

## Part Six

# Show & Tell



### **General Advice Warning:**

This information is of a general nature only and does not take into account your objectives, financial situation or needs. You should consider the PDS dated 4 July 2018, issued by Plantation Capital Limited ACN 133 678 029 AFSL 339481, in deciding whether to acquire an interest in the Passive Income (USA Commercial Property) Fund. Past performance is not a reliable indicator of future performance. No earnings estimates are made.



# Hanson



# Hanson

Purchase Date	18 March 2013	<b>Industrial</b>
Purchase Price	\$620,000    \$24.80/sf	
Size	Building 25,000 sf	Land 1.8 acres
FMV 31/12/17	<b>\$1,320,000</b> \$52.80/sf	<b>↑\$700,000</b> 113%



# Palmetto

Purchase Date	18 August 2013	<i>Industrial</i>
Purchase Price	\$2,000,000    \$31.66/sf	
Size	Building 63,164 sf	Land 4.5 acres
FMV 31/12/17	<b>\$3,300,000</b> \$52.24/sf	<b>↑\$1,300,000</b> 65%



# Hamlin

Purchase Date	8 October 2013	<b>Industrial</b>
Purchase Price	\$1,543,625    \$29.35/sf	
Size	Building 52,600 sf	Land 2.55 acres
FMV 31/12/17	<b>\$2,900,000</b> \$55.13/sf	<b>↑\$1,356,375</b> 88%





# Eagle

Purchase Date	3 December 2013	
Purchase Price	\$2,323,000	<i>Retail</i> \$78.23/sf
Size	Building 29,695 sf	Land 3.1 acres
FMV 31/12/17	<b>\$3,960,000</b> \$133.36/sf	<b>↑\$1,637,000</b> 70%



Powerhouse

Purchase Date	6 February 2014	<i><b>Industrial</b></i>	
Purchase Price	\$4,125,000    \$82.74/sf		
Size	Building 49,853 sf	Land 3.76 acres	
FMV 31/12/17	<b>\$4,675,000</b> \$93.78/sf	<b>↑\$550,000</b>	13%



# Powerhouse

Purchase Date	6 February 2014	
Purchase Price	\$4,125,000	\$82.74/sf
Size	Building 49,853 sf	Land 3.76 acres
FMV 31/12/17	<b>\$4,675,000</b>	<b>↑\$550,000</b> 13%

# Northland



# Northland

Purchase Date	4 April 2014	<i><b>Industrial</b></i>
Purchase Price	\$480,000     \$32.65/sf	
Size	Building 14,700 sf	Land 1 acre
FMV 31/12/17	<b>\$1,290,000</b> \$87.76/sf	<b>↑\$810,000</b> 169%

# 830CC





# 830CC

Purchase Date	30 April 2014	<b>Industrial</b>
Purchase Price	\$900,000     \$30.20/sf	
Size	Building 29,800 sf	Land 2.1 acres
FMV 31/12/17	<b>\$1,700,000</b> \$57.05/sf	<b>↑\$800,000</b> 89%

# 49CW







49CW

Purchase Date	23 June 2014	<i>Industrial</i>
Purchase Price	\$3,549,000    \$38.59/sf	
Size	Building 91,976 sf	Land 4.5 acres
FMV 31/12/17	<b>\$4,750,000</b> \$51.64/sf	<b>↑\$1,201,000</b> 34%

Texas Star





# Texas Star

Purchase Date	16 July 2014	<b>Industrial</b>
Purchase Price	\$3,965,000    \$50.56/sf	
Size	Building 78,423 sf	Land 4.7 acres
FMV 31/12/17	<b>\$5,000,000</b> \$63.76/sf	<b>↑\$1,035,000</b> 26%

# 932NE24



# 932NE24

Purchase Date	29 Sept 2014	<b>Industrial</b>
Purchase Price	\$480,000      \$34.29/sf	
Size	Building 14,000 sf	Land 1 acre
FMV 31/12/17	<b>\$970,000</b> \$69.29/sf	<b>↑\$490,000</b> 102%

# 350 Tech





# 350 Tech

Purchase Date	6 January 2017	<b>Industrial</b>
Purchase Price	\$3,900,000    \$72.16/sf	
Size	Building 54,048 sf	Land 5.1 acres
FMV 31/12/17	<b>\$5,380,000</b> \$99.54/sf	<b>↑\$1,480,000</b> 38%

# 6564 Tara





# 6564 Tara

Purchase Date	18 April 2017	<b>Retail</b>	
Purchase Price	\$535,000    \$90.72/sf		
Size	Building 5,897 sf	Land	1.1 acres
FMV 31/12/17	<b>\$680,000</b> \$116.31/sf	<b>↑\$145,000</b>	8%











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