Australian Off Market Real Estate 3/9/2019

**Residential Development Site**

* Development Approval Ready
1. Parramatta—DA approved 300 rooms 28 storey hotel development site 67 parking—30m
2. Ryde-DA approved 20 units,5 levels in total, 7 are sold already. 4m
3. Hunter Valley—DA Approved 95 lots subdivisions—5.3m (GST Inclusive)
4. Homebush---DA ready for 77 apartments --11 x 3 bed, 45 x 2 bed, 21 x1 bed apartments-14m
5. Gosford--580 Apartments with commercial and retail as well, mixed use development total 66000GFA-EOI
6. Beecroft—land size 1998sqm and GFA 3970. Approved for 45 units 15/26/4 mix with 1/2/3 bed rooms, 6 levels with 2 basement. 14.5m
7. Rouse Hill—1km to new Tallawong Metro station, outstanding location with level land. DA Approved 367 units total + 8 shops 23m
* Subject to planning proposal and development approval
1. Liverpool- 350 metres opposite to train station 180 apartments 234 parking -DA is coming, 27 levels, Residential GFA 15000sqm, Total GFA 19000—can be converted to hotel potential 350 rooms (Four Point by Sheraton) , serviced apartments and student accommodating -18m
2. Mosman—2800sqm land with potential to subdivide into 4---700sqm lands to build mansions. 15m. 2%+gst buyer agent fee
3. Chatswood—B3 Commercial Core zone 3270sqm with potential 78600GFA and 60000NSA, 43 levels for office, education, boarding house, hotel and serviced apartments. 10% deposit with 15 months delayed settlement-- 175m
4. Alexandria—existing old warehouse 2788sqm land next to Green Square train station-B7 zone potential with 17000 GFA--45m+
5. Lane Cove—site area 6800 with 5440 GFA, potential for 42 Townhouse+ 2 Duplex. ---28m
6. Parramatta—site is 1663sqm, potential with 2 towers 10 and 37 sotrey with total 220 units—33m
7. Castle Hill—460 Apartments plus 8025sqm commercial and retail—EOI
8. Castle Hill--Show Ground— four 8-10 storey Residential Flat Buildings comprising 281 units (33 x 1 bedroom, 185 x 2 bedroom and 63 x 3 bedroom) and 477 car parking spaces within a basement car park. 45m
9. Rhodes—36 levels potential 37900 GFA 330 units 343 parking space--EOI
10. Newcastle- New Town. 5,100,000sqm total land with 2,869,000 DA approved, (2,510,500 sqm for 3500 house and land package and 358,500sqm for commercial/retail) and remaining 2,224,400sqm for environmental usage)—EOI
11. Kemps Creek—Next to new airport, 30Ha huge land with potential industrial zone such as industrial, warehouse, logistic, business park and etc. 45m. 2years settlement

**Hotel, Office building, Vineyard, Farm, Student Accommodation,**

**Education, Shopping Centre**

1. Jamberoo 4-star motels. 43 rooms 9 acres land, recent renovation- Revenue 680k/year + GST--Net profit 350k/year 5.5m
2. North Sydney—Commercial office building 9723GFA- with 110 car park- 15 levels with 3 basements, Net rental income 5m/year ask for 125m
3. Pyrmont hotel—under construction total GFA 1134 sqm and 9 levels, will complete end of 2019 as brand new—28m—10% deposit and settlement subject to OC
4. Shellharbour Golf Resort—51 Ha with 2 houses 1 club house and 1 warehouse with existing 18 holes international standard golf average 1000 customers/week

plus, DA ready with 168 hotel rooms and new 498sqm club house with total GFA 6584 plus 143 parking and mini putt putt —12m

1. Sydney cbd hotel–- site area is 710sqm, new renovation, 4 star, 15 levels, 281 rooms- commercial tenant totally with 14m income--270m
2. Mascot Adina hotel—site area 2444sqm 123 rooms 1.7km to airport—2.7m net income---54m
3. NSW Nowra Island---121 HA, potential for residential or tourism. 8.5m

**Developer’s Residual Stock**

**(Completed apartments or subdivided lands)**

1. Burwood---outstanding location with existing 9 apartments plus 2 potential apartments, common areas and 25 underground car parks under 1 strata---total internal area 1101sqm +294 sqm balcony plus common areas. Ask for 10m circa. 7k/sqm
2. Riverstone--1.5km to Riverstone train station, 5 mins drive to Tallawong Sydney Metro 15 lots (from 330-430sqm) infrastructure is ready, total 5606 sqm land, can start to build home. Can be sold individually or as a whole to builder who want to build the home and later on to sell them as “house and land “package. --7m (1250/sqm)
3. Pagewood---61 completed apartment and townhouse. Cross the road is good ranking primary school. Excellent quality of building and interior, Good rental return, Open to EOI (total capital size 60m circa)

**Child Care** (Freehold Property)

1. Woongarrah (central coast)- DA Approved 80 places childcare Centre development site for sale 2772sqm----1.5m
2. Cadden- 626sqm land with 728 sqm total floor area with 12 parking for 45 kids, 1.5m
3. Auburn--DA Approved 46 places childcare Centre development site—1.75m

**Sydney Childcare Business** (must be purchased in one line)

Brookvale- 64 places

Roselands- 113 places

Maroubra-60 places

Forestville-45 places

St Ives- 96 places

Colebee- 90 places

Gladesville-41 places

# All 7 centres together ---Annual net profit is around 4m and ask for 23m