

A special presentation in association with Placer Property

# Investment opportunity for the long-term future

**T**HE Reserve Bank of Australia cut the official cash rate by 25 basis points to 1.50 per cent at its August meeting. Forecasters are also expecting further reductions to the cash rate and a sustained period of low interest rates for the foreseeable future.

With the further lowering of the official cash rate, retirees are finding it increasingly difficult to live on income generated by their savings.

Consequently, investors are turning to higher-yielding investments such as unlisted property trusts that invest in investment grade commercial property.

The Stables Property Fund (Fund) owns The Stables Shopping Centre, which opened recently in Golden Grove. The Fund allows investors to invest in this investment grade, South Australian commercial property that provides an attractive 7.6 per cent income yield in FY17, with the potential for capital growth over time.

The Stables Shopping Centre is a 5606sqm neighbourhood shopping centre, anchored by a full line Woolworths supermarket and BWS liquor outlet with nine speciality tenancies, two kiosks and two ATMs.

The centre is located at Golden Grove, about 22km northeast of the Adelaide CBD, and benefits from a visible corner site at the intersection of Golden Grove Rd and Crouch Rd and has quickly become a vibrant part of the local community. The Fund's key features include:

**Attractive yield:** Forecast distribution yield of 7.6 per cent in FY17, paid quarterly with the minimum application



**SOLID ANCHOR:** With a 15-year lease locked in, supermarket giant Woolworths anchors The Stables Shopping Centre into the foreseeable future.

investment amount being \$10,000 (10,000 units).

**Woolworths** as anchor tenants – 61 per cent of the retail income will be sourced from the centre's major tenant, Woolworths Limited.

**Long term leases:** A 15-year lease to Woolworths and 10-year leases to the medical centre and pharmacy tenancies

provide a long, 11-year WALE (weighted average lease expiry) by income.

**Modern centre:** Opened in April 2015, the Centre has low capital expenditure requirements as the property is a newly-built asset.

David Omond, the joint managing director of Placer Property, said that the site's

location is what attracted him to the project.

"The local catchment, which comprises residences within approximately three kilometres of the centre, contains a substantial population and average household income levels are above the Australian average," he said.

"There is also limited exist-

ing competition with no other full line supermarket in the catchment."

The term of the Fund is expected to be about six years and two months, unless the centre is sold earlier or unit-holders agree to extend the term of the Fund.

Property Investment Research, one of Australia's

leading providers of property funds research and analysis, has rated the Fund AA-.

**A Product Disclosure Statement offering units in the Fund is available on the Placer Property website, [www.placerproperty.com.au](http://www.placerproperty.com.au), or by contacting Bernadette Spiteri at Placer Property on 1300 132 099.**

**Open for Investment**

## THE STABLES

### PROPERTY FUND

Golden Grove SA

- 7.60% forecast yield in FY17
- Woolworths as anchor tenant
- WALE of 11 years
- High \$0.95 initial NTA per Unit
- Minimum investment \$10,000, six year term

For more information, please speak to your financial adviser, or contact Placer Property on **1300 132 099**

[www.placerproperty.com.au](http://www.placerproperty.com.au)

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PROPERTY

Placer Property Limited ACN 164 635 885, AFSL 442806 has prepared this document and is the responsible entity of, and the issuer of units in, The Stables Property Fund ARSN 167 742 672. Before making an investment decision in relation to the Fund investors should read the PDS dated 9 May 2016 in full, available at [www.placerproperty.com.au](http://www.placerproperty.com.au) or by calling 1300 132 099. Applications for Units can only be made on the application form accompanying the PDS. The information in this document is general information only and has been prepared without taking into account individual investors' objectives, financial situation or needs. Therefore, in deciding whether to acquire Units in the Fund, potential investors should read the PDS in full and consider consulting a financial or taxation adviser. Forward looking statements in this document and the PDS are subject to both known and unknown risks, uncertainties and other important factors that could cause the actual results, performance or achievements of the Fund to be materially different from those expressed or implied in such forward looking statements.