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Intergen takes Tamworth mall for \$38m



The Centrepoint Tamworth shopping centre includes the 400-seat Capital Theatre, Forum 6 Cinemas, an Aldi supermarket, JB Hi-Fi and 27 specialty shops. **Nick Lenaghan**



by [Nick Lenaghan](#)

Boutique investor Intergen Property Group has bought the Centrepoint Tamworth Shopping Centre for \$38.5 million from developer Andrew Richardson.

The retail property is the first to be acquired since Intergen formed out of buyers agency Sydney Property Finders last year, bringing veteran funds manager Trevor Hardie on board.

While I-Gen Funds Management is aiming to establish a \$200 million wholesale fund, the Tamworth property will be held in a separate single-asset vehicle.

The off-market transaction was handled by Cushman & Wakefield's Nick Potter and Sashi Makkapati.

In 2008, Sydney property player Andrew Richardson developed the mall at 374 Peel Street in the centre of Tamworth, famous for its annual country music festival.

The deal was struck on a yield of 7.5 per cent.

The 9200 square metre mall includes the 400-seat Capital Theatre, Forum 6 Cinemas, an Aldi supermarket, JB Hi-Fi and 27 specialty shops. It has 330 undercover car spaces.

"This high-quality centre will deliver excellent income security for our clients as it features prominent retailers and government-backed tenants in the heart of Tamworth and its 130,000-people market trade area," said Intergen's capital transactions director, Dennis Kalofonos.

Intergen expects the Tamworth investment fund to deliver an initial distribution yield of 8.77 per cent to its investors.

The Sydney-based fund manager plans to launch its second fund this year. Mr Hardie, previously a fund manager at Challenger Diversified, expects to acquire up to five commercial properties over the next year.

"We are receiving strong interest from our clients to invest in mid-sized retail, office and industrial assets and we have targeted a range of them for judicious acquisition across the eastern seaboard.

"Centrepont Tamworth Shopping Centre is an example of where we will add value for our private clients, institutions and super funds."

Intergen funds will adopt a fee structure linked to annual inflation rises rather than market-based growth of the portfolio value.

"Our performance will be judged on the absolute return at the end of the investment period as we are about aligning ourselves with the performance of our funds and therefore the return to our clients," Mr Hardie said.