



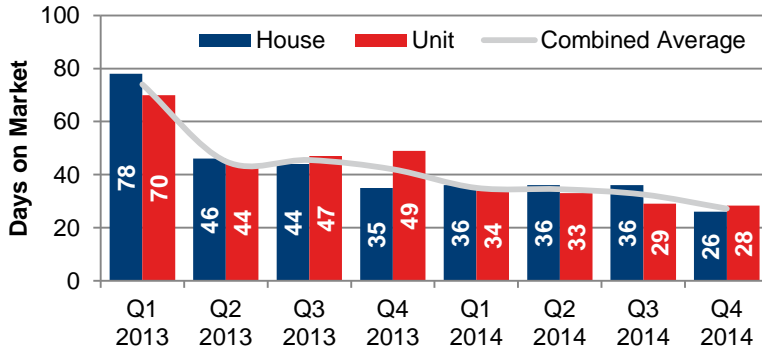
PROPERTY FACTSHEET

PENRITH
1ST QUARTER 2015

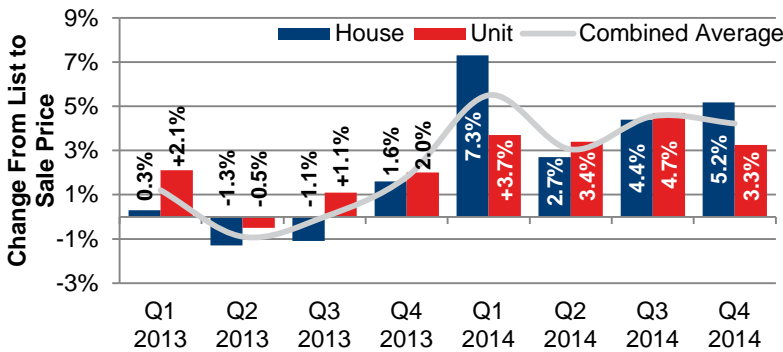


MARKET OVERVIEW

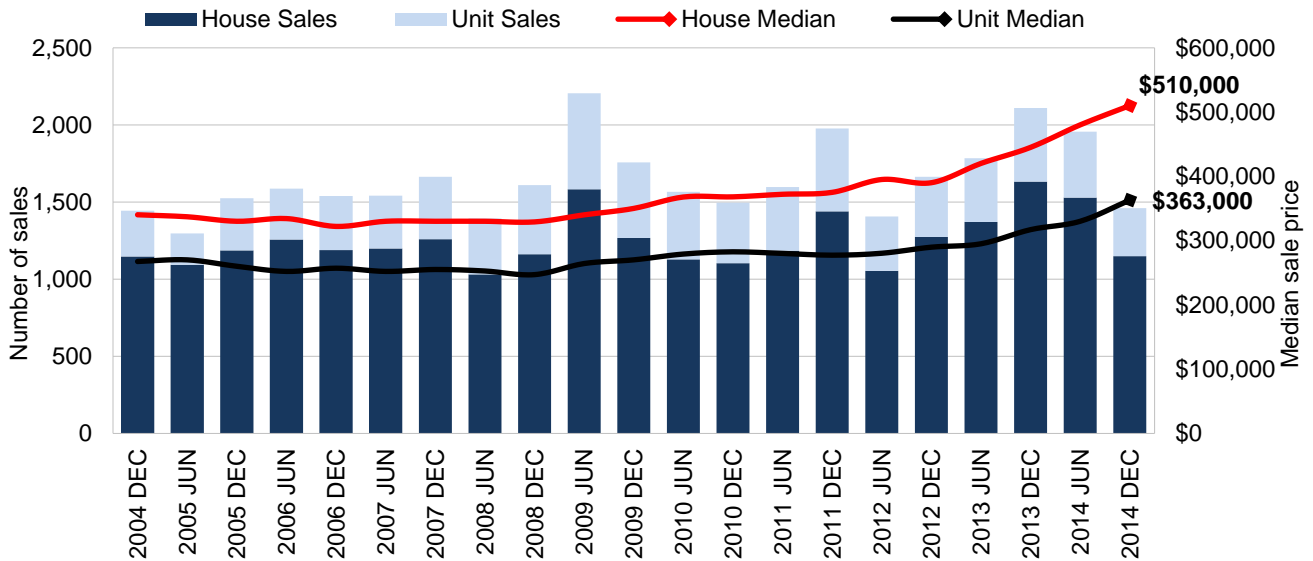
AVERAGE DAYS ON MARKET



AVERAGE VENDOR DISCOUNT



10 YEAR CAPITAL GROWTH



KEY FACTS

The Greater Penrith property market witnessed high annual growth and favorable conditions throughout 2014, which is expected to continue in 2015 and beyond.

Over the 12 months to December 2014, houses in the area recorded an average rise in median prices of 14.6%. Meanwhile, over the same period, units witnessed a 14.5% rise.

Also over the 12 months to December 2014, combined average days on market for houses and units declined by 35.7% and is now only 28 days.

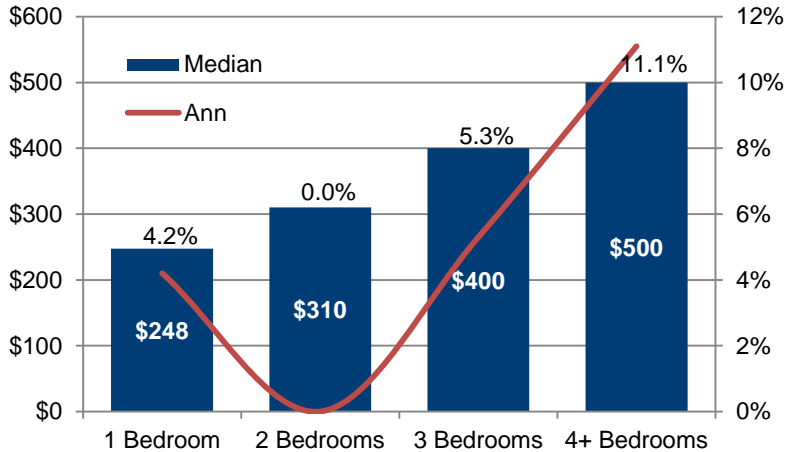
Such low average days on market indicates buyer competition is fierce and confidence in the area is strong.

Over the same period, combined average percentage change from list to sale price has remained high. Currently buyers are paying an average of 4.2% over the asking price.

This data suggest buyers are willing to pay more than expected to secure a place in the growing local market.

INVESTMENT ANALYSIS

QUARTERLY RENTAL PERFORMANCE



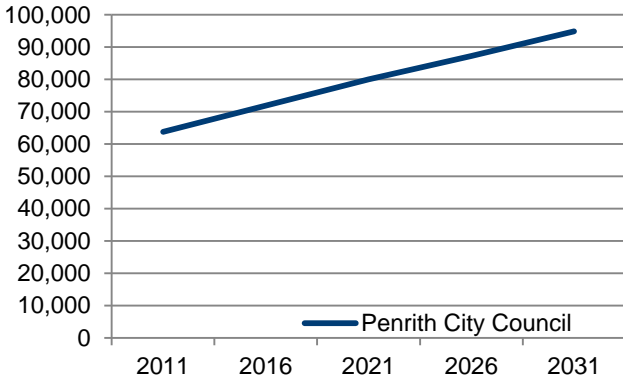
KEY FACTS

Current returns indicate a rental yield of 4.1% for houses in Penrith. Four plus bedroom dwellings saw the largest increase in median rents over the past 12 months with a 11.1% rise, with median per week rents reaching \$500.

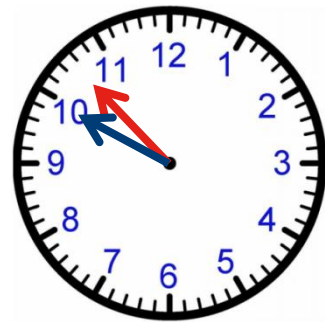
Dwelling projections indicate an average annual household growth of 1.6% which should see an average of 1,035 new dwellings added to the area each year.

In the 1st half of 2015 Penrith is set to receive \$370 million in new projects. Developments range from large scale mixed use projects to new infrastructure; all of which should help further cement Penrith as a true satellite city.

DWELLING PROJECTIONS

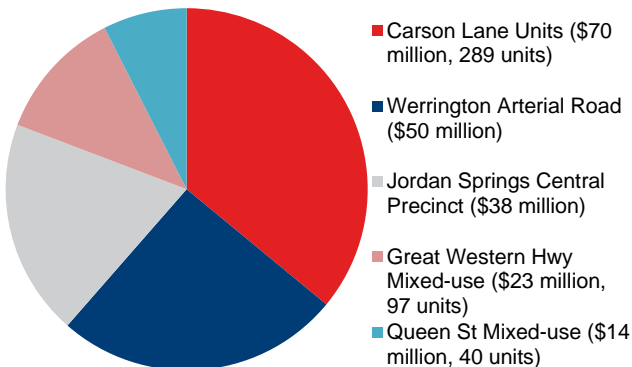


PROPERTY CLOCK



■ Penrith ■ Greater Sydney

TOP 5 NEW PROJECTS 1ST HALF 2015



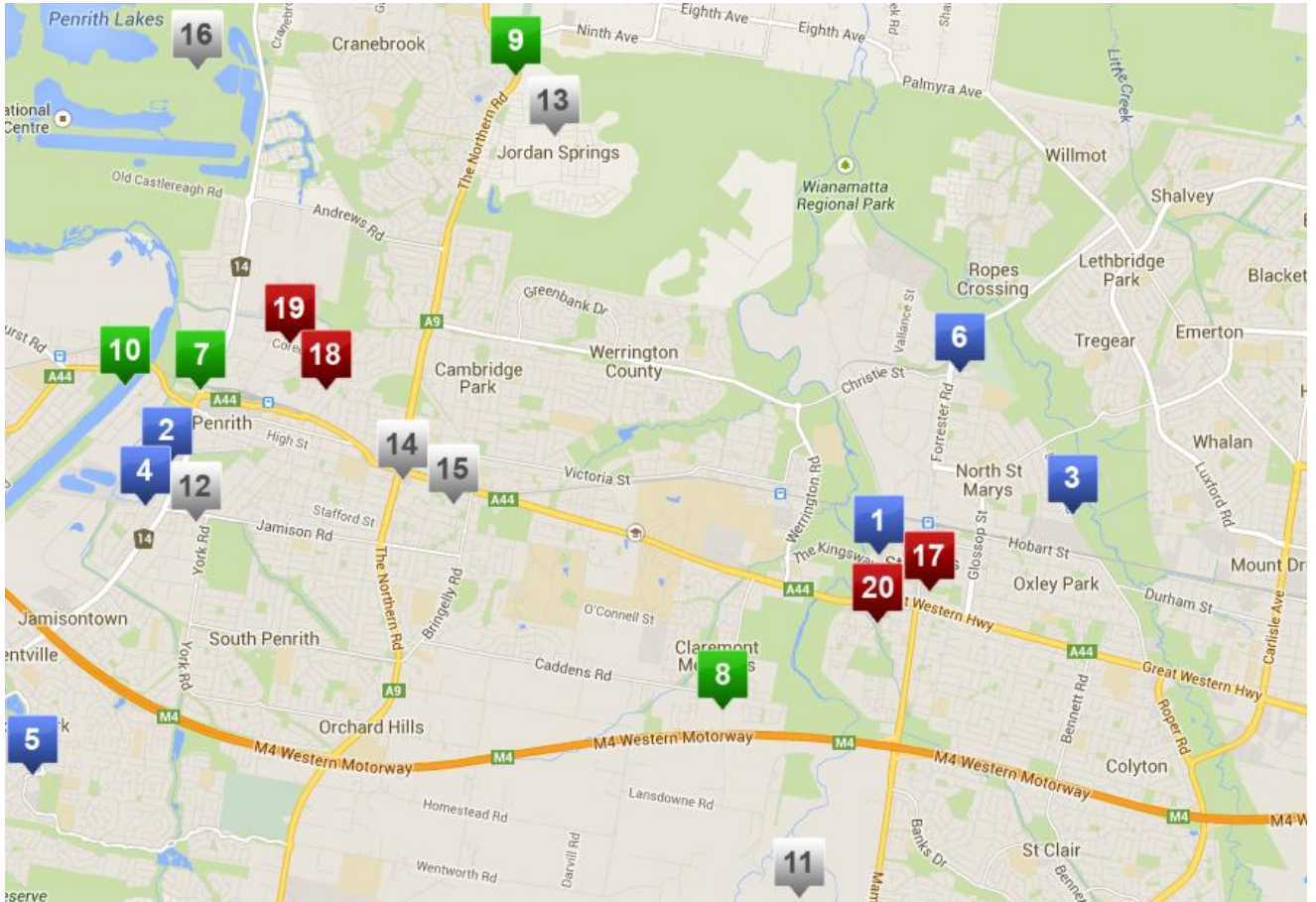
HOUSE RENTAL YIELD

+4.1%

**Current Median: \$510,000
Current Median Rent: \$400**

Based on 3,080 registered sales compared over the last 12 months.

PROJECT DEVELOPMENT MAP 2015



COMMERCIAL				MIXED USE			
Project Title	Estimated Value	Commence Date	Project Title	Estimated Value	Commence Date		
1 ST MARYS VILLAGE SHOPPING CENTRE	\$100,000,000	12/10/2015	11 SYDNEY SCIENCE PARK	\$2,500,000,000	21/05/2017		
2 WESTERN SYDNEY COMMUNITY AND SPORTS CENTRE	\$46,965,000	21/09/2015	12 PENRITH PANTHERS RIVERLINK PRECINCT	\$850,000,000	23/11/2015		
3 ST MARYS RUGBY LEAGUE CLUB MOTELS	\$37,550,000	26/09/2016	13 JORDAN SPRINGS VILLAGE	\$50,750,000	20/07/2015		
4 PENRITH PANTHERS APARTMENTS	\$32,811,000	14/09/2015	14 NEPEAN HEALTH PRECINT	\$39,460,000	28/05/2018		
5 GLENMORE PARK TOWN CENTRE	\$27,248,000	06/07/2015	15 WESTERN HWY MIXED USE	\$23,000,000	08/06/2015		
6 ST MARYS RUGBY LEAGUE CLUB	\$25,025,000	10/08/2015	16 PENRITH LAKES REDEVELOPMENT	\$20,000,000	01/09/2017		
INFRASTRUCTURE				RESIDENTIAL			
Project Title	Estimated Value	Commence Date	Project Title	Estimated Value	Commence Date		
7 JANE STREET EXTENSION	\$70,000,000	15/02/2016	17 CARSONS LN UNITS	\$70,623,000	15/06/2015		
8 WERRINGTON ARTERIAL RD CORRIDOR	\$50,000,000	16/02/2015	18 SOUTHERN CROSS AGED CARE FACILITY	\$43,082,000	19/10/2015		
9 JORDAN SPRINGS - CENTRAL	\$38,000,000	22/06/2015	19 THORNTON CENTRAL	\$36,335,000	13/09/2015		
10 NEPEAN RIVER GREEN BRIDGE	\$20,000,000	31/08/2015	20 SAINSBURY ST UNITS	\$14,711,000	20/07/2015		

Disclaimer:
 #This table includes the top 20 projects based on estimated land and construction value that have been reported as commencing construction from 1/1/2015 onwards regardless of the current stage in the development process. Estimated value does not capture commercial and/or sale value
 Source: Cordell Database, New South Wales Department of Planning and Environment, PRDnationwide, Scribblemaps

ABOUT PRDnationwide RESEARCH

PRDnationwide's research division provides reliable, unbiased, and authoritative property research and consultancy to clients in metro and regional locations across Australia

Our extensive research capability and specialised approach ensures our clients can make the most informed and financially sound decisions about residential and commercial properties.

OUR KNOWLEDGE

Access to accurate and objective research is the foundation of all good property decisions

As the first and only truly knowledge based property services company, PRDnationwide shares experience and knowledge to deliver innovative and effective solutions to our clients.

We have a unique approach that integrates people, experience, systems and technology to create meaningful business connections. We focus on understanding new issues impacting the property industry; such as the environment and sustainability, the economy, demographic and psychographic shifts, commercial and residential design; and forecast future implications around such issues based on historical data and fact.

OUR PEOPLE

Our research team is made up of highly qualified researchers who focus solely on property analysis

Skilled in deriving macro and micro quantitative information from multiple credible sources, we partner with clients to provide strategic advice and direction regarding property and market performance. We have the added advantage of sourcing valuable and factual qualitative market research in order to ensure our solutions are the most well considered and financially viable.

Our experts are highly sought after consultants for both corporate and government bodies and their advice has helped steer the direction of a number of property developments and secured successful outcomes for our clients.

OUR SERVICES

Our research team is made up of highly qualified researchers who focus solely on property analysis

We have the ability and systems to monitor market movements, demographic changes and property trends. We use our knowledge of market sizes, price structure and buyer profiles to identify opportunities for clients and provide market knowledge that is unbiased, thorough and reliable.



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YOUR HOME OF
PROPERTY
KNOWLEDGE

