



PEAK EQUITIES

54 Jose Street, Melrose Park, Adelaide



In July 2015, the Melrose Park Unit Trust acquired a substantial industrial freehold (27,500 sq. m approx.) in the primarily residential Adelaide suburb of Melrose Park, approximately 8 km south of the Adelaide CBD.

At the time of commencing our due diligence, the existing lease had a remaining term of less than 2 years. Before committing to the purchase, Peak Equities negotiated a new 12-year lease with the tenant, incorporating a "demolition clause".

Having regard to its size and location, the property is considered suitable for residential development.

In the interim, the property is securely leased and well maintained by the tenant.

**Melrose Park Unit Trust Investors
are enjoying income in excess of
14% per annum.**