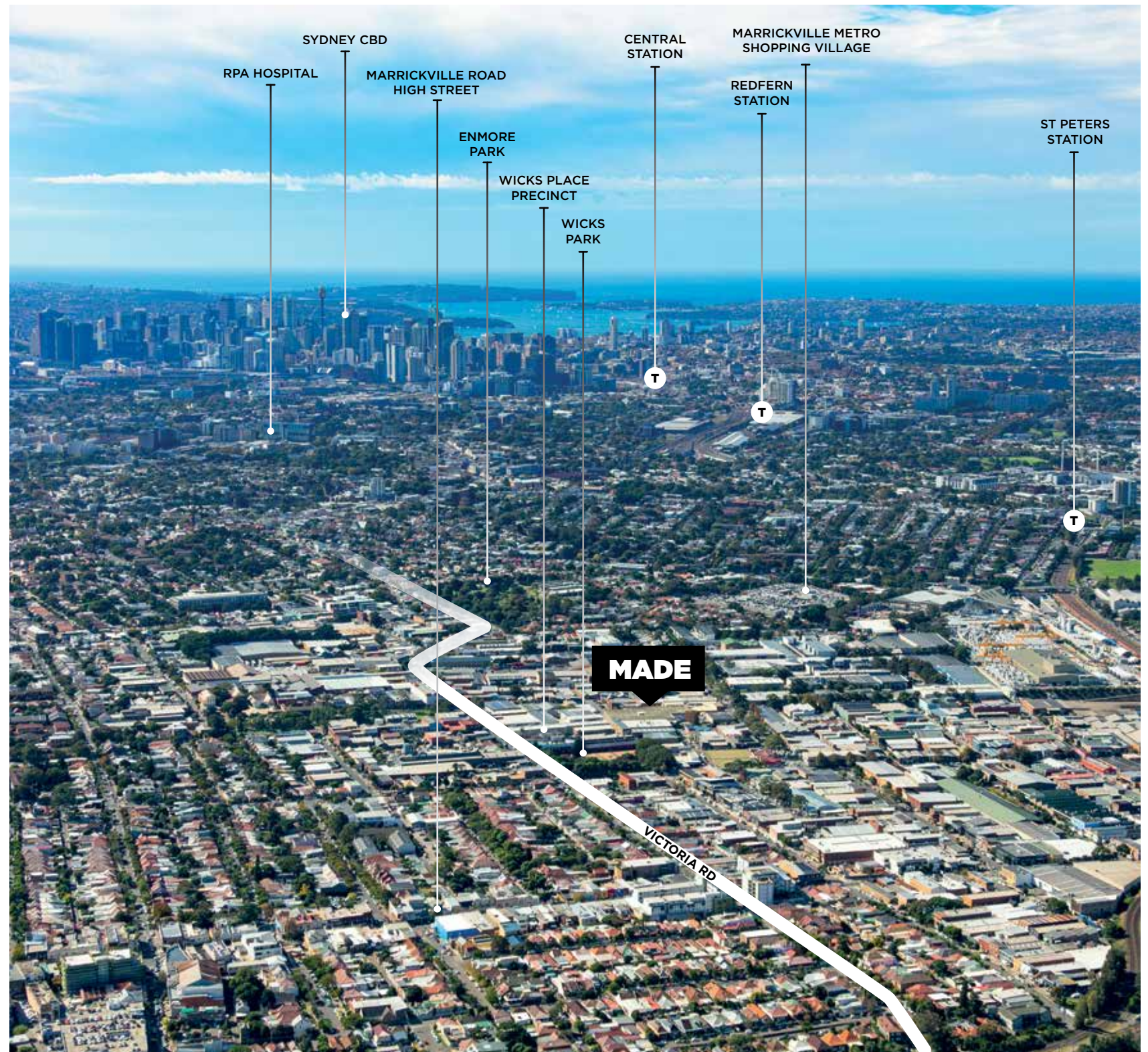
Industrial businesses often cluster together to share resources, workforce, and supply chain benefits - locations within established industrial clusters typically see stronger demand.

FUTURE DEVELOPMENT

Understanding planned infrastructure improvements, area development patterns, and local economic initiatives helps predict future location value and appreciation potential.

ENVIRONMENTAL FACTORS

Proper location choice minimises environmental risks (flooding, soil issues) and ensures compliance with environmental regulations, reducing potential future liabilities.





SECTION I

RESEARCH

INVESTING IN INDUSTRIAL REAL ESTATE

Until the advent of industrial strata units, having access to industrial assets has been out of reach of the private investor due to quantum of price, expertise and supply.

MADE Marrickville provides private investors with an opportunity to diversify their investments to include industrial into what is generally an overweight residential portfolio:

LEASE STABILITY

Industrial properties often feature long-term leases (7-10 years) with stable corporate tenants, providing reliable cash flow and reducing turnover costs compared to other real estate sectors.

E-COMMERCE GROWTH DRIVER

Rising e-commerce demand drives consistent need for warehousing, distribution centres, and last-mile facilities, creating a strong long-term demand outlook.

TRIPLE NET ADVANTAGE

Triple net lease structures are common in industrial real estate, where tenants cover rent, utilities, property taxes, insurance, and maintenance, reducing owner responsibilities and operating costs.

LOWER MANAGEMENT INTENSITY

Industrial properties typically require less intensive management and have lower capital expenditure needs than office or retail properties, leading to higher net operating income.

RECESSION RESILIENCE

The sector shows resilience during economic downturns, as manufacturing, logistics, and storage remain essential business functions regardless of market conditions.

PROTECTED MARKET POSITION

Construction costs and zoning restrictions create natural barriers to entry, helping protect property values and rental rates in established industrial areas.

LOCATION-DRIVEN APPRECIATION

Industrial properties often appreciate well due to land scarcity near major transportation hubs and population centres, where they are most valuable.

TECHNOLOGY UPSIDE

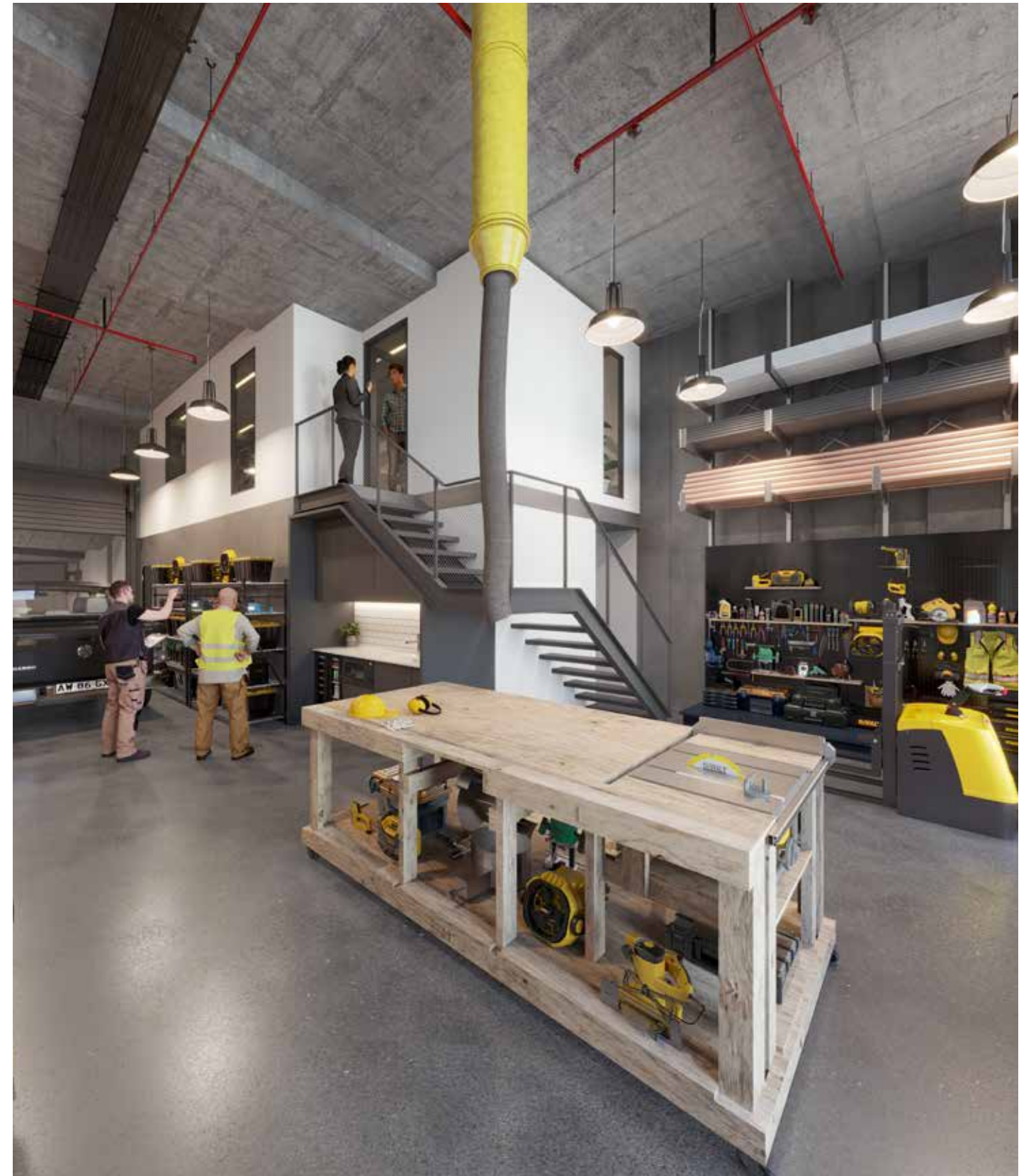
The sector benefits from infrastructure improvements and technology adoption (automation, robotics), which can increase property functionality and value without significant owner investment.

ACCESSIBILITY FACTOR

Compared to other commercial real estate, industrial properties generally have lower price points per square metre, allowing for easier market entry and portfolio diversification.

ADAPTABILITY BENEFIT

Industrial assets can adapt to changing market needs - warehouses can be modified for different users, and even small manufacturing spaces can be repurposed, providing flexibility in asset positioning.



BENEFITS OF INVESTING IN INDUSTRIAL STRATA PROJECTS:



OWNERSHIP STRUCTURE

Strata allows investors to own a specific unit within a larger industrial complex, making ownership more accessible with lower capital requirements than purchasing entire buildings.



TENANT DIVERSITY

Multiple units in a strata development reduce tenant concentration risk, as the impact of any single vacancy is limited to your specific unit.



MANAGEMENT EFFICIENCY

Common areas and major building systems are typically managed by a strata corporation, reducing individual owner responsibilities while maintaining professional standards.



COST SHARING

Major capital expenditures and maintenance costs are shared among all strata owners, making expensive repairs and upgrades more manageable.



VALUE-ADD POTENTIAL

Individual unit ownership allows investors to improve and customise their specific space to increase value without depending on other owners' decisions.



MIXED-USE FLEXIBILITY

Many industrial strata developments allow for various uses (storage, light manufacturing, wholesale) within the same complex, appealing to a broader tenant market.



LOCATION BENEFITS

Strata projects are often developed in prime industrial areas that would be cost-prohibitive for individual small-bay ownership, giving access to premium locations.



EXIT STRATEGY OPTIONS

Units can be sold individually, offering more potential buyers (both investors and owner-occupiers) compared to whole building sales.



FINANCING ADVANTAGES

Banks often view strata units favourably for lending due to their defined boundaries and established ownership structure, making financing potentially easier to obtain.



INVESTMENT SCALE CONTROL

Investors can start with one unit and scale up by acquiring additional units over time, providing a growth pathway that matches their investment capacity.

THE INDUSTRIAL MARKET

NATIONAL MARKET/ SYDNEY MARKET INSIGHTS

INTEREST RATES REDUCTION FORECAST

With inflation now past its peak and interest rates nearing the end of its tightening cycle, the path forward looks rosier for owner occupiers and investors.

Like all economies, Australia has been impacted by higher interest rates and surging inflation, however, the labour market and wider business sentiment have been resilient. The pace of economic growth has been affected by declining consumer spending, but Australia is still expected to out-perform peer economies with forecast growth of 1.6% in 2024, with Sydney retaining its place as a leading investment hub within the Asia Pacific region. As it stands, most forecasters are not factoring in a further increase, but many have pushed out any reduction until Q1-25. The 10-year bond rate is forecast to settle below 4.0% in the first half of 2025, before returning to neutral levels of c3.5% by 2026.

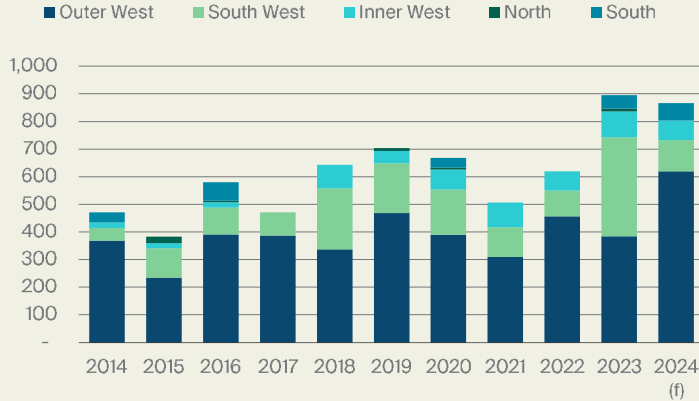
FLIGHT TO AMENITY AND QUALITY DRIVING DEMAND FOR BEST IN CLASS ASSETS IN CORE LOCATION:

- » Leasing demand is showing greenshoots emerging in the economy that will support an improvement in demand in 2025. Even in the current climate, enquiry levels remain healthy.
- » The vacancy rate is expected to rise further over the next six months, approaching 3.0% by mid-2025.
- » Rental growth in the order of 5.0% is expected over the next 12 months;
- » Supply beyond 2024 remains challenged by elevated construction costs and developer capital constraints. As a result, it is likely that a substantial share will be delayed and pushed into 2026 and 2027.

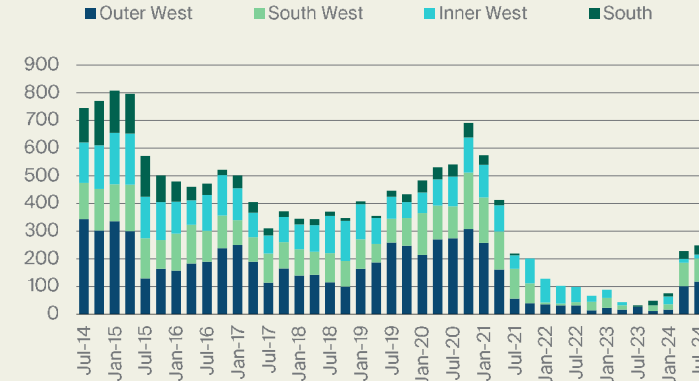
RENTS HOLD STEADY FOR ANOTHER QUARTER:

Net face rents have held flat since Q3 2023 for both prime and secondary markets, with the blended average prime net face rent up 3.2% y/y and secondary net face rent up 1.5% y/y. Incentives have also remained flat across the board which has resulted in steady net effective rents.

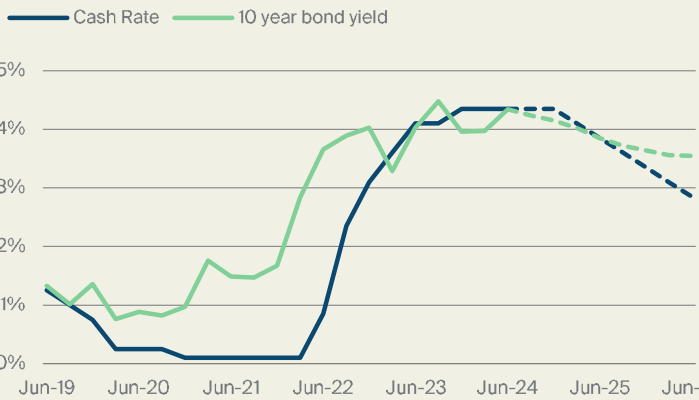
Sydney industrial supply
By precincts, '000sqm, completed 2014-2024(f)



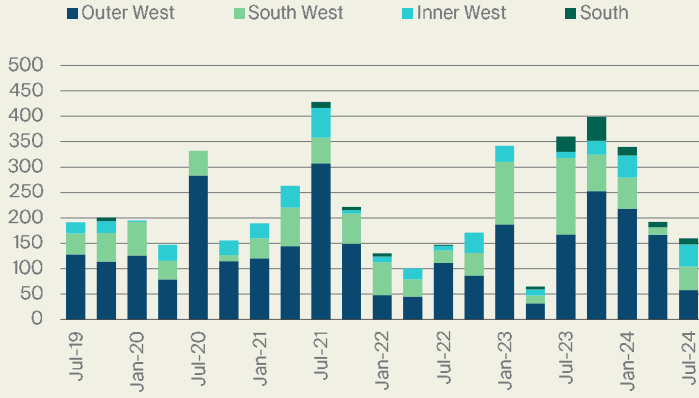
Sydney industrial vacancy
By precincts, floorspace in '000sqm, 5,000sqm+



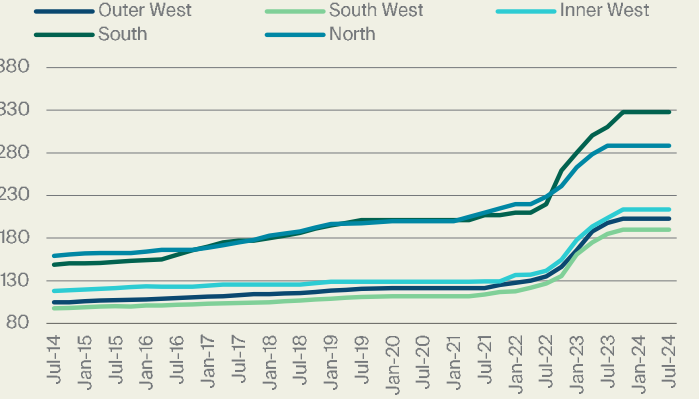
Interest rate outlook
Cash rate and 10 year bond outlook



Sydney industrial take-up by precincts
Take-up per quarter, '000sqm



Sydney prime industrial net face rents
By precinct, \$/sqm



LOCAL MARKET

The Inner West industrial market, due to its prime location close to the CBD, airport and transport links continues to outperform the greater market.

LEASING ACTIVITY:

Whilst overall leasing activity has slowed, Inner West experienced a pick up in deal flow with volumes 78% above its 3-year average.

TENANTS AND TAKE-UP RATES:

Transport/logistics occupiers remain active in Q3, accounting for 38% of take-up. Manufacturers follow closely behind with 24%. Pre-commitments and spec-built facilities accounted for 34% of take-up in Q2.

VACANCY LOW:

Sydney's Inner West has the second lowest vacancy of the Sydney industrial precincts. This is followed by the South West then the Outer West.

INFRASTRUCTURE

THE AIRPORT

‘MADE MARRICKVILLE’ has the distinct advantage of being less than 3kms to Sydney International Airport and a 48 minute drive along the M5 to the new Western Sydney Airport.

SYDNEY INTERNATIONAL AIRPORT

Sydney Airport is a vital infrastructure asset that generates more than \$38 billion in economic activity every year for NSW and Australia.

It also generates or facilitates more than 30,900 jobs at the airport and 338,500 full-time equivalent jobs across NSW and Australia.

Sydney Airport is Australia’s largest transport and logistics hub, with 43 international airlines and seven domestic and regional airlines serving 54 international and 49 domestic destinations.

More than 43.3 million passengers pass through every year with over 348,520 aircraft movements per year.

Surrounding the airport is a network of light industrial and airport related businesses, and emerging residential areas. Nearby businesses include freight and logistics, catering, engineering, vehicle rental and accommodation, which rely on or support the airport and nearby Port Botany.

WESTERN SYDNEY AIRPORT

The Western Sydney Airport will be one of the largest infrastructure projects to be undertaken in NSW.

One of the largest infrastructure projects to be undertaken in NSW in terms of scale, global impact and generation of economic activity, Western Sydney Airport is the centrepiece of the NSW Government’s Western Sydney Priority Growth Area Plan.

The strategy aims to create new jobs in areas situated between the airport and the Liverpool CBD with scope for an additional 21,000 office jobs and 36,000 industrial jobs.

Success begins with the airport itself. WSA is positioned to become far more than an ‘overflow’ airport that only services the low-cost leisure market. Its 24-hour operation will ensure that WSA quickly becomes a nationally significant airfreight hub; and attract full service airlines looking to capitalise on the need of business travellers for more convenient overnight connections to Asia and beyond.

Over time, the airport will become one of Australia’s most significant airports, driven by Western Sydney’s population and growing economy (now the third largest in Australia), Sydney’s overall position as Australia’s most populous city and largest international trade hub, and increasing capacity constraints at Kingsford Smith Airport (KSA).

The strategy includes investment in new infrastructure to improve connectivity to Liverpool. In particular, the M5 is a new motorway running from Mascot to Prestons, which will make it even easier for Inner West businesses to access the airport precinct. The NSW Government will integrate the airport into Western and Greater Sydney through the \$3.6 billion Western Sydney Infrastructure Plan which will see existing transport infrastructure upgraded with the addition of new motorways and the extension of rail lines.

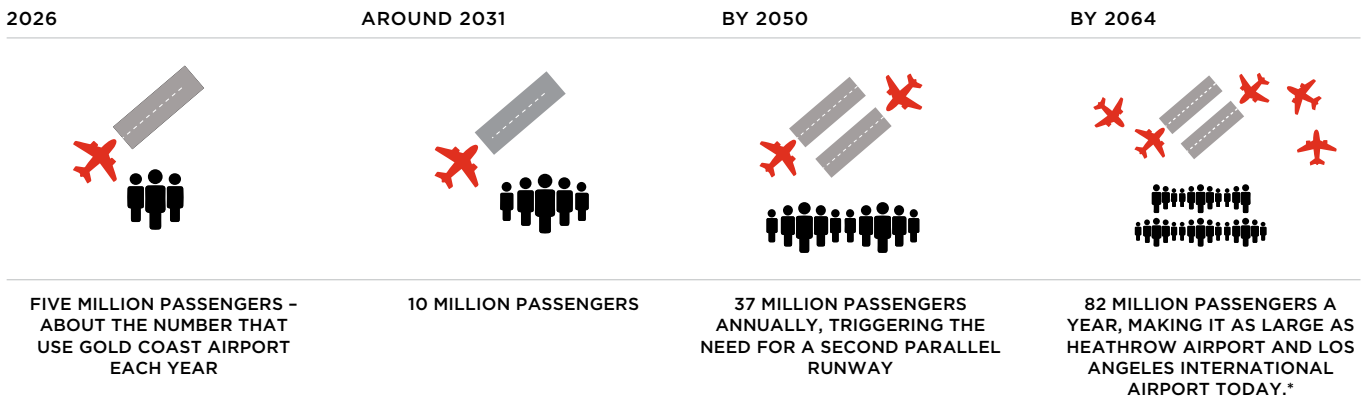
BUSINESSES BENEFIT FROM PROXIMITY TO AIRPORTS

The economic benefits of the airports will be experienced in Marrickville and the Inner West market in the form of improved employment through the migration of new businesses within industries relating to transport logistics and aviation.

The broader investment in infrastructure to accommodate the new airport and develop the existing, will further the economic growth experienced in the area firstly through its construction followed by intended improvement to the flow of traffic and commuters in the area.



WSA FORECASTED ANNUAL PASSENGER USE



Source: Commonwealth of Australia, Western Sydney Airport: Airport Plan

*Heathrow Airport’s current annual passenger numbers are approximately 75 million. Los Angeles International Airport’s are approximately 81 million.

INFRASTRUCTURE

TRANSPORT

MOTORWAYS

Marrickville is perfectly positioned to benefit from the delivery of a world class motorway and tunnel system that will provide connectivity to businesses across Sydney.

NSW is in the midst of a historic investment in roads infrastructure. They are preparing for a Greater Sydney Region where people can access the jobs, education and services they need within 30 minutes by vehicle, public and active transport.

The NSW Government will invest more than \$51.2 billion on roads and public transport projects as part of their integrated transport solution, Future Transport Strategy 2056.

KEY MOTORWAY DEVELOPMENTS IN NSW INCLUDE:

WestConnex project developments:

- » Completion of the M4-M8 Link tunnels (Rozelle Interchange)
- » Opening of the Rozelle Interchange in late 2023

Western Sydney roads:

- » Progress on the M12 Motorway construction to connect M7 with Western Sydney Airport
- » Work on the Sydney Gateway project connecting to the airport

Focus on toll relief:

- » Implementation of toll relief schemes for frequent motorway users
- » Changes to toll cap programs



PORT

MADE MARRICKVILLE is located 10kms from Port Botany, crucial infrastructure for thousands of Sydney businesses.

Port Botany in Sydney's south is one of Australia's largest container ports and a vital asset for the State and national economy.

Around 1600 ships carrying over 2.5 million containers pass through Port Botany each year to support the largest population centre in the country.

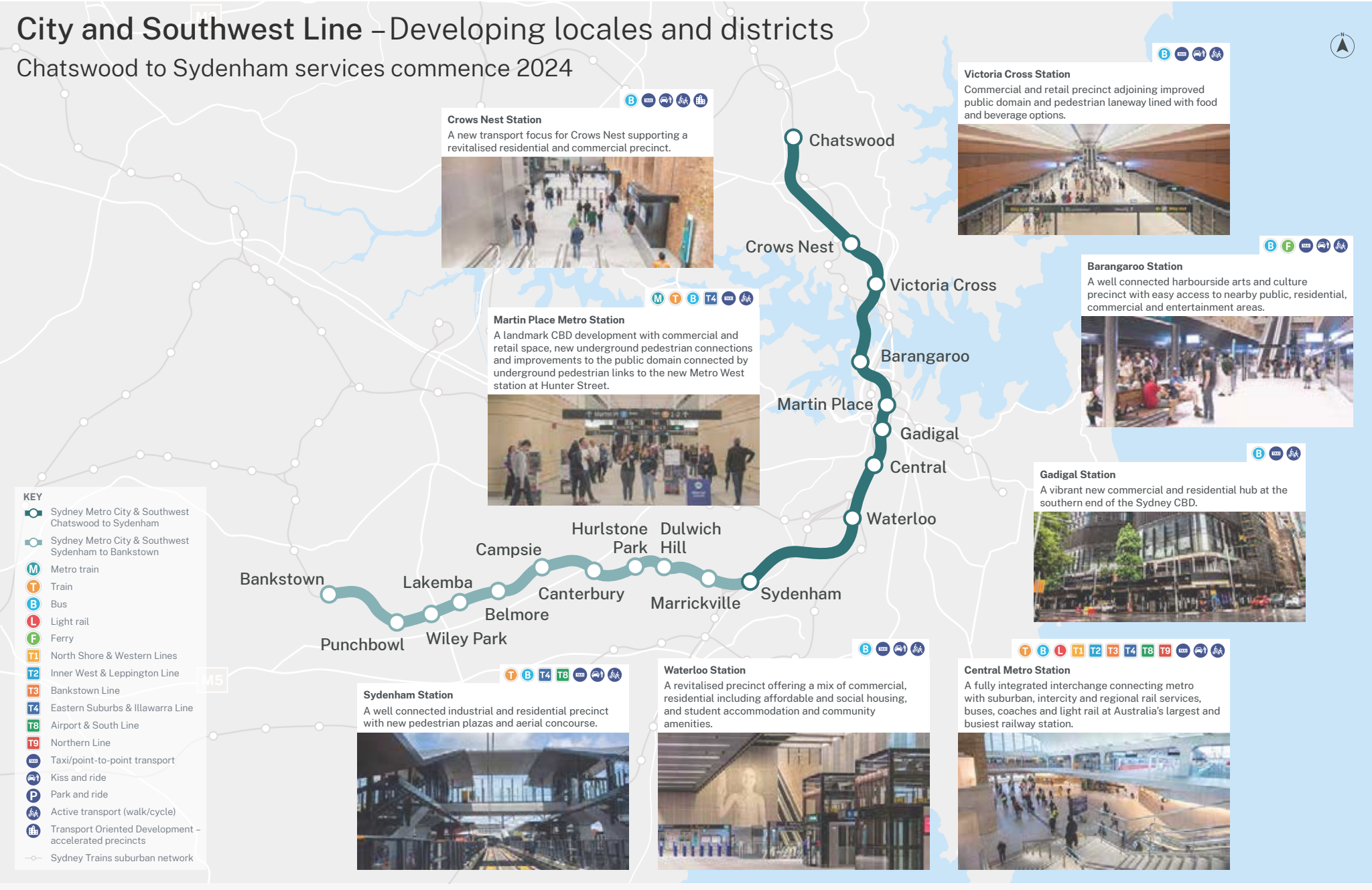
These ships provide the essential and everyday goods needed by the people and businesses of NSW and take the State's valuable exports overseas.



TRAINS

Room for 100,000 extra customers across Sydney

- » The new Sydenham station is less than 3 minutes walk from MADE MARRICKVILLE.
- » Sydenham is a crucial hub connecting north through the CBD to Chatswood, and west to Bankstown.
- » The Sydney metro project is one of the largest transport infrastructure projects currently occurring in Australia
- » The train line from Sydenham to Bankstown will soon be undergoing an overhaul of 11 stations.
- » Sydney Metro, together with signalling and infrastructure upgrades across the existing network, will increase the capacity of train services across Sydney from about 120 an hour today, to up to 200 services an hour beyond 2024.
- » After the conversion, metro trains from Bankstown will run at least every four minutes in the peak, or 15 trains an hour.
- » The metro network will be fully segregated from the existing Sydney Trains network between Sydenham and Bankstown, improving the reliability of services on the line.



POPULATION GROWTH

NSW IS EXPECTED TO GROW ON AVERAGE BY OVER 85,000 PEOPLE (2.5%) EACH YEAR UNTIL 2041.

Strong population growth POSITIVELY impacts industrial property as follows:

DIRECT SPACE DEMAND - PRIMARY DRIVER

- » Each new resident drives ~4m² of industrial space demand
- » Immediate impacts on consumer goods storage needs
- » E-commerce delivery requirements grow proportionally
- » Food/beverage storage demands increase directly
- » Basic services (waste, recycling, maintenance) expand

SUPPLY CHAIN IMPACTS - OPERATIONAL GROWTH

- » Larger distribution centres required to service population
- » More frequent stock replenishment needs
- » Cold storage requirements grow with food demand
- » Last-mile facilities multiply to meet delivery times
- » Typically 15-20% more industrial space needed for each 10% population growth

INFRASTRUCTURE INVESTMENT - VALUE CREATION

- » Government spending follows population growth
- » Road networks expand and improve
- » Utility capacity increases dramatically
- » Public transport networks develop
- » Digital infrastructure upgrades
- » Capital value uplift following major infrastructure delivery

ECONOMIC BENEFITS - MARKET STRENGTH


- » Local consumer market expands
- » New business formation accelerates
- » Service requirements multiply
- » Construction activity increases
- » Retail trade volumes grow

PROPERTY VALUES - INVESTMENT RETURNS

- » Land values appreciate from increasing competition
- » Rental rates grow with demand
- » Vacancy risk decreases significantly
- » Tenant quality improves
- » Investor demand intensifies
- » Historical evidence shows annual value growth in high population growth areas


KEY STATISTICS

 Australia's population was **26,821,557** people at 30 September 2023.

 The quarterly growth was **172,700** people (0.6%).




























The annual growth was **659,800** people (2.5%).

Annual natural increase was **111,000** and net overseas migration was **548,800**.

 Net overseas migration grew by **60 per cent** compared with the previous year, driven by an increase in overseas migration arrivals (up 34 per cent), predominantly on a temporary visa for work or study.

With **765,900** overseas migration arrivals and **217,100** departures, net overseas migration was **548,800** people.



POPULATION		
New South Wales (NSW): 8,394.7K    <small>INCREASE: 186.1K</small>	Victoria (VIC) 6,865.4K    <small>INCREASE: 192.7K</small>	Queensland (QLD) 5,495.5K    <small>INCREASE: 143.6K</small>
Western Australia (WA) 2,905.9K    <small>INCREASE: 93.67K</small>	South Australia (SA) 1,860.1K    <small>INCREASE: 30.7K</small>	Tasmania (TAS) 573.3K    <small>INCREASE: 1.6K</small>
Australian Capital Territory (ACT) 469.2K    <small>INCREASE: 9.6K</small>	Northern Territory (NT) 252.5K    <small>INCREASE: 1.8K</small>	Overall for Australia: 26,821.6K    <small>INCREASE: 659.8K</small>



EMPLOYMENT

NSW’s employment market continues to show robust performance, with unemployment rates hovering around 3.5-4% and labour force participation at approximately 65%. The state is experiencing significant job growth across multiple sectors, with healthcare, professional services, technology, and logistics leading the way. Skills shortages have become increasingly apparent, particularly in technical and specialised roles.

Geographic employment distribution shows distinct patterns, with Sydney CBD dominated by professional services, Western Sydney emerging as a logistics and manufacturing hub, and Parramatta growing as a healthcare and government services centre. South Sydney has developed into a creative and industrial employment zone, while regional areas maintain strong resources and agricultural employment bases.

The market faces several key challenges, including persistent skills mismatches between job seekers and available positions, regional workforce shortages, and housing affordability impacts on labour mobility. These challenges are particularly acute in high-growth sectors such as healthcare, construction trades, and technology, where demand for skilled workers continues to outpace supply.

Employment growth benefits industrial property, based on market evidence, in the following ways:

DIRECT SPACE DEMAND

- » More workers = more workspace needed
- » Additional staff amenities required
- » Car parking requirements increase
- » Support service space grows
- » Storage/logistics needs expand with workforce

PROPERTY INVESTMENT

- » Building upgrades justified
- » Tenant retention improves
- » Higher property values
- » Stronger income security
- » Better financing terms
- Increased investor interest

BUSINESS EXPANSION EFFECTS

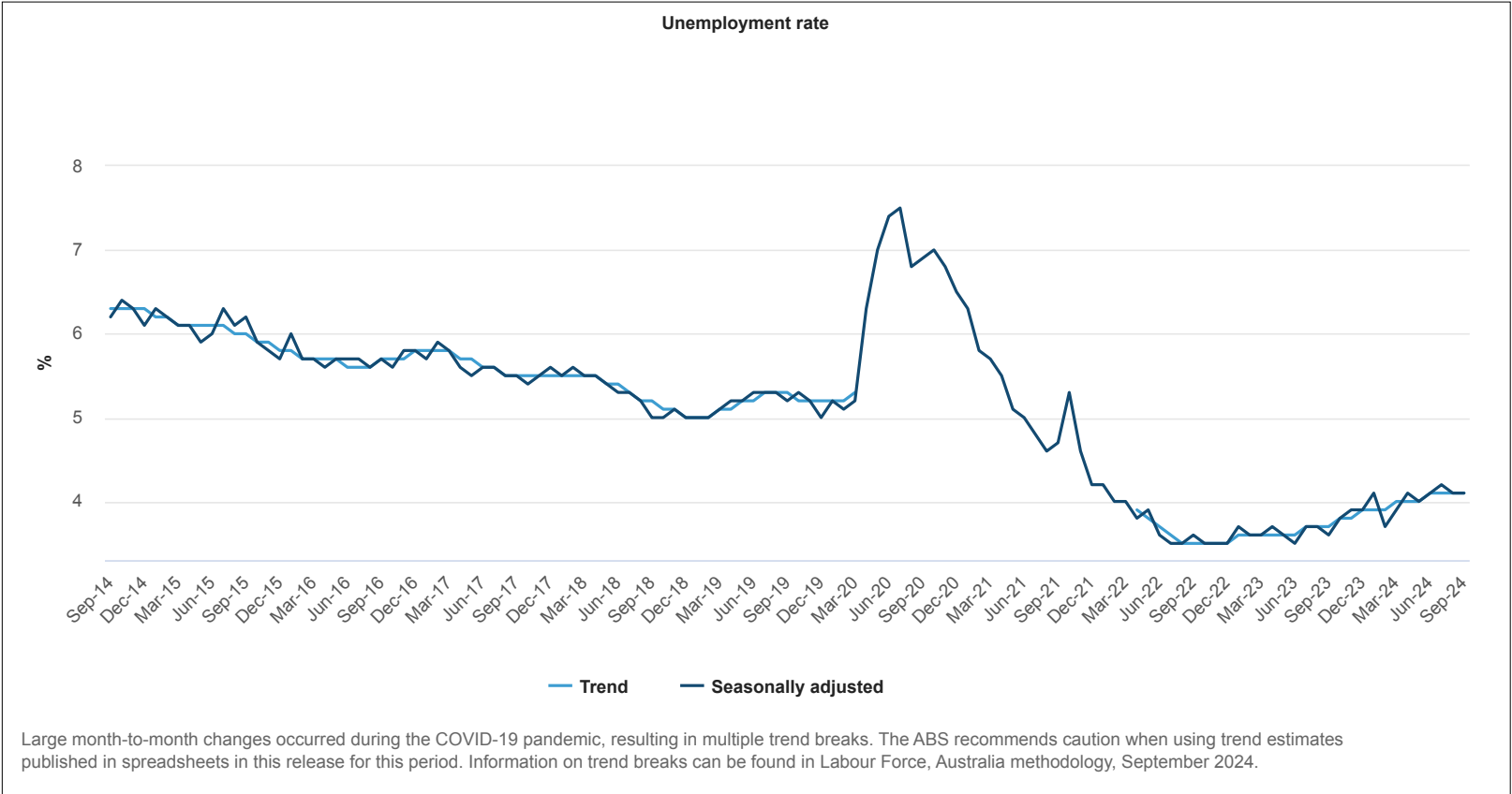
- » Companies need larger facilities
- » More production/storage space
- » Additional loading requirements
- » Expanded distribution needs
- » Greater inventory holdings
- » Growing machinery/equipment space

FLOW-ON BENEFITS

- » Support business growth
- » Service industry expansion
- » Transport demand increases
- » Infrastructure investment follows
- » Local economy strengthens

MARKET IMPACT

- » Rental rates typically rise
- » Lower vacancy periods
- » Stronger tenant covenants
- » Longer lease commitments
- » Better quality tenants
- » Reduced incentive levels



Here's a detailed analysis of South Sydney's industrial market and its relationship to employment growth:

MARKET FUNDAMENTALS

- » Current vacancy rates 2nd lowest in Sydney
- » Rents growing 10-15% annually
- » Land values growing
- » Limited new supply pipeline
- » Substantial tenant demand backlog

EMPLOYMENT DRIVERS

- » Last-mile logistics growth
- » E-commerce fulfilment expansion
- » Airport/Port related jobs
- » Technology company growth
- » Creative industry clustering
- » Food manufacturing expansion

LOCATION ADVANTAGES

- » 7km from CBD
- » Airport proximity
- » Port Botany access
- » Major road connections
- » Public transport links
- » Dense population catchment

TENANT EVOLUTION

- » Traditional industrial users remain
- » Tech companies moving in
- » Third party logistics operators expanding
- » Food businesses growing
- » Creative industries arriving
- » Data centres emerging

INVESTMENT METRICS

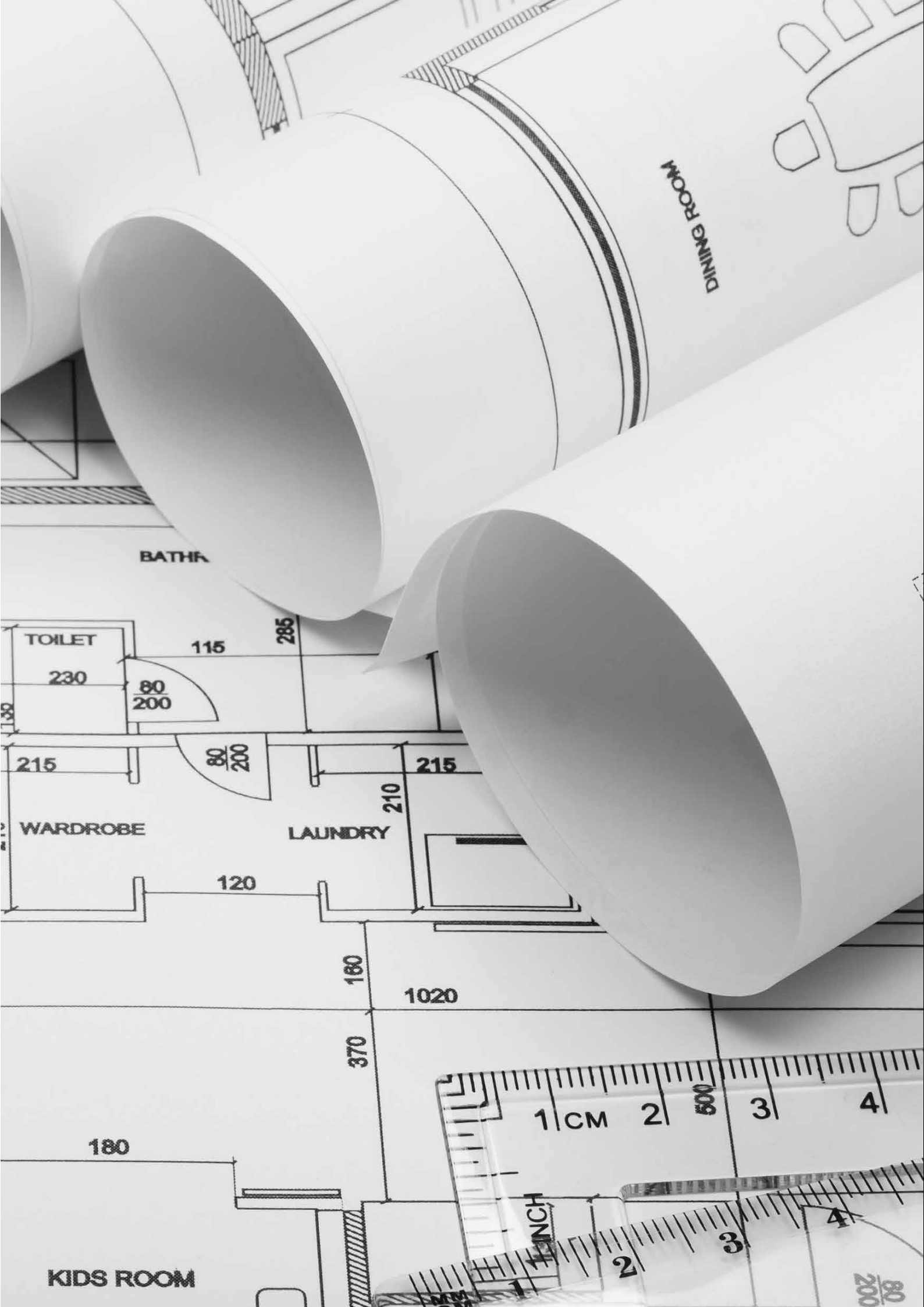
- » Institutional buyer interest
- » Private investor demand
- » Owner occupier competition

INFRASTRUCTURE IMPACT

- » WestConnex improving access
- » Airport development
- » Port Botany expansion
- » Metro development
- » Road upgrades
- » Digital infrastructure

FUTURE OUTLOOK

- » Continued stock reduction
- » Sustained rental growth
- » Further yield compression
- » More tenant competition
- » Rising space efficiency
- » Increasing automation



SECTION II

THE PROJECT

HAWKEYE® INVESTOR REPORT

‘MADE MARRICKVILLE’ 18-28 FAVERSHAM STREET, MARRICKVILLE, NSW 2204



THE INVESTMENT

The following table provides an overview of stock made available for purchase in the development.

STORAGE

LEVEL:	BASEMENT
CEILING HEIGHT:	2.6 - 3.4m
TOTAL SPACE:	687m ²
# UNITS:	24
PRICE RANGE*:	\$200K - \$500K
INTERNAL m ² :	20 - 49m ²
RENT \$/m ² :	\$600
YIELD:	5-6%












INDUSTRIAL STRATA

LEVEL:	1, 2 & 3
CEILING HEIGHT:	5.25 FULL HEIGHT 2.55 MEZZANINE
TOTAL SPACE:	5,095m ²
# UNITS:	40
PRICE RANGE*:	\$700K - \$2.5M
INTERNAL m ² :	69 - 234m ²
EXTERNAL m ² :	11 - 15m ²
RENT \$/m ² :	\$550 - 600
YIELD:	5-6%

RETAIL

LEVEL:	GROUND
CEILING HEIGHT:	3.7M
TOTAL SPACE:	1,253m ²
# UNITS:	2
PRICE RANGE*:	\$7M - \$9M
INTERNAL m ² :	599 - 672m ²
RENT \$/m ² :	\$800 - 1,200
YIELD:	5-6%

DEVELOPMENT SUMMARY

	66 units totaling 7,035m ²
END OF TRIP FACILITIES	
	Showers and w/c and changing room in basement Bike racks
RAMP HEIGHT CLEARANCE	
	Allows MRVs (medium rigid vehicles) up to a maximum height of 3.5m. Basement access 2.3m
VEHICLE ACCESS & PARKING	
	Access to basement from Hans Place. Access to levels 1 - 3 from Faversham Street. 2hr free visitor parking in Wicks Place
POWER	
	3 phase
PEDESTRIAN ACCESS	
	From Hans Place and Faversham Street
LIFTS	
	There are two lifts for pedestrians that service every floor.
SECURITY	
	BASEMENT STORAGE <ul style="list-style-type: none">» Secure roller shutter access to storage area, closed at all time and access via remote» Secure roller shutter to individual storage units» 24/7 access available INDUSTRIAL UNITS <ul style="list-style-type: none">» Building wide CCTV to common areas» During business hours – drive up access via ramp to individual units (open to visitors)» After hours – secure roller shutter accessible with FOB key (TBC)» Visitor access via northern lift core
FLOOR LOADING RESTRICTIONS	
	Unit floors have been designed to take 10kpa floor loads which is standard across industrial uses. Max SRV load is 4t to the industrial units.
EMBEDDED NETWORKS/ ENVIRONMENTAL	
	Will be powered by 100% renewable energy, some of which will be generated via solar on roof. Building will include embedded networks to reduce the ongoing running costs of tenants as well as provide a carbon neutral building with the inclusion of roof top solar panels.
STRATUM TITLE	
	Made Marrickville will comprise of three stratum lots, being Basement Storage Lot, Retail Lot and Industrial Lot.

KEY DATES

The following table provides estimated dates for delivering this development:

STAGE OF CONSTRUCTION	Under construction
COMMENCE CONSTRUCTION	September 2023
COMPLETION EXPECTED	May 2025
SUNSET CLAUSE	See contract of Sale

OUTGOINGS**

The following costs are estimates only and final costs will be provided on settlement:

TYPE	STORAGE	INDUSTRIAL STRATA
STRATA LEVIES (P/Q)**	\$450	\$1,000 - 1,900
COUNCIL RATES (P/Q)	TBC	TBC
WATER RATES (P/Q)	TBC	TBC

DEPRECIATION (Source BMT)

UNIT TYPE	STORAGE	INDUSTRIAL STRATA
PURCHASE PRICE	\$280k	\$1.2m
DEPRECIATION ALLOWANCE PLANT & EQUIPMENT	\$3,639	\$33,817
DEPRECIATION ALLOWANCE DIVISION 43	\$75,316	\$426,964

*The vendor reserves the right to adjust prices at any time.
**Outgoing fees quoted are rough estimates, provided in good faith and subject to change.

VISUAL REPRESENTATION



HAWKEYE® INVESTOR REPORT

'MADE MARRICKVILLE' 18-28 FAVERSHAM STREET, MARRICKVILLE, NSW 2204



MADE MARRICKVILLE IS WELL LOCATED, SURROUNDED BY AMENITIES ATTRACTIVE TO OCCUPIERS.





MADE MARRICKVILLE benefits from being directly adjacent to Wicks Place, a brand new mixed use building developed by TOGA.

Wicks Place is the first development in the Victoria Road Precinct, delivering 272 apartments out of a total forecast of 1,100 apartments which will be developed along Victoria Road, including the newly acquired TimberYards site by Scape.

THE OCCUPANTS OF MADE WILL BENEFIT FROM THIS AMENITY AS FOLLOWS:

- » Access to full line Harris Farm
- » Access to a retail precinct providing premium food services including Chagrill Charlie's and Zambrero.
- » 270 residential apartments bringing demand for products and services in the immediate vicinity.
- » 80 visitor car spaces providing low cost hourly parking for visitors to both MADE and Wicks Place.

STORAGE

The storage units at MADE are located in the basement with access from Hans Place via a security door.

Self-storage units can be a profitable investment because as compared to other kinds of real estate investments, they have comparatively modest costs associated with their maintenance.

SIZES

20 - 40m²

CEILINGS HEIGHTS

Units are 2.6 - 3.4m

Access to car park is 2.3m

POWER

3 phase. Metered per storage unit

SERVICES

1 GPO. No water

DOOR

Roller

FLOOR

Concrete

WALLS

Speedpanel (metal clad concrete panel)

AMENITY

No bathroom or kitchen

LIGHTING

LED (battens, pendant)

SECURITY

- Secure roller shutter access to storage area, closed at all time and access via remote
- Secure roller shutter to individual storage units
- 24/7 access available



TENANT PROFILE:

- Residential owner/tenant storing personal items
- Business storing stock
- Cold storage



RETAIL

MADE MARRICKVILLE has two retail spaces available for lease or sale totalling 1,453m2. This space could potentially be carved into six smaller tenancies if required (see plan below).

The retail space will combine with Wicks Place retail to create a high calibre precinct that will attract customers to this unique hub.

OVERVIEW

- Site area: 3,417m²
- DA approved and under construction.
- Retail NSA: 1,453m²
- F&B market use: 694m²
- Specialised retail use: 614 sqm
- Single basement level containing parking for 11 retail visitor spaces and end of trip facilities
- Ground floor loading dock with 8.8m MRV (retail use only)
- Shared pedestrian lane between Wicks Place and MADE Marrickville for trade out
- Central ground floor garbage room
- Grease arrestor and kitchen exhaust provisions

Next door at Wicks Place (c.2,400 retail GFA consists of 1 major and 5 spec tenancies, Commercial terms agreed with retailers for the Harris Farm supermarket tenancy and Chargrill Charlie’s and Zambrero.



TARGETED USES FOR FAVERSHAM RETAIL:

- Brewery
- Coffee roaster
- Artisan food producers/retailers.
- Furniture
- Market food stall
- Bakery

PLAN SHOWING TWO TENANCIES



PLAN SHOWING SIX TENANCIES



INDUSTRIAL STRATA UNITS

The industrial units at MADE are located on levels 1 to 3 with vehicular access via a ramp from Faversham Street , via a security roller door.

The units can be accessed 24/7.

SIZES

73 - 234m²

PARKING

Each unit has an individual parking spot dedicated to the unit as well as an internal loading dock which can fit a small rigid vehicle.

CEILING HEIGHTS

Industrial units 5.25m floor to ceiling

Mezzanine floor to ceiling 2.55m

POWER

3 phase. Metered per storage unit

SERVICES

GPOs. Water. No gas.

DOOR

Roller

FLOOR

Concrete

WALLS

Glass reinforced concrete. Plasterboard to mezzanine office.

AMENITY

Bathroom (shower, w/c, sink)

Kitchen (sink)

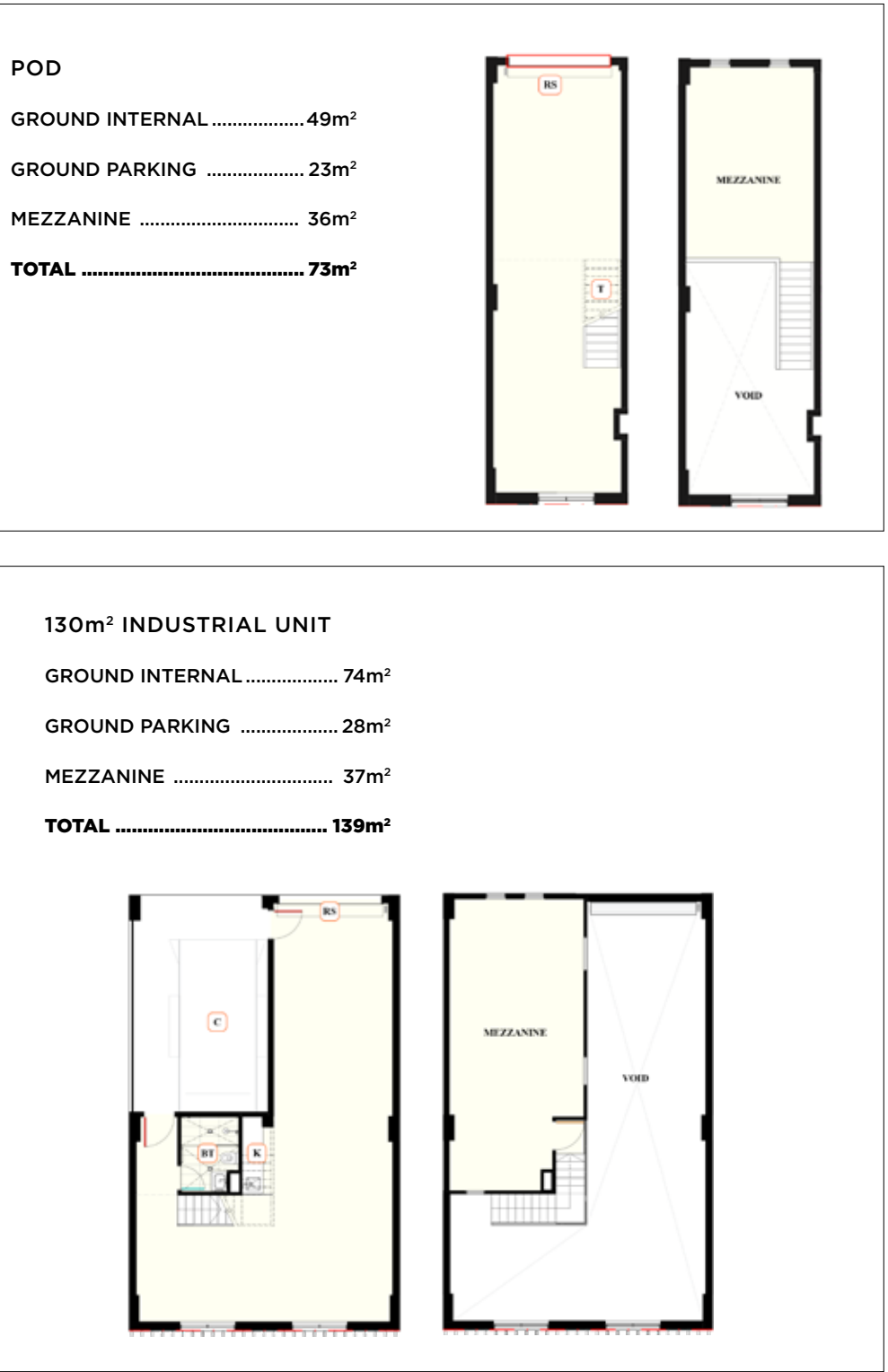
LIGHTING

LED (battens, pendant)

SECURITY

- Building wide CCTV to common areas
- During business hours – drive up access via ramp to individual units (open to visitors)
- After hours – secure roller shutter accessible with FOB key (TBC)
- Visitor access via northern lift core

SAMPLE FLOOR PLANS



HAWKEYE® INVESTOR REPORT

‘MADE MARRICKVILLE’ 18-28 FAVERSHAM STREET, MARRICKVILLE, NSW 2204





TOP FLOOR

The top floor units have the benefit of abundant light and views, and position themselves more for creative commercial office use than manufacturing or storage.

The plans and finishes are similar to the units on levels 2 and 3.

These units benefit from exclusive use balconies and are considered the premium units in the development.



VIEW LINES

It is uncommon to discuss views when referring to industrial property, but this project is unique and offers viewlines from extensive glazing throughout all the units as follows:



WICKS PLACE IS TO THE WEST OF THE BUILDING - no windows

THE PROJECT TEAM

A COLLABORATION BETWEEN AWARD-WINNING TEAMS, MADE MARRICKVILLE IS THE EMBODIMENT OF QUALITY CONSTRUCTION AND THOUGHTFUL DESIGN.

TOGA

TOGA has been developing, building and enriching communities for more than 57 years. In that time, they have established themselves as one of the most experienced, Australian-owned, fully-integrated property developers encompassing excellence, integrity, agility, and a genuine passion for creating meaningful spaces. TOGA is the name behind some of the country’s most exceptional projects including the award-winning Bondi Boheme, Harbourfront Balmain and Jones Bay Wharf.

toga.com.au

REBEL PROPERTY GROUP

Rebel Property Group is a prominent Sydney real estate development group focused on creating superior quality developments in Australia’s most sought-after locations. Rebel has proven expertise and an award-winning track record in purchasing undeveloped, under-utilised, and under-performing assets and transforming them into modern, environmentally sustainable developments that incorporate world-recognised architectural design, technology, and amenities.

rebelproperty.com.au

BRAXTON CAPITAL

Established in 2003, Braxton is a privately owned development and investment firm dedicated to delivering unique projects manifested through bold design. Braxton acquires, develops, and owns projects in strategic locations across Sydney, with interests ranging from boutique premium apartment buildings to larger industrial sites driven by proximity to infrastructure and amenities. Braxton actively seeks opportunities that make a positive impact on the urban fabric and strengthen local economies.

braxtoncapital.com.au



BUILDER

TOGA CONSTRUCTION

TOGA AWARDED 4.5 STAR RATING

In 2022 TOGA was awarded a 4.5 star rating under the Independent Construction Industry Tool (iCIRT).

iCIRT uses a five-star system to rate builders and developers on their capability to deliver apartment buildings, which must meet the minimum average of three out of five stars or above to be deemed “trustworthy”.

TOGA’s 4.5 star rating is a testament to TOGA’s reputation as one of Australia’s most experienced and trusted fully integrated property developers.

This independent assessment, an initiative of the NSW Building Commissioner, allows consumers to find a trustworthy and rated developer with a proven track record of having the capital, experience and capability to deliver quality apartments.

The rating system marks a new era of transparency for buyers of off-the-plan new apartments and will instil even more confidence in current and future TOGA customers. With almost 60 years of experience delivering quality apartments, TOGA’s 4.5 Star iCIRT rating, is just another indication of the highest standards of development, design and construction they continue to deliver.

toga.com.au



ARCHITECT

PLACE STUDIO

PLACE Studio is an award-winning architecture firm that brings together creative design, detail, regulatory know-how, expertise and experience to turn spaces into extraordinary places.

As one of Australia’s leading architects they design and develop places to live, work, play and invest in. Their key strengths include the ability to provide strategic design and development advice to realise spaces and solutions that enrich and enhance the way they are used to create the places and future their clients desire.

PLACE Studio’s commitment to quality and innovation is reflected in the work they do. They leverage industry experts to ensure that every project is completed to the highest standards to create visually stunning spaces that enhance the way you live and work.

placestudio.com.au

FLOOR PLANS

THERE ARE FIVE LEVELS IN THE BUILDING.

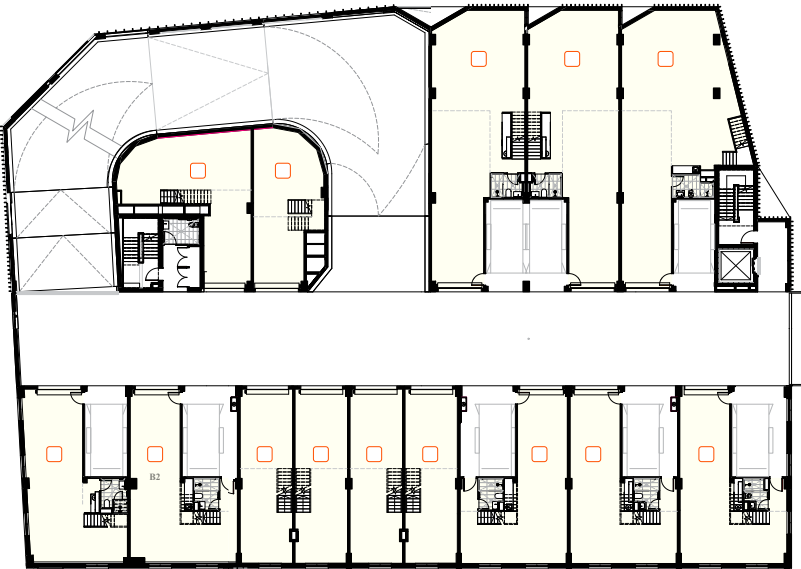
BASEMENT



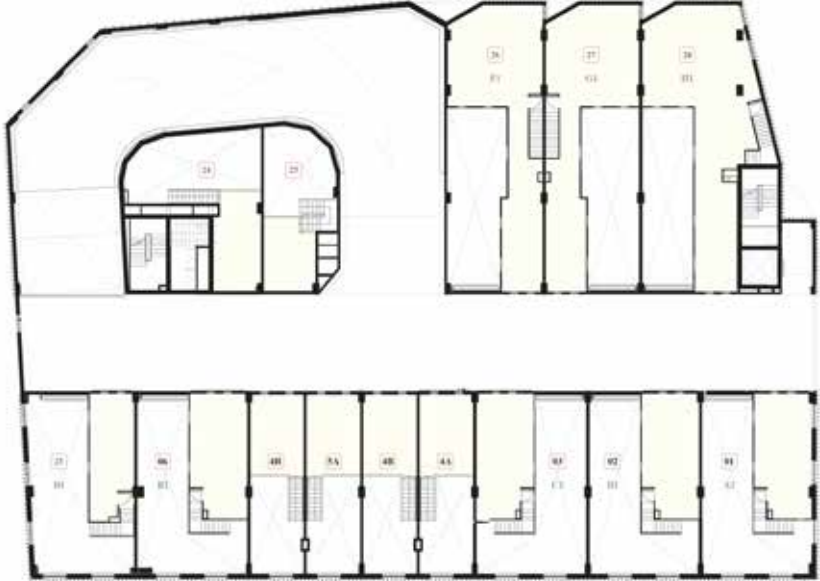
GROUND FLOOR



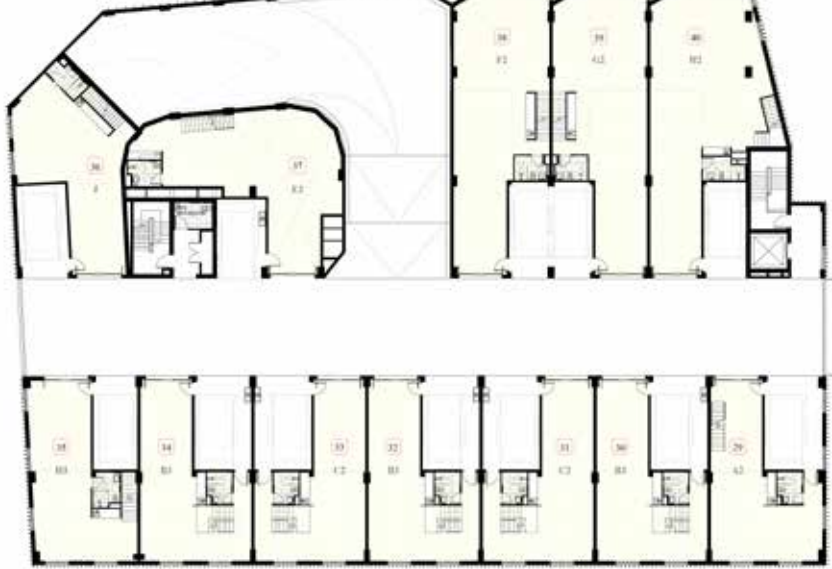
LEVEL 1



LEVEL 2



LEVEL 3





FLOOR PLANS

THE FOLLOWING PAGES CONTAIN ALL THE
INDUSTRIAL UNIT FLOOR PLANS IN THE PROJECT

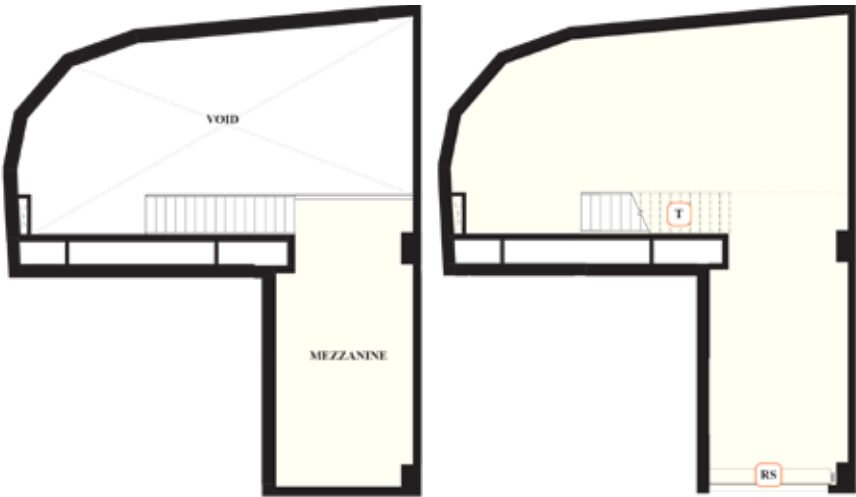
POD 1

GROUND INTERNAL 49m²
MEZZANINE 23m²
TOTAL 73m²



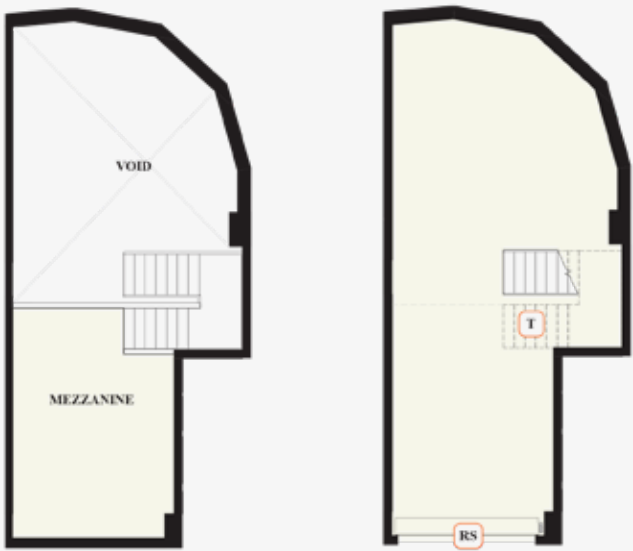
POD 2

GROUND INTERNAL 72m²
MEZZANINE 23m²
TOTAL 93m²



POD 3

GROUND INTERNAL 53m²
MEZZANINE 18m²
TOTAL 71m²



Not to scale

HAWKEYE® INVESTOR REPORT

‘MADE MARRICKVILLE’ 18-28 FAVERSHAM STREET, MARRICKVILLE, NSW 2204



TYPE A1 (UNITS 1 & 12)

GROUND INTERNAL	74m ²
GROUND PARKING	28m ²
MEZZANINE	36m ²
TOTAL	138m²



TYPE A2 (UNIT 23)

GROUND INTERNAL	75m ²
GROUND PARKING	28m ²
MEZZANINE	67m ²
WINTER GARDEN	15m ²
BALCONY	17m ²
TOTAL	202m²



TYPE B1 (UNITS 2, 4, 13, 15 & 17)

GROUND INTERNAL	74m ²
GROUND PARKING	28m ²
MEZZANINE	37m ²
TOTAL	139m²



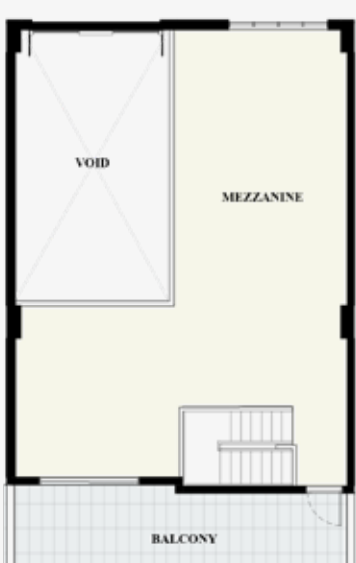
TYPE B2 (UNIT 6)

GROUND INTERNAL	73m ²
GROUND PARKING	28m ²
MEZZANINE	37m ²
TOTAL	138m²



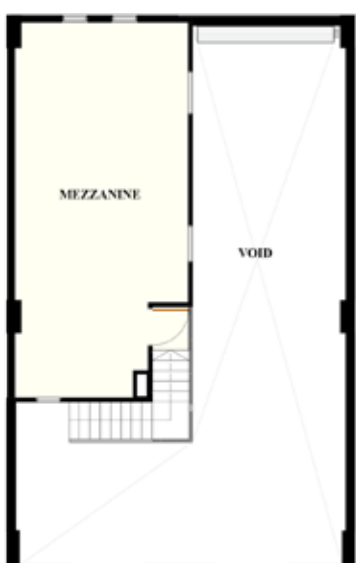
TYPE B3 (UNITS 30, 32 & 34)

GROUND INTERNAL	74m ²
GROUND PARKING	27m ²
MEZZANINE	57m ²
TOTAL	131m²



TYPE C1 (UNITS 3, 5, 14 & 16)

GROUND INTERNAL	74m ²
GROUND PARKING	28m ²
MEZZANINE	37m ²
TOTAL	139m²



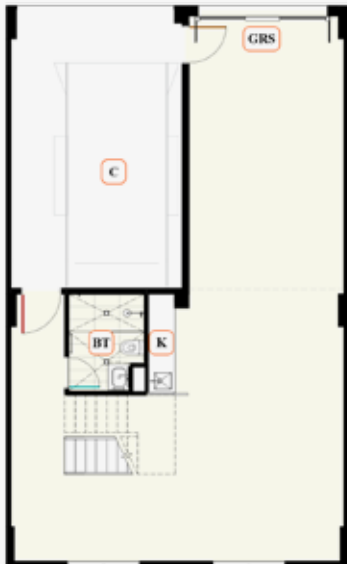
HAWKEYE® INVESTOR REPORT

‘MADE MARRICKVILLE’ 18-28 FAVERSHAM STREET, MARRICKVILLE, NSW 2204



TYPE C2 (UNITS 25 & 27)

GROUND INTERNAL	75m ²
GROUND PARKING	27m ²
MEZZANINE	57m ²
BALCONY	16m ²
TOTAL	175m²



TYPE D1 (UNIT 7)

GROUND INTERNAL	74m ²
GROUND PARKING	22m ²
MEZZANINE	29m ²
TOTAL	125m²



TYPE D2 (UNIT 18)

GROUND INTERNAL	75m ²
GROUND PARKING	22m ²
MEZZANINE	29m ²
TOTAL	125m²



TYPE D3 (UNIT 29)

GROUND INTERNAL	75m ²
GROUND PARKING	22m ²
MEZZANINE	48m ²
BALCONY	15m ²
TOTAL	160m²



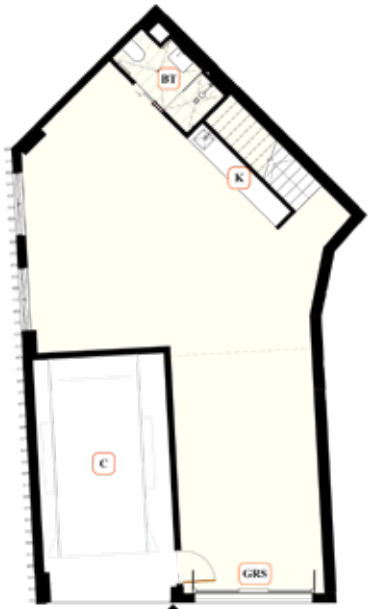
TYPE E2 (UNIT 31)

GROUND INTERNAL	103m ²
GROUND PARKING	21m ²
MEZZANINE	59m ²
TOTAL	183m²



TYPE J (UNIT 30)

GROUND INTERNAL	81m ²
GROUND PARKING	24m ²
MEZZANINE	76m ²
TOTAL	181m²



HAWKEYE® INVESTOR REPORT

‘MADE MARRICKVILLE’ 18-28 FAVERSHAM STREET, MARRICKVILLE, NSW 2204



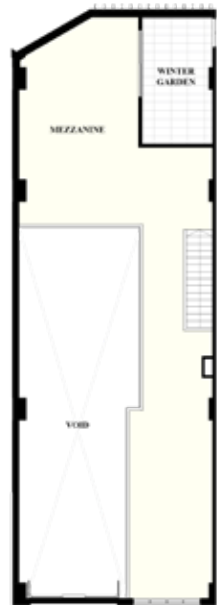
TYPE F1 (UNITS 9 & 20)

GROUND INTERNAL	119m ²
GROUND PARKING	17m ²
MEZZANINE	81m ²
TOTAL	217m²



TYPE F2 (UNIT 32)

GROUND INTERNAL	118m ²
GROUND PARKING	20m ²
MEZZANINE	70m ²
WINTER GARDEN	11m ²
TOTAL	219m²



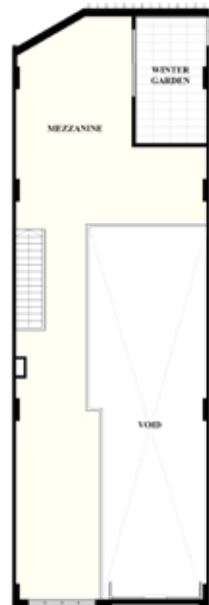
TYPE G1 (UNITS 10 & 21)

GROUND INTERNAL	116m ²
GROUND PARKING	19m ²
MEZZANINE	80m ²
TOTAL	215m²



TYPE G2 (UNIT 33)

GROUND INTERNAL	116m ²
GROUND PARKING	19m ²
MEZZANINE	70m ²
WINTER GARDEN	11m ²
TOTAL	215m²



TYPE H1 (UNITS 11 & 22)

GROUND INTERNAL	134m ²
GROUND PARKING	22m ²
MEZZANINE	99m ²
TOTAL	255m²



TYPE H2 (UNIT 34)

GROUND INTERNAL	132m ²
GROUND PARKING	22m ²
MEZZANINE	85m ²
WINTER GARDEN	14m ²
TOTAL	255m²





SECTION III

THE INVESTMENT

LEASING

The industrial leasing market in Australia is strong, with strong demand from tenants and rental growth.

RENTAL GROWTH

Prime weighted net face rental growth is 21.5%, which is about six times the 10-year average.

Sydney and Brisbane had the strongest prime rental growth over the last 12 months, with Sydney seeing a 20% increase and Brisbane a 16% increase.

INVESTOR ACTIVITY

Investor appetite for industrial assets is steady, and investment volumes in 2024 are up 16% from the same period in 2023.

VACANCY

Vacancy slightly increased across Eastern Seaboard cities this year but is still 52% below the level of two years ago.

CROSS-BORDER CAPITAL

The industrial sector is one of the most favored for cross-border capital in Australia, along with the office market.

YIELDS

Recently healthy investor appetite and the spread between property yields and interest rates exerted significant downward pressure on yields.

Yields levels softened in 2023 recording at 5.1% for prime yield averages.

Incentive level remains stable at a low rate of 5-10% for Prime industrial.

Some other trends in the industrial leasing market include:

- » Long-WALE assets will become more attractive in 2024.
- » Rental growth is expected to continue, but at a slower pace, with annual growth of around four to six percent over the next 12 months.
- » Tenant take-up remains skewed towards new and more efficient buildings.

Despite sustained and substantial growth in industrial rents over the past three years in Australia, they still have further to rise, with Sydney, Brisbane and Melbourne to have the strongest growth in 2024 according to Knight Frank.

The forecast is for ongoing industrial rental growth due to:

An assessment of rental costs as a proportion of total operational costs for a wide range of industrial space users suggest rents are not yet presenting an unmanageable burden. For most business types studied, less than five per cent of total costs came from rents. While rents and other operating costs are increasing, the data indicates that in most cases companies have been able to pass through the increases to end consumers, in keeping with the wider dynamic of a high inflation.

In Australia rents are by no means out of line with the level of rents in comparable cities globally, most of which have also seen a sharp rise in rents in recent years. Comparing Australia's current prime industrial rents to other major economies indicates that the rent levels in our markets fall in the middle of the pack when compared on a like-for-like basis. The growth experienced has also been in keeping with, rather than run substantially ahead of, the rise experienced in other major markets over the past five years.

Amidst rapid population growth and ongoing supply shortages, rents can be expected to continue to grow, although the pace of growth will be more modest than in 2023. The market is transitioning from scarcity-led and unsustainable level of rental growth to a more moderate but viable uplift due to the ongoing demand in the market for prime industrial space and the benchmark rents needed to trigger new supply.



Source: Knight Frank Research

Raine & Horne Commercial

1st November 2024

SUBJECT: Appraisal of 18-30 Faversham Street, Marrickville

To whom it may concern,

Raine & Horne Commercial are please to provide the following appraisal letter for the lease of the commercial units located at 18-30 Faversham Street, Marrickville, MADE Marrickville.


The following appraisal has been prepared based on the information available including a number of recent leasing transactions, and the features and location of the subject properties. All parties should rely on their own due diligence.

Storage Units	\$600 per square metre + GST Net
Retail	\$700 per square metre + GST Net
Commercial 'Pods'	\$550 per square metre + GST Net
Commercial Units levels 2 & 3	\$550 per square metre + GST Net
Top Floor Commercial Units	\$600 per square metre + GST Net


Our consultants successfully act in the sale and lease of over 200 commercial properties each year throughout Sydney's Inner West, South Sydney and Canterbury-Bankstown regions. This success hasn't simply occurred but is the result of a combination of hard work from all of our team, a comprehensive well utilised database of tenants and key contacts, expert marketing strategies and proven systems that are continually updated and improved upon.

For further queries or assistance with any of your property requirements please do not hesitate to contact the undersigned.

Yours sincerely,



Luke Smith
Director
Licensed Real Estate Agent
Licensed Business Agent
M - 0416 281 577



Dane Henrich
Licensed Real Estate Agent
M - 0414 440 221

DISCLAIMER
Potential Vendors/Lessors/Purchasers/Lessee's accept our documentation and the Vendor's on the condition that they will make their own enquiries and obtain independent advice in order to verify the accuracy of the information presented in any documentation.

Raine & Horne Commercial Inner West/South Sydney provides this document on the condition that, any potential Purchaser makes its own enquiries and will not make any claims against the agent or the vendor. Raine & Horne Commercial Inner West/South Sydney makes no representations or warranties.

Raine & Horne Commercial South Sydney/Marrickville
4-8 Gladstone Street, Marrickville NSW 2204
PO Box 5324 Marrickville NSW 1475 T: 02 9572 8855 F: 02 9554 7755 E: southsydney@rhc.com.au W: rhc.com.au/southsydney
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CAPITAL GROWTH

Key economic themes represent tailwinds for industrial property, making this sector of the commercial property market an attractive investment opportunity for investors wanting income and capital growth.

Despite new supply coming on to the market, economic tailwinds should continue to underpin this buoyant commercial property sector’s growth for the next decade.

Industrial strata properties can offer significant capital growth potential due to a number of factors, including:

- » **DEMAND**
Well-located properties with lower purchase prices can experience significant capital growth due to ongoing demand.
- » **E-COMMERCE**
The rise of e-commerce has led to an increase in demand for warehousing and distribution centres.
- » **SUPPLY CHAIN ISSUES**
The pandemic and other supply chain issues have led businesses to rethink their inventory management, which has increased the need for industrial space.
- » **GOVERNMENT SPENDING**
Infrastructure Partnerships Australia estimates that \$256 billion will be allocated to infrastructure over the next four years, which will increase the demand for industrial property.
- » **LEASE TERMS**
Industrial properties often have favourable lease terms because the premises must accommodate a business’s unique operations. For this reason, industrial tenants tend to relocate less often than tenants in other sectors – better known as tenant stickiness. As a result, industrial leases tend to be long-term – often 10 years with multiple renewal options.

Other factors that can impact industrial property capital growth include: Interest rates, rental growth, scarcity of new properties, and shift from interstate investors to owner-occupiers.

Industrial is no longer the rough diamond of commercial property. This market is now worth nearly \$300 billion and is expected to surge to \$410 billion over the next decade to become the biggest commercial property sector.

Growth comes from demand and lack of supply. Despite new supply coming on to the market, it has failed to outstrip demand for nine out of the past 10 years. And increasing supply is running into the headwinds of skilled labour shortages and higher costs for construction materials that have driven a surge in construction costs over the past few years.

It is estimated that for every person added to the population an additional four-square metres of warehouse space are needed. Based on this number and the prediction of an extra 3.8 million people by 2033, then the demand for warehouse space will increase by more than 15 million square metres over this period. Compounding this effect will be the ongoing e-commerce boom. The trend towards online retail sales was solid before COVID, with the pandemic simply accentuating this phenomenon. Yet with only 12 per cent of retail sales online, Australia still lags much of the world.

Also market-linked rental terms are the sector norm. The advantage that this creates is that it allows rents to keep pace with inflation in a high-inflation environment, while also protecting downside risk in a low-inflation environment. Furthermore, industrial leases are typically net leases, meaning outgoings and expenses relating to the property are typically covered by tenants.



DEPRECIATION SCHEDULES



STRATA

The building will appoint a strata manager to undertake maintenance and manage the asset on behalf of the owners.

Industrial strata management is the process of managing industrial properties that are owned by multiple parties, with some areas shared and others owned individually. It involves a range of tasks, including:

FINANCIAL MANAGEMENT

Ensuring the owners corporation meets its financial obligations, such as collecting levies, paying bills, and managing the budget.

COMPLIANCE MANAGEMENT

Ensuring the property complies with all relevant legislation, such as health and safety, insurance, and legal requirements.

MAINTENANCE

Overseeing routine maintenance and repairs to ensure the property is safe and functional.

RECORD KEEPING

Maintaining accurate and up-to-date records of the property’s finances, by-laws, and other important information.

COMMUNICATION

Communicating with owners and tenants, and arranging meetings.

DISPUTE RESOLUTION

Resolving disputes through mediation, adjudication, or the NSW Civil and Administrative Tribunal.

Each type of property has specific needs, such as specialised storage or production infrastructure. The best industrial property managers are adaptable to these unique demands.

STRATUM TITLE

Made Marrickville will comprise of three stratum lots as follows:

STRATUM LOT	DESCRIPTION	COSTS (APPROXIMATE)
BASEMENT	Consists of 24 storage units	\$450 pq
RETAIL LOT	F&B/Market Stalls, Specialised Retail	\$2,500 pq
INDUSTRIAL LOT	Consists of 40 Industrial units	\$1,000 to \$1,900 pq (depending on size)

DISALLOWED USES FOR INDUSTRIAL UNITS

- » Panel beating/motor vehicle workshop
- » Auto wrecking or recycling business
- » Motor vehicle or motor mechanic
- » Repairs to motors
- » Tow truck facility





ESG

(ENVIRONMENT, SOCIAL AND GOVERNANCE)

Occupiers continue to seek modern, efficient buildings and are looking for assets that enable efficiencies through the consolidation of activities and buildings that allow for automation of processes and robotic technologies.

Tenants and buyers expect ESG features in new developments and are working towards medium to long-term carbon neutral targets.

The developers of MADE MARRICKVILLE strive to meet these targets and have implemented the following initiatives into the building:

- Solar panels on the rooftop to power communal areas

- Recycled water for landscaping

- Compliance with section J for energy efficiency and thermal comfort in units

- Electric Vehicle (EV) charging in retail parking and ability to add EV charging to each unit



DISCLAIMER

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RISKS

As with all investments, residential property investment involves risk. It is important to understand the many factors that impact the success of a development, and the performance of an investment. While drivers of growth and other attributes that positively contribute to the performance of an investment have been analysed in depth, it is equally important to understand the risks that could detrimentally affect the performance. Investors should obtain independent professional advice. REALOGIC does not provide financial advice.

RISKS TO FORECASTS

Although REALOGIC believes the forecasts contained within this document are based on reasonable grounds, information is predictive in nature and the forecast rate of return may be affected by inaccurate assumptions, or by known and unknown risks and uncertainties.

MARKET RISK

The success of the development may be affected by a change in the residential property market. There is a risk that if the investor or owner chooses to sell the property during or following a period of depressed market activity, they may realise a value less than the property was purchased for.

SUPPLY RISK

Given a history of steady demand in the suburb and the limited development opportunities, it is unlikely that any risk of oversupply will become evident within the suburb over the short to medium term.

INTEREST RATE RISK

An increase in interest rates will have a number of immediate and latent effects on the property market. Mortgage and interest payments will be adversely affected, while a more delayed reaction will be seen in market activity and growth.

GOVERNMENT POLICIES

Changes to government policies, legislation or taxes may affect property values and returns. Changes in government, local authority policy or requirements with respect to the property may require additional unbudgeted expenditure. This may result in a reduction in an investor’s rate of return.

RENTAL YIELDS

Rental yields fluctuate and are contingent on other market factors. They may go up or down depending on factors such as supply, demand, employment, investment in the area, and the state of the overall residential market.

SOURCES

Australian Bureau of Statistics www.abs.gov.au/ Knight Frank/ Colliers/ JLL



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