

MACLAGGAN PROPERTY SYNDICATE

8%

PROJECTED
CASH RETURN P.A
PAID QUARTERLY

*Government Tenanted
Office Building*





INVESTMENT HIGHLIGHTS

8.0% CASH YIELD

The Maclaggan Property Syndicate is offering a projected pre-tax cash return of **8.0%** per annum, paid quarterly.

This does not include additional income from any increase in the property value over time.

13 units available for purchase at \$100,000 per unit, with incremental investment in \$50,000 lots.

Offer Closes Monday 26 August 2019, with settlement on Monday 2 September 2019.

SOUND PROPERTY

43 Maclaggan Street is a single level **755m² office complex** on a 1763m² site. This **freehold** property includes **22 carparks**.

Built in 1989, 43 Maclaggan Street has a **seismic rating of A**, and a **100% New Building Standard rating** (report produced in February 2016).

Purchase Price is \$2,265,000. Registered valuers, Telfer Young have valued the property at \$2,290,000.

GOVERNMENT TENANT

The Government tenant is the Accident Compensation Corporation (ACC).

This property has been occupied by ACC as the sole tenant for **over 30 years**.

The **current lease** is due for renewal 30 June 2022.

PRIME LOCATION

43 Maclaggan Street is **prominently situated** on a corner site in downtown Dunedin – less than a kilometre from the Octagon.

Dunedin property values have seen consistent strong growth, and **demand remains high** for all property types in Dunedin.

Significant development at the University of Otago and construction of the \$1.4 billion dollar New Dunedin Hospital continues to stimulate the local economy and put pressure on the supply of commercial property.



“We are proud to present to you this exciting opportunity to secure a high yielding passive investment in the heart of one of New Zealand’s most robust property markets”

ALAN HENDERSON
Director Erskine + Owen
CA, AFA, REA Licensed





ABOUT ERSKINE + OWEN

ERSKINE + OWEN SPECIALISE IN
HELPING PEOPLE CREATE PASSIVE
INCOME THROUGH PROPERTY
INVESTMENTS.

Proportionate ownership (or syndication)
makes investing in the commercial property
market more achievable.

Pooling together with other investors gives
access to potentially higher value, higher yield
and higher growth properties.

Erskine + Owen has helped hundreds of
clients generate significant equity growth
over the last ten years.

We provide a comprehensive service, from
financial planning, sourcing investment
properties and property management.

CONTACT US

To register your interest and receive a copy of
the Maclaggan Property Syndicate Information
Memorandum, contact:

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Please note: This offer is open to **Wholesale Investors** only.

If you are unsure about what this means, please contact us, or go to

www.fma.govt.nz/compliance/financial-advice