

ERSKINE+OWEN™

Intelligent Property Investment

Our Latest Commercial Property Syndicate

Premium Location Premium Returns

8.0%^{*}
P.A

PROJECTED
CASH RETURN
PAID MONTHLY



Offer restricted to "Wholesale Investors" under clauses 3(2) and 3(3) of Schedule 1 to the Financial Markets Conduct Act 2013 (or to any other person to whom an exclusion applies under Schedule 1 of that Act).

*Projected pre-tax return for full one year period. Details on how the return will be calculated and the risk associated with the investment and return are set out in the Information Memorandum.

OUR LATEST COMMERCIAL PROPERTY SYNDICATION

Waterloo Property Syndicate Limited Partnership

- + 8.0%* projected cash return paid monthly
- + Premium industrial location in Christchurch, close to CBD, Airport & SH1
- + Longstanding tenant with 'essential services' client base
- + \$100K minimum investment for wholesale/eligible investors
- + Offer closes 17 December 2020, or earlier if fully subscribed

*Projected pre-tax return for full one year period. Details on how return will be calculated, and the risk associated with the investment and return, are set out in the Information Memorandum.

PROPERTY DETAILS

Property Address	48 - 50 Waterloo Road, Hornby, Christchurch
Property Type	Industrial
Title	Freehold
Land	7,564 sqm
Total Rentable Floor Area	3,679.1 sqm
Purchase Price	\$5,000,000

Lease Details

10 year lease term expires 31 December 2024
1 x 10 year right of renewal to 31 December 2034
2 yearly market rent reviews



The Tenant - Hally Labels

Founded 55 years ago, Hally Labels is a leading trans-Tasman label manufacturer with production facilities in Auckland, Brisbane, Sydney and Christchurch. The business has built a strong reputation in the Australasian packaging sector, with its labels featuring on a number of prominent household brands – including many food and beverage products.

The value of this client portfolio became evident during the recent pandemic shutdown, when Hally's food processing clients were classified as essential service providers. Hally Labels was able to trade successfully and maintain operations during a time of unprecedented economic stress.

The company has a substantial footprint with 200 staff and 26 label presses across their four sites.

The Location - Hornby, Christchurch

Christchurch provides a strategic base for businesses serving the South Island domestic and export markets, with its port, international airlinks and growing population.

The property is conveniently located in Hornby, approximately 12km southwest of the CBD and just 8km from the airport. With its mix of business parks and purpose-built industrial sites, Hornby provides a business-friendly base for companies looking to take advantage of the area's excellent transport infrastructure.

State Highway 1 runs through the suburb, and the second extension of the Southern Motorway and Shands Road interchange (currently under development), will further boost development in the area.

Rapid access to the Christchurch CBD and easy access to the south will likely prove a winning combination for a wide range of businesses.



RISKS

Investments in syndicated commercial and industrial property does carry risk. Prospective investors must determine whether the investment is appropriate having regard to their own investment objectives and financial situation. Investors are encouraged to seek independent financial, tax and legal advice on these matters.

The Limited Partnership and General Partner consider that the most significant risk factors that could affect the value of a Limited Partnership interest are:

- + **Loss of rental income:** a default by the tenant in paying rent and outgoings may affect forecast returns.
- + **Re-leasing:** costs may be incurred in any future re-leasing of the property and failure to re-lease will likely affect its value.



- + **Interest rate and bank risk:** interest rate movements are unable to be accurately predicted and an increase in interest rates may affect returns and bank covenant compliance.
- + **Capital expenditure risk:** capital expenditure for the property may be more than budgeted. No warranty or representation is made in respect of whether the revenue, expenses, or any capital appreciation in the future will be achieved.

Actual results are likely to be different to the forecasts since anticipated events frequently do not occur as expected and the variation may be significant. Accordingly, Erskine + Owen, it's shareholders, directors, employees, advisors or agents nor any other person can provide any assurance with respect to such information.



NEXT STEP

Register your interest

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

Alan Henderson, Director

Email: alan@erskineowen.co.nz

Office: 021 679 311

Online: www.erskineowen.co.nz

About Erskine + Owen

Erskine + Owen specialise in helping people create wealth and passive income through intelligent property investment.

Proportionate ownership (or syndication) makes investing in commercial property more achievable. Pooling together with other investors gives access to potentially higher value, higher return and higher growth properties. Erskine + Owen has helped hundreds of clients generate significant equity growth over the last twelve years. We provide a comprehensive service from financial planning, sourcing investment properties and property management.

Learn more online at www.erskineowen.co.nz



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Level 1, 103 Carlton Gore Road
Newmarket, Auckland 1023
New Zealand

+64 9 377 6463

info@erskineowen.co.nz

www.erskineowen.co.nz