

Aspen buys into Perth's BTR sector

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Aspen Capital has finalised its acquisition of a 514-unit portfolio in Perth in a \$52 million deal, giving the ASX-listed budget accommodation operator a significant lift into Western Australia's build-to-rent sector.

Acquired from Fife Capital, the portfolio comprises 17 apartment complexes and represents one of the largest deals in some time for Aspen, which is led jointly by John Carter and David Dixon.



One of the 17 inner-city Perth apartment blocks Aspen has acquired in a \$52 million deal.

While the deal price equates to about \$101,000 per apartment, Aspen plans a major refurbishment, [before releasing the mostly one- and two-bedroom units into a market](#) where vacancy has fallen to around 1 per cent as [the latest resources boom rolls through](#).

“We intend to refurbish the apartments where required and hold the vast majority as rental stock, and we expect to spend around \$25 million across the portfolio over the next 18 to 24 months,” Aspen said this week.

“We intend to commence refurbishment works in September on the first 80 apartments and anticipate refurbished units will progressively become available for lease from late December 2021.”

While the build-to-rent sector is well established in the US, UK and Europe, it is still in its infancy in Australia. Most of the early moves are being made by developers who are creating purpose-built towers, such as projects by [ASX-listed Mirvac](#) and [US giant Greystar](#).

Sitting on 4.7 hectares, Aspen’s Perth portfolio – the assets range from the suburbs of Trigg and Glendalough to Maylands, Swanbourne, Claremont and Applecross – gives it the potential to expand or even rebuild on the higher-density zoned sites.

It could also look to recycle capital from apartments that may be less suited to its business, given their relatively high rent and price points.