

FINANCIAL REVIEW

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HD	Elizabeth St \$45m sale
BY	Mercedes Ruehl
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LP	<p>Burcher Property Group has sold has a corner office building in the Sydney central business district to a local private Chinese investor for \$45 million.</p> <p>It is the buyer's first major commercial investment in Australia. The sale price reflected a yield of 6.65 per cent and the building provides a net income of about \$3 million. The fully-leased, 12-level building at 299 Elizabeth Street, is on a prominent corner opposite Hyde Park.</p>
TD	<p>John Bowie Wilson and Richard Garland of Knight Frank and Scott Gray-Spencer of CBRE worked for the vendor.</p> <p>"This illustrates that for well-leased and well-located properties, cap rates are going to continue to come down," Mr Bowie Wilson said. "People view the interest rate environment as stable and are prepared to pay a premium to get in the market because stock is so tightly held."</p> <p>The building has a net lettable area of 5974 square metres, which includes 375 square metres of ground floor retail. It has a weighted average lease expiry of just over three years.</p>
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