

How to be a mini mogul

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Sydney's Castle Hill Supa Centre was purchased by a syndicate run by Eclipse Property Group and then sold back to the previous owners two years later generating a combined income and capital return of 31 percent. Investor demand for commercial property including retail and office buildings, childcare centres and retirement villages has been rising at over 25 percent for five years according to research firm Property Investment Research. Martin Hession, head of property with Australian Unity Investments said depending on the sector, 6.5-8.5 percent distributions per year could be expected. According to **Atchison Consultants**, investors should have at least 20 percent property in their portfolios due to the potential for high income. Linden Toll, Australian Direct Property Investment Association president, said investors should seek property investments that have strong fundamentals such as location, long lease durations, high quality tenants and good valuations.