



Car park located  
beneath this area.  
Details overleaf.

**MRE**  
McVAY REAL ESTATE

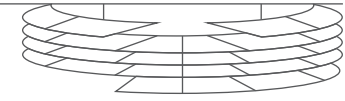
For Sale by Expressions of Interest

# SYDNEY OPERA HOUSE CAR PARK



# FOR SALE: SYDNEY OPERA HOUSE CAR PARK

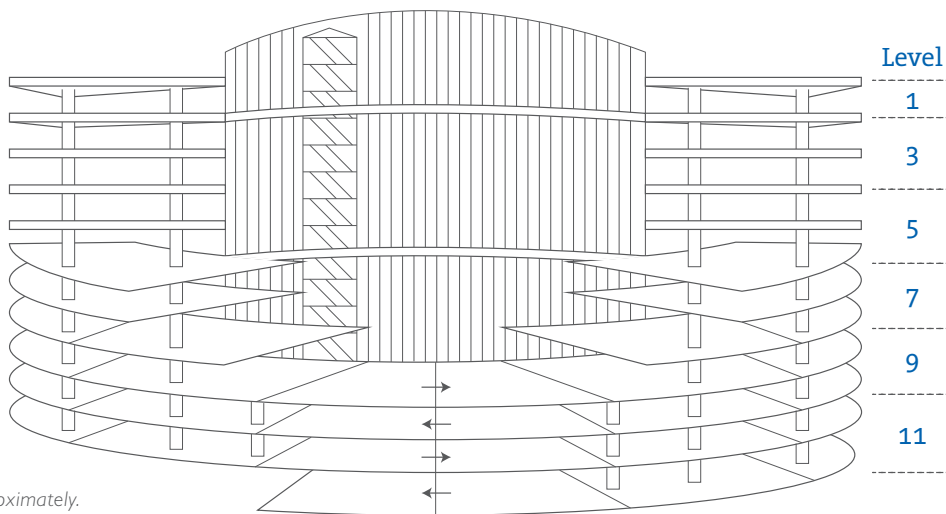
## SYDNEY OPERA HOUSE CAR PARK



### INVESTMENT HIGHLIGHTS

- > **A Critical Piece of Infrastructure:** The car park services the largest city in Australia and one of the most famous buildings in the world.
- > **The Ultimate Landmark:** Situated adjacent to the World Heritage Sydney Opera House.
- > **Diverse Customer Base:** The car park enjoys broader hours of operation than other CBD car parks, and a wide customer base that includes Sydney Opera House guests, performers and staff, in addition to nearby CBD workers and day-trippers.
- > **Efficient Design and Spacious Parking Bays:** The innovative double helix design creates a highly efficient car park, with wide single car parking bays positioned on either side of a central lane.
- > **Restricted Supply:** There are less than 29,000\* car park spaces currently in the City of Sydney. Current planning policy will see restrictions in new supply and a potential further reduction in the number of spaces as commercial properties are converted to residential use.
- > **Low Capital Expenditure:** As compared to more traditional real estate investments.
- > **No Tenant Incentives:** Unlike CBD office investments, which currently require significant incentives on new lease term, the investment yield reflects a true net return.

### INDICATIVE BUILDING DIAGRAM



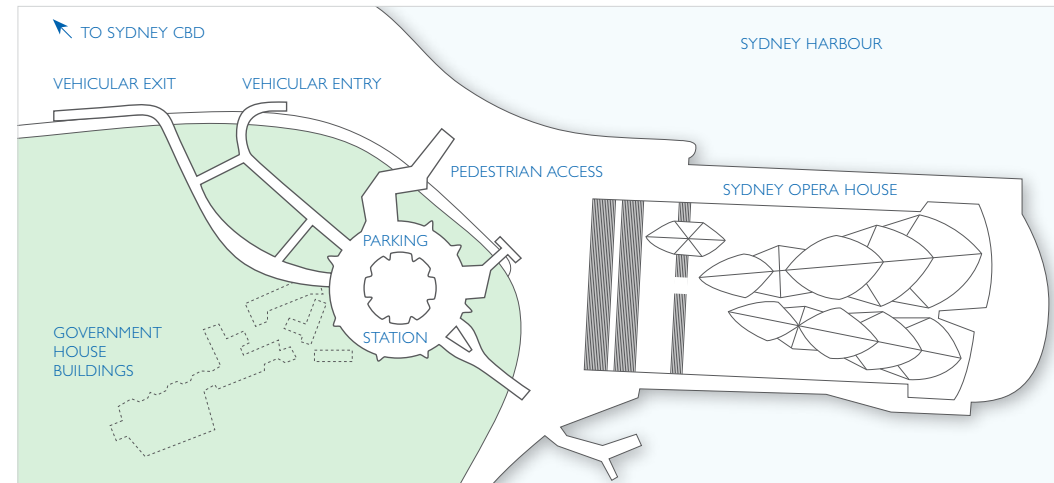
\* Approximately.

### THE OFFERING

- > **1,176 car parking spaces and 10 motorcycle spaces** via a 29.5\* year leasehold interest in an underground stratum.
- > **Passive Investment:** Wilson Parking provides onsite operational management, enabling a relatively passive investment opportunity. Vacant possession is also available from November 2014, at the purchaser's discretion.
- > **Forecast net revenue** in excess of \$7.642 million\*.

For Sale by Expressions of Interest, closing 4pm on Thursday 17 October 2013

### LOCATION PLAN OF UNDERGROUND CAR PARK



### EXCLUSIVE AGENTS' CONTACT DETAILS



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*DISCLAIMER: This document has been prepared by McVay Real Estate, (the "Agent") solely for the purposes of providing initial information to a select number of potential investors to assist them in deciding if they are sufficiently interested in the Sydney Opera House Car Park, Sydney (the "Property"), to proceed with further investigation. It is provided on a confidential basis and is not to be re-supplied to any other person or reproduced in whole or in part without the prior written consent of the Agent. The information contained in this document is intended as a guide only; it does not constitute advice and does not constitute any offer or contract for sale or lease or otherwise. All figures in this document are approximate and subject to verification. Except where otherwise provided, all references to rent, income or price are GST exclusive. Potential investors should not rely on this information as a statement or representation of fact and must make their own enquiries to verify and satisfy themselves of all aspects of such information. While such information has been prepared in good faith, no representations or warranties are made (express or implied) as to the accuracy, currency, completeness, suitability or otherwise of such information. To the extent allowed by law, none of the Owner, the Advisers, or their respective officers, employees, contractors or agents shall be liable to any person for any loss, liability, damage or expense ("liability") arising directly or indirectly from or connected in any way with any use of or reliance on such information. If any liability is established, notwithstanding this exclusion, it will be limited to \$1,000.*