

INFORMATION MEMORANDUM

3 - 7

SAY STREET

WAGGA WAGGA NSW 2650

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INTRODUCTION



3 - 7 Say Street, Wagga Wagga NSW 2650

WHK Commercial, in collaboration with Raine & Horne Commercial Wagga, is excited to showcase a distinctive marketing opportunity.

Located in the center of an industrial zone and conveniently near the Sturt Highway, 3 - 7 Say St, East Wagga Wagga encompasses three buildings across three titles, all under a single lease, and sits on an expansive site of approximately 12,761 sqm.

This property is currently leased to the internationally recognized company Dayco Australia, which has maintained a long-standing tenancy, with the current lease set to expire in September 2028, along with options extending to 2033. The property generates a base rent of \$324,543.185, making it a secure investment choice for discerning investors looking to grow their portfolios.

Wagga Wagga and its surrounding areas are rapidly expanding, boasting an approximate Gross Regional Product of \$5.41 billion and supported by 40,170 jobs, along with a population growth rate of 18.5%. With thriving sectors such as healthcare, construction, education, and social assistance driving the economy, Wagga Wagga is building a reputation as a community dedicated to fostering a vibrant and inclusive urban environment. This ensures investors can have confidence in the stability of their investment.

Contact Harry or Dylan today to discuss your interest.



Harry Stefanou
Principal & Director
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Dylan Wooden
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3 - 7 SAY STREET

WAGGA WAGGA NSW 2650



EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



3 - 7 Say Street, Wagga Wagga NSW 2650

TITLE	Lots 13 - 15 DP 255148
AREA	Land 12,761 sqm approximately Build 5,418 sqm approximately exclusive of awnings
LGA	Wagga Wagga City Council
PROPERTY ZONING	E4 - General Industrial
TENANT	Dayco Precision Holdings Pty Ltd
LEASE TERM	15 Years 2013 - 2028 1 x 5 year option
CURRENT RENT (2025)	\$324,543.185 + GST + Outgoings
ANNUAL INCREASE	CPI or 3% Fixed, whichever is higher
POTENTIAL YIELD	5.9%
FOR SALE	\$5,500,000

3 - 7 SAY STREET
WAGGA WAGGA NSW 2650



TENANCY PROFILE



TENANCY PROFILE



Dayco Australia Pty. Ltd

Dayco Australia is a leading manufacturer and supplier of essential engine products and drive systems for the automotive and industrial sectors. Established in 1905 as part of the global Dayco group, the company is known for its high quality belts, hoses, and pulleys, which are integral to the smooth operation of engines and machinery. Dayco's commitment to innovation and reliability has made it a trusted name in the industry, serving customers across Australia and beyond.

With a strong presence in the Asia - Pacific region, Dayco Australia operates state-of-the-art manufacturing facilities and distribution centers that ensure the timely delivery of products to a wide range of clients. These facilities are pivotal in supporting the company's robust supply chain and maintaining its reputation for exceptional customer service.

As a significant employer, Dayco Australia contributes to the economic viability of the regions it operated, offering numerous job opportunities and fostering local business growth through its extensive network of suppliers and partners, and its global community spanning 50 locations across 18 countries and over 4,500 associates.

3 - 7 SAY STREET, EAST WAGGA WAGGA
- DAYCO AUSTRALIA

ADDRESS	TENANT	RENT + GST	OUTGOINGS	TERM	OPTION	ANNUAL INCREASES
3 - 7 Say St.	Dayco Australia	\$ 324,543.18	As Invoiced & Usage	03/09/2013 - 29/09/2028	1 x 5 years (to 2033)	CPI or 3% (minimm 3%)

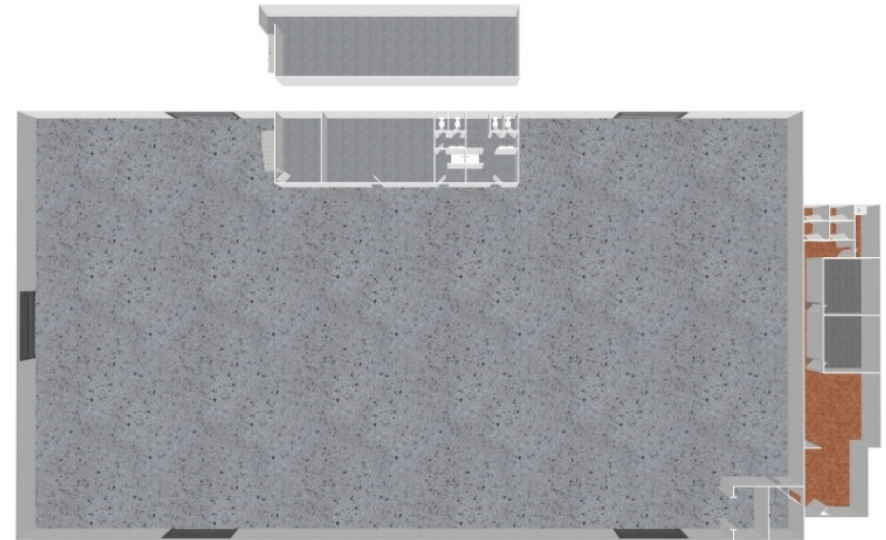
OUTGOINGS	\$
Council Rates	\$ 26,720.00
Land Tax	\$ 12,702.67
No Residential Sewer	\$ 1,761.44
Fixed Water	\$ 600.00
Insurance	\$ 1,211.55
TOTAL PAYABLE	\$ 42,995.66



3 Say Street, East Wagga Wagga
NLA 1855m²



5 Say Street, East Wagga Wagga
NLA 1850m²



7 Say Street, East Wagga Wagga
NLA 1713m²



Total Build Area:
5,418 sqm * approximately





3 - 7 SAY STREET

WAGGA WAGGA NSW 2650



PROPERTY ZONING



PROPERTY ZONING



ZONE E4 GENERAL INDUSTRIAL

1. Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

2. Permitted Without Consent

Home businesses; Home occupations; Roads

3. Permitted with Consent

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Plant nurseries; Rural supplies; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4. Prohibited

Agriculture; Airports; Amusement centres; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Educational establishments; Entertainment facilities; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Home occupations (sex services); Information and education facilities; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities

3 - 7 SAY STREET

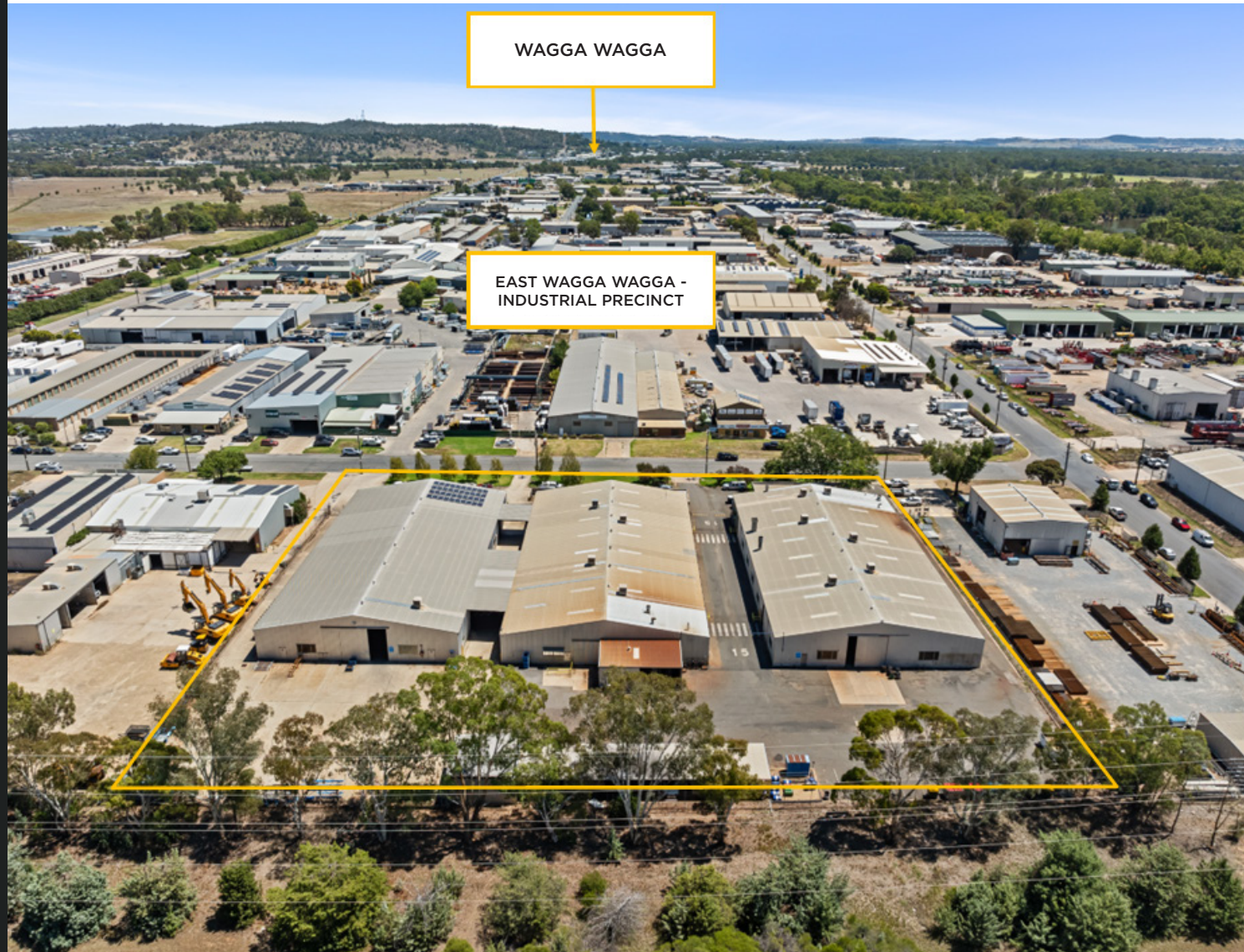
WAGGA WAGGA NSW 2650

The subject property is ideally positioned in the East Wagga Wagga industrial precinct. Situated on a large land parcel of over 12,500 square metres offering ease of access to the Sturt Highway, it offers endless potential with its size and position.

Located just 425 metres away from the Sturt highway on a B double route which is necessary for manufacturing and other industrial uses.



LOCATION MAP



3 - 7 SAY STREET

WAGGA WAGGA NSW 2650



AGENT PROFILE



AGENT PROFILE



Harry Stefanou
Principal & Director

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harry@whkcommercial.com.au

Harry Stefanou is the *Sole Director* and *Owner* of WHK Commercial Property, Illawarra's one and only dedicated Commercial Real Estate Agency.

With over 30 years of experience in the real estate industry, in both the Residential and Commercial sector, Harry's ability to achieve outstanding results are a testament to his passion and commitment to his *clients*, and with the continued growth and expansion of the WHK Commercial office reflecting this.

Combining his experience withal facets of sales, leasing and as a Licenced Valuer, Harry's knowledge of the Illawarra region provides a strong foundation upon which Harry and the WHK team build long standing and trusting relationships with buyers, sellers, tenants, landlords, investors and developers. Harry's history of repeat clients and referrals is testament to his ability and character as a person who can be trusted to look after your property and as well as your interests.



Dylan Wooden

0438 258 954
Dylan.Wooden@wagga.rh.com.au

Dylan has had plenty of success for his clients in both commercial Sales, Leasing & development over the past 6 years while working with Raine & Horne Commercial in Wagga Wagga.

These transactions have been completed over a large variety of different property types covering office, retail, medical, and industrial/commercial uses, this diverse range has contributed to Dylan sharpening his expertise of desirable industry skills.

Dylan has been an integral part of the Raine & Horne Commercial team for 6 years and his combination of industry knowledge and local expertise has allowed his to successfully build and strengthen his local connections and relationships with his clients and become a trusted industry leader within the region



DISCLAIMER

WHK Commercial has prepared this report as a means of adopting a starting point for an organised strategy for the sales strategy of this property. It is not a valuation or intended to be relied upon by any person as such (including in support of any financing application), and if professional valuation expertise is desired we should be instructed accordingly.

Of necessity all marketing strategies involve strong elements of intuition and prediction and must be fluid and responsive to a variety of factors including:

- Economic cycling
- Financial market and borrowing cost fluctuations
- Demographic changes
- Alteration in public tastes and styles of stock for which demand is sustainable
- Oversupply of stock in region or market layer
- Impact of alteration of planning or other laws
- Competing / similar properties in the vicinity of the site
- Seasonal trends
- Delays in realisation due to (e.g.) building disputes
- Volatility of building costs.

"The Agents" reserve the right to revise pricing or any strategy at any time based on the need to meet market factors and expectations

Methods of marketing are suggested to maximise impact in accordance with the marketing budget you have set. No guarantee or warranty is given that any combination, of strategies will produce a given result or level of result and all marketing fees and outlays should be treated as risk capital.

Price is suggested taking into account recent market evidence in the locality for more or less comparable properties (constructed or in course of construction). Any price mentioned in the advertisements does not take into account any applicable Goods and Services Tax ("GST"). Prospective purchases are strongly advised to make their own inquiries as to whether any listing price is inclusive or exclusive of GST.

Information and figures contained in this report have been obtained from various sources as noted throughout the report. We have not independently checked and verified any of the information we merely pass it on for your reference. We make no comment on and give no warranty as to the accuracy of the information contained in this report which does not constitute all or any part of any offer or contract. Zoning and land area details are as provided by RP Data and are subject to confirmation.

This marketing submission is provided as a preliminary opinion only. It does not represent a formal valuation and should not be relied upon or treated as such.

We advise that "the Agents" are not Registered Valuers and strongly recommend you seek professional advice from a Registered Valuer.

We reserve the right to revise this submission subject to further investigation and assessment.

In accordance with Company policy this document has been prepared for the use only of the party for whom it has been prepared as stated in this document and we accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.