



PROPERTY COMPENDIUM

HIGHLIGHTS

86

PROPERTIES

ALE is Australia's largest listed pub property owner with 86 properties located across mostly metropolitan areas of the five mainland states of Australia.

\$13.5 million

AVERAGE PROPERTY VALUE

ALE's portfolio of pub's has an average value of \$13.5 million. The market is currently strong for smaller value properties with high quality inflation indexed leases.

\$1,163 million

TOTAL PROPERTY VALUE

ALE's portfolio has been assessed at \$1,163 million reflecting the locations, quality of tenant (Australian Leisure and Hospitality Group Pty Ltd) and unique leasing arrangements.

5.09%

AVERAGE YIELD

At 5.09% ALE's portfolio has demonstrated a strong and stable profile over many years in what has been a volatile investment market.

1.1 Hectares

AVERAGE LAND AREA

The average land area per pub of ALE's portfolio is approximately 1.1 Hectares which is equivalent to nearly nine Olympic swimming pools.

95 Hectares

TOTAL LAND AREA

ALE's portfolio of 86 pub properties has a total land area of around 95 hectares or nearly ONE SQUARE KILOMETRE, which represents over half of the Melbourne's core CBD.

9.3yrs
+40 years of options

AVERAGE LEASE TERM

All ALE's properties are leased to ALH on long term leases with an average remaining initial term of around 9.3 years.

All information is as at 30 June 2019 and all areas are approximations only.



The information on this page has been provided by the ALE Interactive Property Portfolio
<https://www.aleproperties.com.au/highlights>

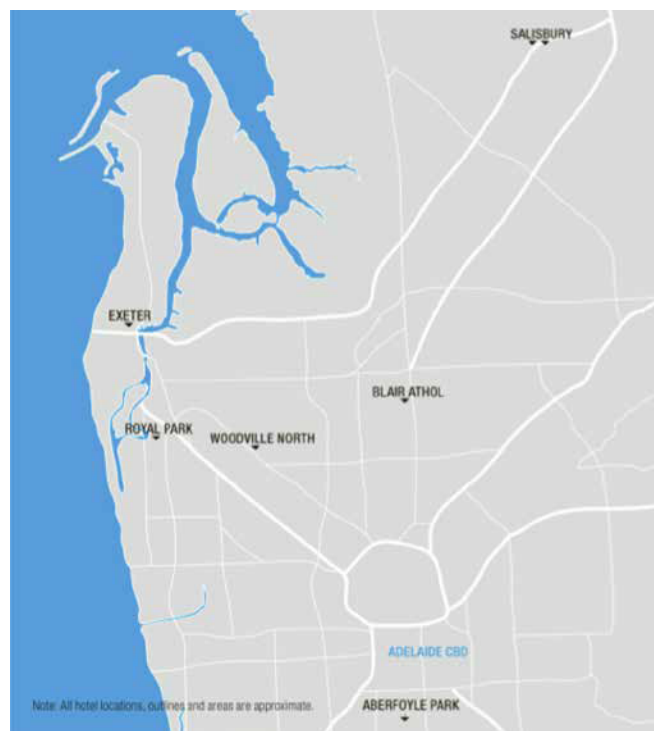
STATE OVERVIEW: SOUTH AUSTRALIA

ALE's seven South Australian hotels are located in the growth areas of Adelaide's northern suburbs and the Adelaide Hills.

TOTAL VALUE OF STATE PORTFOLIO	\$41,900,000
AVERAGE VALUE	\$5,985,714
AVERAGE NET RENT	\$303,424
PROPERTIES	7
AVERAGE LAND AREA	8,345m ²
TOTAL LAND AREA	58,415m ²

PROPERTY	LOCATION
ABERFOYLE HUB TAVERN	ABERFOYLE PARK, ADELAIDE
EUREKA HOTEL	SALISBURY, ADELAIDE
EXETER HOTEL	EXETER, ADELAIDE
FINSBURY HOTEL	WOODVILLE NORTH, ADELAIDE
GEPPS CROSS HOTEL	BLAIR ATHOL, ADELAIDE
HENDON HOTEL	ROYAL PARK, ADELAIDE
STOCKADE TAVERN	SALISBURY, ADELAIDE

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ABERFOYLE HUB TAVERN

ADELAIDE



Disclaimer: All site utilisation, land area and car park values, hotel locations, and outlines are approximate. Some images may not reflect current improvements and may not include recent Dan Murphy's and other alterations. All map data © 2019 Google.

VALUATION	\$7,250,000
NET RENT	\$404,240
CAPITALISATION RATE	5.58%
LAND AREA	7,462m ²
BUILDING TO LAND UTILISATION	18.51%
CAR SPACES	75
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$3,303,000

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EUREKA HOTEL

ADELAIDE



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VALUATION	\$6,300,000
NET RENT	\$365,275
CAPITALISATION RATE	5.8%
LAND AREA	7,965m ²
BUILDING TO LAND UTILISATION	22.94%
CAR SPACES	105
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$3,303,000

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EXETER HOTEL

ADELAIDE



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VALUATION	\$5,000,000
NET RENT	\$245,685
CAPITALISATION RATE	4.91%
LAND AREA	4,360m ²
BUILDING TO LAND UTILISATION	28.67%
CAR SPACES	63
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$1,888,000

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FINSBURY HOTEL

ADELAIDE



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VALUATION	\$4,700,000
NET RENT	\$205,475
CAPITALISATION RATE	4.37%
LAND AREA	8,860m ²
BUILDING TO LAND UTILISATION	31.92%
CAR SPACES	149
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$1,605,000

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GEPPS CROSS HOTEL

ADELAIDE



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VALUATION	\$8,200,000
NET RENT	\$329,666
CAPITALISATION RATE	4.02%
LAND AREA	16,550m ²
BUILDING TO LAND UTILISATION	24%
CAR SPACES	170
RETAIL LIQUOR OUTLET	DM & BWS
ACQUISITION COST	\$2,171,000

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HENDON HOTEL

ADELAIDE



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VALUATION	\$4,200,000
NET RENT	\$218,714
CAPITALISATION RATE	5.21%
LAND AREA	6,999m ²
BUILDING TO LAND UTILISATION	19.3%
CAR SPACES	116
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$1,605,000

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STOCKADE TAVERN

ADELAIDE



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VALUATION	\$6,250,000
NET RENT	\$354,913
CAPITALISATION RATE	5.68%
LAND AREA	6,219m ²
BUILDING TO LAND UTILISATION	24%
CAR SPACES	126
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$4,435,000

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