

An aerial photograph of a residential development, featuring a large, curved, multi-story apartment building in the foreground, surrounded by other smaller buildings and lush green trees. The entire image is overlaid with a semi-transparent blue filter.

Marvel *Invest*

Your Next Property Investment —————

HORNSBY WORKS

Creating wealth through
disciplined property
investments since 2005

Why Invest in Property?

STOP BURNING YOUR MONEY. GROW IT WITH REAL ESTATE

Numbers don't lie

- Strong housing market conditions over the last 25 years have led to a substantial rise in median house values. The national median house price has increased to approximately \$1,170,731 as of April 2025, up from \$111,500 in 1999, reflecting a growth rate that far exceeds the previous 412%, with a dollar increase surpassing \$1 million. This ongoing growth highlights the continued strength of the Australian housing market
- Australia's population has grown by approximately 38% since 2002, increasing from 19.6 million to around 27 million.
- Australia's population stands at approximately 27.3 million. According to the Australian Bureau of Statistics, projections indicate that by 2071, the population could grow to between 34.3 million and 45.9 million, representing an increase of about 27% to 70% over the current figure.

ABOUT US

We're a close-knit team of seasoned real estate professionals with one clear mission: to match investors with the right property — every time.

MISSION

This isn't about selling properties.
It's about finding the right one — for you, your portfolio, and your future.

Market ANALYSIS

STRATEGIC LOCATION & CONNECTIVITY

Situated approximately 25 km north-west of Sydney CBD, Hornsby serves as a major commercial hub in the Upper North Shore. The suburb boasts excellent transport links, including the Hornsby railway station, which connects to multiple lines, facilitating easy access for commuters and businesses alike. Its proximity to major arterial roads further enhances its appeal for logistics and distribution operations.

The size of Hornsby is approximately 8.4 square kilometres. It has 31 parks covering nearly 40.4% of the total area. The population of Hornsby in 2011 was 19,863 people. By 2016 the population was 22,180 showing a population growth of 11.7% in the area during that time.



Market ANALYSIS

SUBURB OVERVIEW

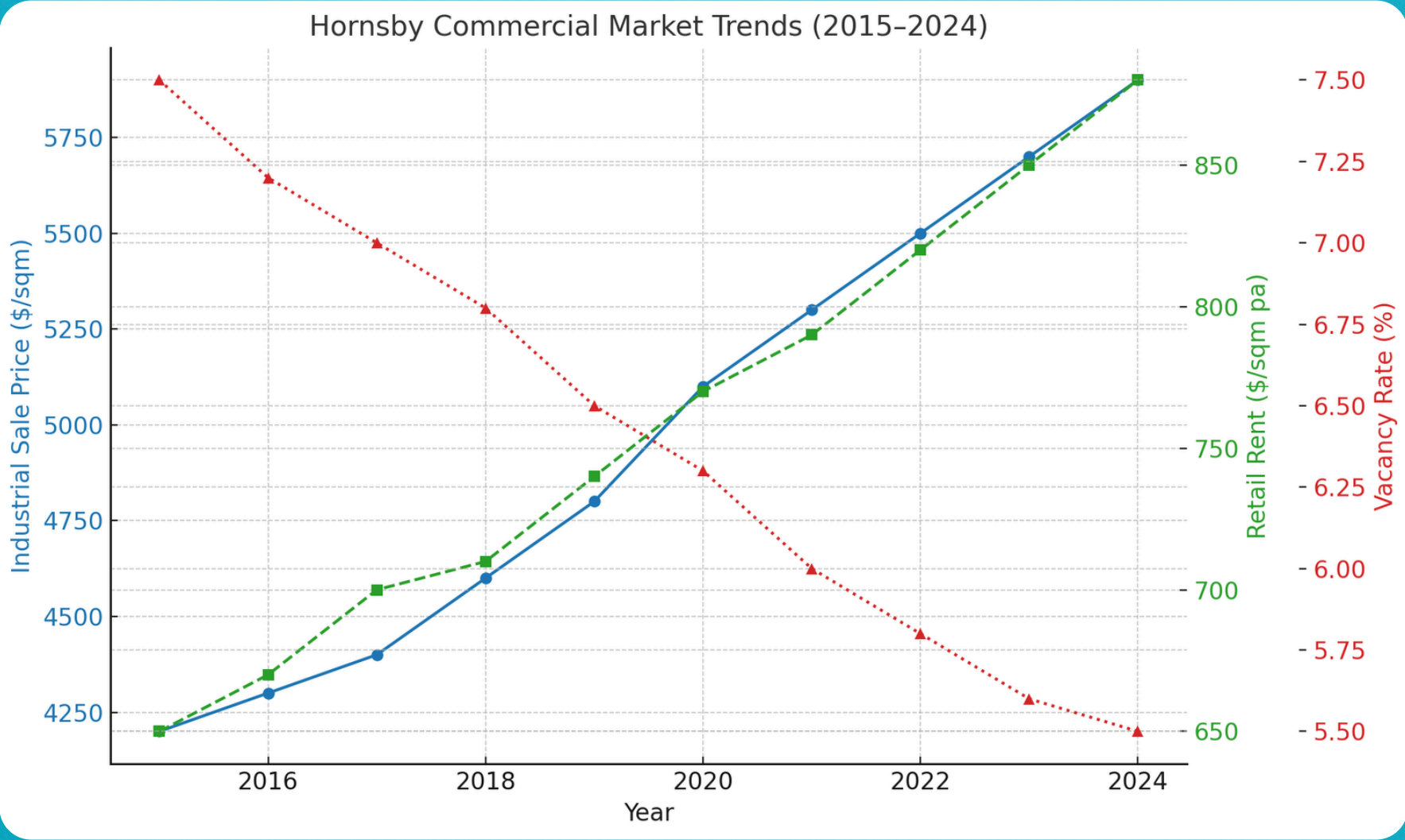
- Location: Upper North Shore, 25 km from Sydney CBD
- Key Arteries: Pacific Highway, M1 Motorway, Hornsby Train Station
- Anchors: Westfield Hornsby, Hornsby Ku-ring-gai Hospital, major schools
- Zoning Mix: B2 (Local Centre), IN1 (General Industrial), B4 (Mixed Use)

PROPERTY TYPE BREAKDOWN - INDUSTRIAL

- Strong demand for small-to-medium warehouse/strata units
- Average sale price (2024): \$5,000 – \$6,200/sqm
- Rental yield: 2.9% gross
- Low vacancy, limited new supply

KEY METRICS

Metric	Hornsby 2020	Hornsby 2025	5-Year Trend
Median Sale Price (Ind.)	\$4,300/sqm	\$5,800/sqm	+34%
Vacancy Rate (All Types)	7.2%	5.8%	Improving



Market ANALYSIS

MARKET PERFORMANCE & INVESTMENT POTENTIAL

The commercial property market in Hornsby has demonstrated resilience and growth:

- **Property Availability:** As of recent data, there are 45 commercial properties for sale in Hornsby, indicating a healthy market with opportunities for investors. realcommercial.com.au
- **Rental Yields:** The rental yields range from 4.6% to 5.5%, In the broader Sydney market, prime commercial properties typically yield between 3.65% and 5.00%, while secondary properties yield between 4.75% and 5.50%. Given this, Hornsby's industrial property yields appear to be within this range.
- **Capital Growth:** The area's ongoing development and infrastructure projects contribute to property value appreciation, enhancing long-term investment prospects.



Market ANALYSIS

DEMAND DRIVERS

- **Transport:** Key interchange for train and bus networks
- **Demographics:** Growing residential catchment in Hornsby, Waitara, and Asquith
- **Business:** Surge in service businesses, logistics, and trade-based SMEs
- **Education/Health:** Strong local employment from schools and Hornsby Hospital

INFRASTRUCTURE & DEVELOPMENT PIPELINE

- Pacific Highway corridor upgrades (2024–2026)
- Ongoing improvements to Hornsby Town Centre
- Future zoning proposals to support urban infill and business growth

RISK CONSIDERATIONS

- Low stock levels may inflate prices
- Industrial yields compressed due to investor demand





Pricing Strategy

COST OVERVIEW

WAREHOUSE + STORAGE

Prices Start from

- Purchase Price: \$520,000 + GST
- Rental Return: \$26,400 per annum
- Rental Yield: 5.08%

Why You Should

INVEST IN STRATA INDUSTRIAL UNITS IN HORNSBY?

HIGH GROWTH POTENTIAL

Strata industrial units in Hornsby offer reliable, low-maintenance income streams with increasing demand from trade, logistics, and e-commerce businesses. Limited new supply, tight vacancy rates, and rising land values have supported consistent capital growth. Stable tenants—often small-to-medium enterprises—sign longer leases with annual rent increases, providing dependable cash flow and lower risk.

STRONG RENTAL YIELD AND MEDIUM TO LONG TERM CAPITAL GROWTH

Projected Rental Yield: 4.6% to 5.5% which is higher than area average

Asset Appreciation: Real estate remains a stable and appreciating investment, outperforming other asset classes.

LIMITED TIME OPPORTUNITY

Market Positioning: Be part of an exclusive bulk purchase price on a fast moving project