

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

The Wealth in Health

The Ultimate Investment Property Arena

Burgess Rawson delivers unparalleled market expertise in commercial real estate, backed by the power of our huge national presence.

For the past 22 years, our iconic portfolio auctions have set industry benchmarks, offering the nation's best commercial investments for sale in one place.

Sydney	Melbourne	Brisbane
Sydney Opera House	Crown Casino	Hilton Hotel
26 March 2024	27 March 2024	28 March 2024
15 May 2024	14 May 2024	16 May 2024
25 June 2024	26 June 2024	27 June 2024

Bidding is available by phone, online or in person at our auction rooms.

For further details, visit burgessrawson.com.au



Welcome

Geoff Sinclair
Director



Welcome to our March edition of Portfolio Magazine. At Burgess Rawson, it's already shaping up to be an incredible year in the world of commercial property with a wave of stellar outcomes unfolding.

Our inaugural Portfolio Investment Auction was an astounding success, setting a dynamic tone for the exciting year ahead. We surpassed all expectations, achieving an outstanding \$71.34 million in transactions showcasing a diverse range of properties, with notable highlights in the medical, industrial, and government sectors.

With all economic indicators pointing towards robust growth, the results speak volumes.

We are thrilled to unveil our second portfolio of the year, promising an impressive collection of premier health assets alongside offerings in fast food, convenience retail, and early education.

In particular, we have an incredible portfolio of premium health assets primarily leased to successful operator Lumus Imaging, a respected subsidiary of Healius Ltd. These assets represent the pinnacle of quality in the health industry, and we take immense pride in presenting them to you.

This edition of Portfolio Magazine casts a spotlight on the flourishing healthcare sector and its remarkable growth trajectory. Witness the bold moves of powerful Real Estate Investment Trusts (REITs) as they elevate their game by venturing into large-scale health assets, including private hospitals and multi-tenanted complexes. We explore how this shift by REITs presents an unmissable opportunity for private investors seeking the highest quality medical assets.

As we navigate the ever-evolving landscape of commercial property, we are proud to offer unparalleled opportunities for success and wealth creation.



Portfolio Team

EDITOR Olwyn Conrau
 PRODUCTION MANAGER Chelsea Goodall
 DESIGN Bryan Karman, Ty Layton, Ethen Curtis
 PHOTOGRAPHY Various

Burgess Rawson's Portfolio Magazine requires a creative collective committed to producing a premium property publication that people just won't want to put down.

Our diverse and forward-thinking Portfolio Team is drawn from Burgess Rawson's offices across Australia, working collaboratively and each contributing their unique skill set to bring you a magazine we're proud to call our own.

BURGESSRAWSON.COM.AU

All areas and figures displayed in this magazine are approx only. All precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the Vendor or Agents. The Retail Leases Act 2003 may apply.

In the spirit of reconciliation, Burgess Rawson acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.



The Wealth in Health

The New Frontier of Investment Opportunities

Over the past decade, healthcare investments have surged into prominence, claiming the spotlight as the premier asset class for discerning investors. This trend is not by chance, but driven by a compelling blend of factors and statistical trends that are collectively transforming the framework of real estate investment.

Traditionally viewed as essential community services, medical assets have evolved into lucrative investments due to their stable income, long-term stability, and high capital status. This evolution is propelled further by the consolidation trend within the healthcare sector, prompting major investors to pursue large-scale, integrated healthcare facilities. These acquisitions offer efficiency, adaptability, and market dominance.

The evolution of the healthcare industry is fuelled by various drivers, including a growing and aging population, expanding services, and substantial government support. The Australian Bureau of Statistics (ABS) forecast a 23% increase in the

aging population by 2057, underlining sustained demand for specialised healthcare services and aged care facilities.

This positions healthcare as a resilient and robust investment option, as evidenced by the recent Federal budget allocating significant funding to health, aged care, and sports for the 2023/24 fiscal year, totalling \$580 billion over four years.

Moreover, the healthcare industry has experienced robust growth. According to REA Group Economist Anne Flaherty, new health businesses increased by more than 6.0% last year, while enquiries for health assets in Q4 2023 were 22% higher than in the same period the previous year.

Burgess Rawson's Healthcare Industry Insights Report unveiled a positive outcome in cap rates for healthcare assets, indicating strong investor interest drawn by the sector's promise of healthy returns. Medical asset yields have stabilised at 6.08%.



“Investors are clearly recognising healthcare’s resilience and growth potential, and we anticipate they will increasingly integrate these assets into their portfolios, underscoring the sector’s pivotal role in an ever-changing landscape.”

Yosh Mendis
Burgess Rawson
Partner



Real Estate Investment Trusts (REITs) are also expanding their market share in the healthcare sector, a trend expected to gain momentum as these investors have recently reported significant growth in their portfolios. Australia’s largest listed owner of healthcare assets, ASX-listed HealthCo Healthcare and Wellness REIT (HCW), reported a surge of 15% for its private hospital values between March and December of 2023.

The circa \$200 million net valuation gain for HCW was recorded in a portfolio of 11 Healthscope-operated properties, which HMC Capital acquired last year for \$1.2 billion. The boost to valuations alongside \$100 million of capital investment in upgrading and expanding some assets lifted the Healthscope portfolio to \$1.5 billion as of December 30.

In the pursuit of scale, it’s crucial to recognise the enduring appeal of smaller medical properties as well. In general, medical tenants are known for their longer tenures compared to other commercial assets, providing investors with a stable and predictable income stream over extended periods.

Medical assets, spanning all price points, offer investors a reliable income and long-term growth potential, courtesy of these typically extended leases. Acknowledging the intrinsic value of smaller medical assets empowers investors to diversify portfolios and tap into a niche market segment poised for resilience and profitability.

Recent transactions, particularly Burgess Rawson’s \$14.2 million sale of a major complex in Port Macquarie NSW and the \$21 million sale of King Street Dental & Medical Centre in Warrawong NSW underscore the burgeoning opportunities within the healthcare sector.

These transactions not only highlight the resilience and growth potential of healthcare properties but also signify a broader trend towards diversification within investment portfolios.

The healthcare sector is projected to experience a significant upsurge in demand in 2024, credited to another key industry trend we’re witnessing. Burgess Rawson data shows that savvy investors are subtly but surely recalibrating their portfolios from industrial to medical assets.

This shift - evident in our transactional data and drawn from our substantial 48% market share in healthcare - is a response to the industrial sector’s tempered rent increments and a noticeable uptick in vacancies over the last 12 months.

Investors are clearly recognising healthcare’s resilience and growth potential, and we anticipate they will increasingly integrate these assets into their portfolios, underscoring the sector’s pivotal role in an ever-changing landscape. With a growing aging population, increased adoption of digital health technologies, and the stability of long-term leases, Australian medical and healthcare property stands out as the key option for investors looking for sustainable growth and profitability.



Health Portfolio to Set a Benchmark

Investing in healthcare offers a unique opportunity for stable, long-term returns due to the sector’s resilience and constant demand for services, irrespective of economic fluctuations. Furthermore, the ongoing advancements in medical technology and the aging population globally continue to drive growth, making healthcare investments a cornerstone of a diversified portfolio.

On behalf of our valued client, we are offering a highly successful medical asset portfolio which stands as a testament to excellence, comprising three substantial properties strategically situated in South Australia and Victoria.

Investors are presented with a compelling opportunity to tap into the thriving healthcare sector, with each property offering unique advantages. The assets on offer will appeal to seasoned investors with rents ranging from \$375,998 to \$1,476,592 coupled with favourable annual rent reviews fixed at 3.0%.

Boasting a prime location within a thriving community, the properties are primarily leased to successful operators including Lumus Imaging, a respected national subsidiary of Healius Ltd.

The presence of Lumus Imaging as a tenant underpins the stability and reliability of these investment opportunities, ensuring sustained returns and long term viability.

Notably, investors in South Australia benefit from not having to pay stamp duty tax, further enhancing the attractiveness of the Pennington asset. In Victoria, the portfolio includes two properties situated in the densely populated inner city suburb of Richmond.

These assets are strategically located in one of Melbourne’s most coveted pockets opposite the Epworth Hospital and central to major complementary medical services. These assets present an opportunity for investors to capitalise on the robust demand for healthcare properties in this area, supported by the strong tenant presence and prime location advantages.

This comprehensive health portfolio offered by Burgess Rawson presents a rare opportunity for investors to acquire prime assets in two of Australia’s fastest growing markets.

With trusted tenants in place and strategic positioning in sought-after locations, these properties are poised to deliver strong returns and long-term value appreciation.

The assets will be sold at Portfolio Auction 167 on March 26 at the Sydney Opera House (Pennington SA) and on March 27 in Melbourne at the Crown Casino (Richmond VIC).

Richmond VIC
Lumus Imaging



See page 16

Richmond VIC
Lumus Imaging



See page 18

Pennington SA
BGH Capital



See page 26

Unlocking Opportunity

Removal of stamp duty encourages monumental growth

In recent times, the conversation surrounding the abolition of stamp duty has gained momentum, heralding a potential transformation in the landscape of property transactions, particularly in the commercial sector.

The abolition of stamp duty has already demonstrated it stimulates broader economic activity. Increased commercial property transactions generate employment opportunities, boost construction and development, and contribute to the overall economic vitality of the region.

South Australia was the first to take the bold step of completely removing stamp duty from 1st July 2018, with the government recognising its role as a barrier to the fluidity of commercial property transactions. The move paid off by significantly boosting economic growth for the state and the commercial sector whilst attracting investment both locally, and globally.

The savings provided to commercial investors was also immense. As an example, the stamp duty saving on a \$1 million commercial property purchase equates to \$48,830, while on a \$5 million investment it presents a \$268,830 saving. A \$10 million transaction sees a whopping saving of \$543,830.

The removal of the tax sparked significant interest in commercial assets within the state. This trend hasn't slowed, as evidenced by an uptick in Burgess Rawson transactions in the wine state. At our recent portfolio auction, all South Australian assets offered were sold, resulting in a 100% success rate.

Notable transactions from the event included the sale of PFD Foods in Whyalla for \$1.16 million and an entry-level investment in Port Augusta leased to the Aboriginal Drug and Alcohol Council Services.



There's no doubt the removal of stamp duty on commercial property transactions in South Australia has yielded significant benefits for the state's economy and to investors. Notably, it has substantially fostered a more competitive business environment.

Construction activity and a strong job market have propelled South Australia to the top of the economic performance leaderboard, according to CommSec's quarterly State of the States report. This is the first time South Australia led the pack in the survey's 14-year history of quarterly reports.

Following South Australia's lead, the Victorian Government has also recognised the impact of stamp duty on economic mobility and property market dynamics.

In a move expected to benefit the Victorian economy by up to \$50 billion, stamp duty on commercial and industrial property will be abolished and replaced with a commercial and industrial property tax.

The evidence shows the abolition of stamp duty on commercial property transactions has the potential to unlock a new era of dynamism in the market.

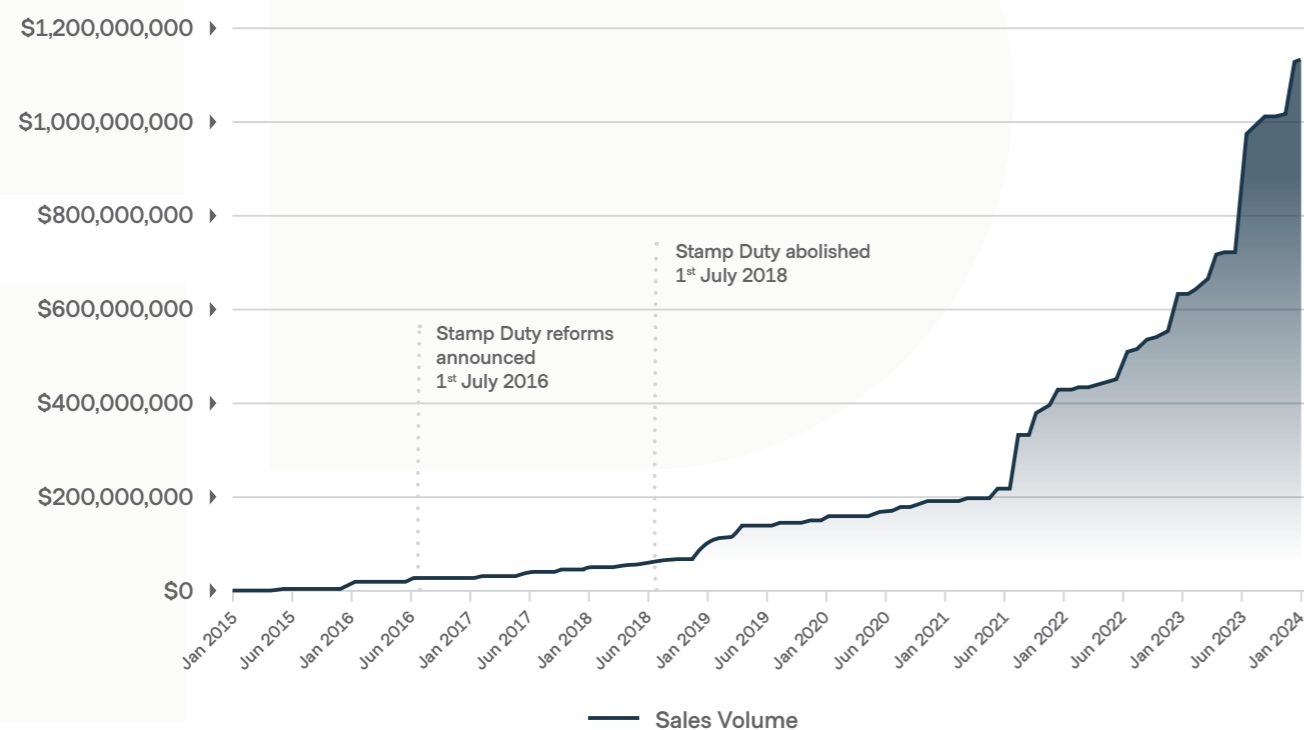
By removing the financial barrier associated with stamp duty, businesses can allocate capital more efficiently, driving economic growth and fostering a more agile commercial property sector.

As South Australia leads the way in abolishing stamp duty on commercial property transactions, and Victoria adopts similar reforms, the Australian property landscape stands at a pivotal juncture. The potential benefits for businesses, investors, and the broader economy signal a paradigm shift in how Australia approaches taxation in the realm of commercial property.

The winds of change are blowing, and the impact of these decisions will be closely watched as other states may consider following suit in the quest for a more efficient and dynamic property market.

Amidst these industry shifts, Burgess Rawson remains at the forefront of navigating and adapting to the changing landscape on behalf of our clients. With a deep understanding of market dynamics and a commitment to staying ahead of industry trends, we continue to provide invaluable expertise and guidance to clients seeking to steer these changes effectively.

Total Sales Volume South Australia 2015-2024



Stamp duty at a glance



1.40% - 6.40%

Victoria

Commercial property buyers typically pay stamp duty ranging from around 1.40% to 6.4% of the purchase price, with variations based on the property's value and other factors. Starting July 1, 2024, commercial and industrial properties sold will transition to a new system, with an annual property tax due ten years after the transaction. This tax will amount to 1.00% of the property's unimproved land value.



1.25% - 6.75%

New South Wales

Stamp duty rates for commercial property transactions range from approximately 1.25% to 6.75% of the purchase price, with higher rates applicable to more expensive properties.



1.90% - 5.15%

Western Australia

Stamp duty rates on commercial property transactions in Western Australia vary from approximately 1.90% to 5.15% of the purchase price, with rates based on the property's value and other factors.



2.00% - 5.75%

Northern Territory

Stamp duty rates on commercial property transactions in the Northern Territory range from approximately 2.00% to 5.75% of the purchase price, depending on factors such as property value and intended use.



4.00% - 6.25%

Australian Capital Territory

Commercial property buyers in the Australian Capital Territory may pay stamp duty ranging from approximately 4.00% to 6.25% of the purchase price, with rates based on property value and other factors.



1.50% - 5.75%

Queensland

Stamp duty rates for commercial property transactions in Queensland range from approximately 1.50% to 5.75% of the purchase price, depending on various factors including property value and intended use.



0%

South Australia

South Australia has abolished stamp duty on commercial property transactions.



2.00% - 4.50%

Tasmania

Stamp duty rates for commercial property transactions in Tasmania typically range from around 2.00% to 4.50% of the purchase price, with variations based on property value and other factors.

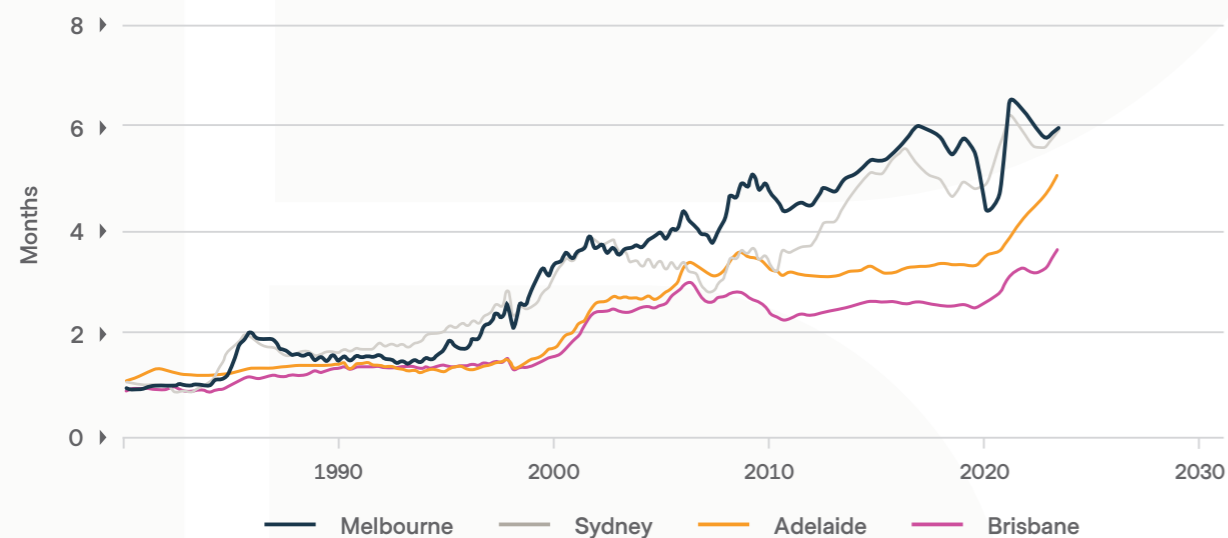


Stamp duty costs home buyers up to six times more than a generation ago!

New joint e61 Institute-PropTrack research shows just how significant an upfront cost stamp duty is for home buyers. But it wasn't always this way: the stamp duty that buyers today pay is far higher than what previous generations paid.

Stamp Duty Compared to Monthly Earnings

On a Median-Priced Home



Source: PropTrack and e61 analysis, Abelson and Chung (2004), ABS
Note: Earnings are post-tax average for full-time employees; excluding stamp duty concessions

In Sydney, stamp duty on a median-priced home is equivalent to \$44,500 or 6 months of average full-time post-tax income. That's 5.4x higher than it was in the early-to-mid 1980s.

In Melbourne, buyers also need the equivalent of 6 months of full-time income to save \$42,500 – a considerable 6.1-fold increase from four decades ago – the largest increase of any city.

While buyers in Brisbane face a lower burden, stamp duty still represents around \$25,900 or 3.7 months of income for an investor.

Adelaide, Perth, and Hobart have also seen increases in the cost of stamp duty. Stamp duty is 4.4x higher, relative to income, in Adelaide. It is 4.5x higher in Perth, and 6x higher in Hobart.

These mounting costs are an unintended consequence of soaring real estate values outpacing income growth, and not only place a heavier tax burden on homeowners but also discourage mobility within the housing market, influencing major life decisions.

Consequently, many Australians are reassessing the once-unchallenged value of residential investment. There's a growing recognition that financial security might come through more diverse investment solutions.

In redefining the dream of homeownership, individuals are forging varied paths to ensure their future financial security, signalling a shift towards adaptability in a changing economic environment.

Original article by Angus Moore, Senior Economist, PropTrac, repurposed by Burgess Rawson.

New Properties For Sale



Medical, Health & Wellbeing

Tenant	Location	State	Income pa	Page
Lumus Imaging	Richmond (Melbourne)	VIC	\$1,476,592	16
BGH Capital & Family Doctor	Pennington (Adelaide)	SA	\$578,765	26
Dr Gastroenterology & Dr Scope	Sunshine (Melbourne)	VIC	\$528,543	58
Ekeru Dental	Corrimal (Wollongong)	NSW	\$381,413	45
Lumus Imaging	Richmond (Melbourne)	VIC	\$375,998	18
Bupa Dental	Moorabbin (Melbourne)	VIC	\$319,379	59
Sonic Healthcare	Lalor (Melbourne)	VIC	\$237,856	61
Lake Health Group	Wendouree (Ballarat)	VIC	\$157,588	62
Vet Partners	Everton Park (Brisbane)	QLD	\$84,410	53



Early Education

Tenant	Location	State	Income pa	Page
Children First Early Education	Mitcham (Melbourne)	VIC	\$601,120	24
Young Academics	Mays Hill (Parramatta)	NSW	\$571,650	28
Guardian Childcare & Education	Box Hill (Melbourne)	VIC	\$530,700	24
Smartland Boutique Early Learning	Sippy Downs (Sunshine Coast)	QLD	\$440,300	51
Children First Early Education	Windsor Gardens (Adelaide)	SA	\$381,113	55
Story House Early Learning	Forest Hill (Melbourne)	VIC	\$378,420	24
Guardian Childcare & Education	Banksia Park (Adelaide)	SA	\$367,500	56
Mayfield Early Education	South Morang (Melbourne)	VIC	\$315,097	60
G8 Education	Yanchep (Perth)	WA	\$299,250	71
Bloom Early Education	Dawesville (Mandurah)	WA	\$256,730	72

New Properties For Sale



Fast Food

Tenant	Location	State	Income pa	Page
KFC, Domino's & Ampol	Marsden Park (Sydney)	NSW	\$1,201,420	22
Hungry Jack's & Viva Energy	Ormeau (Gold Coast)	QLD	\$396,858	34
Guzman y Gomez	West Tamworth	NSW	\$252,873	40
McDonald's	Cardiff (Newcastle)	NSW	\$180,000	42



Convenience Retail

Tenant	Location	State	Income pa	Page
7-Eleven & Carl's Jr.	Nowra (South Coast)	NSW	\$570,000	30
7-Eleven & Go2 Carwash	Aitkenvale (Townsville)	QLD	\$440,960	50
United Petroleum	Nanango	QLD	\$375,000	36
United Petroleum	Sunshine (Melbourne)	VIC	\$285,000	38



Retail/Banking

Tenant	Location	State	Income pa	Page
Last Slice	Dalyellup (Bunbury)	WA	\$244,007	73
Westpac & St George	Rockdale (Sydney)	NSW	\$197,016	46
Veludo Bar	St Kilda (Melbourne)	VIC	\$182,780	64
NAB	Horsham	VIC	\$109,999	65
Clean Streak Laundry	Berwick (Melbourne)	VIC	\$42,900	66
Bakers Delight	Rosanna (Melbourne)	VIC	\$37,031	67



Large Format Retail/Multi-Tenanted Complex

Tenant	Location	State	Income pa	Page
Large Format Retail Complex	Marion (Adelaide)	SA	\$1,201,462	20
Retail Complex	Airlie Beach	QLD	\$841,597	49
IGA, Clube Lime and Hairdresser	Googong (Canberra)	NSW	\$553,070	44
Multi-Tenant Retail Complex	Nowra (South Coast)	NSW	\$156,814	47
Petbarn	Nowra (South Coast)	NSW	\$155,250	30



Industrial

Tenant	Location	State	Income pa	Page
Cleanaway	Shepparton	VIC	\$412,589	32
Harvey Norman Distribution Centre	Invermay (Launceston)	TAS	\$329,696	57
DSI Underground	Somerset (Burnie)	TAS	\$146,764	52
DSI Underground	Ryan (Mount Isa)	QLD	\$100,499	52
TFI Tyres	Kalgoorlie	WA	\$94,999	52



Automotive

Tenant	Location	State	Income pa	Page
JAX Tyres & Auto	Bathurst	NSW	\$150,000	48
Bridgestone	Mount Isa	QLD	\$69,291	54



Development Site

Tenant	Location	State	Page
Bursons Auto Parts	Ravenhall (Melbourne)	VIC	68
Development Site	Inverloch	VIC	69
Development Site	Inverloch	VIC	69
Development Site	Shepparton	VIC	70



Generational Inner City Freehold Leased to ASX Listed Medical Giant

Directly Opposite the Epworth: 627 Beds, 29,000 Annual Emergency Patients



Richmond VIC, 84-88 Bridge Road & 2 Verity Street

Rare 20 year lease to 2035 plus options through to 2055

3% increases ensuring growth

Tenant responsible for all outgoings inc land tax

Income: \$1,520,890 pa* + GST

+ Lumus Imaging: subsidiary of ASX listed Healius Ltd with a market cap of \$974 million*

+ Modern three level 1,227sqm* medical facility with major capital-intensive fit-out

+ Comprehensive on-site imaging services including CT, MRI, Ultrasound, PET/CT, Nuclear Medicine, E-Ray etc

+ Prime 1,054sqm* Commercial 1 corner site, 21 on site car spaces



Contact

- Yosh Mendis 0434 413 188
- Raoul Holderhead 0413 860 304
- Beau Coulter 0413 839 898
- Zomart He 何梓轩 0488 220 830



Investment Portfolio Auction

10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

*Approx



Unbiased market research at your fingertips

Subscribe to Industry Insights Reports

With the largest, most frequent and most successful commercial property portfolio auction program in Australia, Burgess Rawson has always been renowned as the litmus test of the commercial property industry.

Using current market research and unbiased industry data, we're able to assist clients along every step of their property journey.

Our Industry Insights Reports are an important and informative publication that focus on key sectors including convenience retail, early education, fast food, healthcare, large format retail and more.

Subscribe for free today to access and receive superior, current and unbiased information to help you make the right property decisions.



Exceptionally Rare Long WALE Inner City Medical Investment



Richmond VIC, 80-82 Bridge Road & 3-5 Rotherwood Street

Secure 20 year lease to 2035 to Lumus Imaging
3% increases ensuring growth
Tenant responsible for all outgoings as per lease
Income: \$375,998 pa* + GST

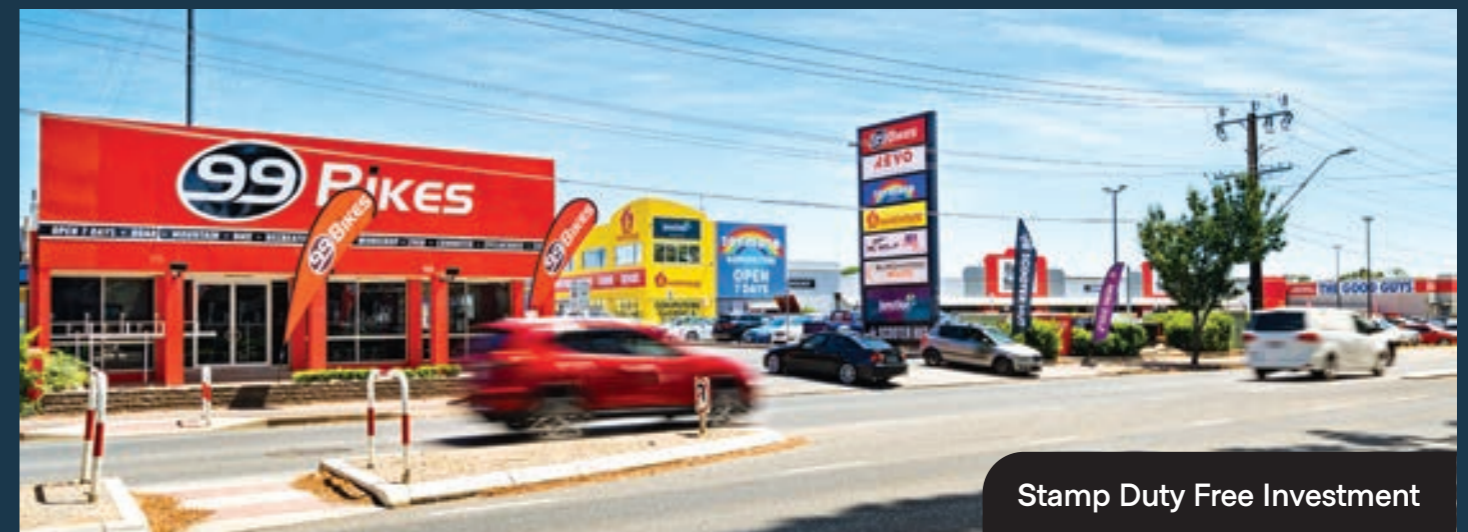
- + Lumus Imaging: subsidiary of ASX listed Healius Ltd with a market cap of \$974 million*
- + Opposite the Epworth Hospital with 47,000+ annual patients
- + Includes adjoining premises with 5 year lease to national retailer
- + Modern 790sqm* building with important 23 car spaces on title
- + Blue-chip 941sqm* site with high underlying land value

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

*Approx





Prime Position within Dominant Large Format Retail Precinct

Tightly Held Marion Road, Low Vacancy Rates

100% Occupied, 6.5 Year WALE
Metro Adelaide Freehold Investment

Marion (Adelaide) SA
838 Marion Road

10 year leases to Revo Fitness, Toymate & X Golf (60% of income)
Guaranteed growth with annual increases ranging from 4% to 3%
Potential for future rental uplift
Net Income: \$1,150,000 pa* + GST¹

- + Diverse investment with 9 individual income streams
- + Significant 5,929sqm* majority two level freehold building with strong occupancy history
- + High profile Marion Road retail site with 43,800* VPD²
- + Prime 6,086sqm* landholding with 68 on-title car spaces
- + South Australia: #1 performing economy in Australia³

Stamp Duty Free Investment



Contact
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Shaun Venables 0411 860 865
Zomart He 何梓軒 0488 220 830
RLA 327401

For Sale by Expressions of Interest
Closing 4pm ACDT
Wednesday 10 April 2024

*Approx ¹As at 1 June 2024 ²GapMaps ³CommSec State of States Report



Premium Sydney Major Fast Food & Convenience Retail Investment

Situated in Booming Western Sydney Growth Corridor

Irreplaceable Sydney Investment ASX Listed Giants - 9 Year WALE



Marsden Park (Sydney) NSW
875 Richmond Road

Unrivalled tenancy mix to major ASX & NYSE listed fast food and convenience retail giants

Attractive strong annual rent increases ensuring growth

Net Income: \$1,201,420 pa* + GST

+ Secured by ASX listed Ampol & Domino's and NYSE listed Yum! Brands inc. (KFC) with market caps of \$9.12 billion*, \$3.86 billion* & \$38.64 billion*

+ High profile 26,438sqm* Richmond Road landholding with high underlying land value

+ Strategic position next to national tenants & major activity centres incl. IKEA, Bunnings, HomeCo LFR & Costco

Contact
Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759
Darren Beehag 0411 226 223

For Sale by Expressions of Interest
Closing 3pm AEDT
Wednesday 3 April 2024

*Approx ¹marketindex.com.au ²profile.id

3 Premium Melbourne Childcare Investments



*Outline/Boundaries Indicative Only

Box Hill VIC



Mitcham VIC



Forest Hill VIC

15 & 20 Year Net Leases to National Tenants in Sought-After Locations

Annual 3% rent increases and with a market review at the commencement of each further term

Strategic main road sites benefiting from significant vehicular traffic exposure

Tenant pays all outgoings including land tax

New construction offering maximum depreciation benefits

To be sold individually



Box Hill VIC
902-904 Station Street

- + New 15 year lease to 2039 plus two 10-year options to 2059
- + Guardian: 152 centres nationally
- + Impressive 830sqm* centre licenced for 122 LDC places
- + **Net Income: \$530,700 pa* + GST**



Mitcham VIC
762-764 Whitehorse Road

- + New 20 year lease to 2044 plus three 10-year options to 2074
- + Children First: 9 centres nationally
- + Stunning 869sqm* centre over two levels, lic. for 128 LDC places
- + **Net Income: \$601,120 pa* + GST**



Forest Hill VIC
329-331 Springvale Road

- + New 20 year lease to 2044 plus three 5-year options to 2059
- + Story House: 50 centres nationally
- + Prime 654sqm* centre licenced for 102 LDC places
- + **Net Income: \$378,420 pa* + GST**



Contact
Adam Thomas 0418 998 971
Natalie Couper 0413 856 983
Justin Kramersh 0460 349 605
Zomart He 何梓轩 0488 220 830



For Sale by Expressions of Interest
To be sold Individually
Closing 3pm AEST
Monday 8 April 2024

*Approx



Stamp Duty Free Investment

High Profile Multi-Disciplinary Freehold Medical Investment - 15 Year Net Lease



Blue Ribbon Freestanding Metropolitan Healthcare Investment

Pennington (Adelaide) SA
1 Addison Rd cnr Torrens Rd

15 year lease to 2033 plus options to 2058

Compounding fixed 3% annual increases - guaranteed growth

Net Income: \$578,765 pa* + GST

- + Family Doctor: over 80 multi-disciplinary medical & dental centres across Australia
- + Lease secured, corporate guarantee
- + Net Lease - Tenant pays all outgoings including rates, insurances and land tax
- + Exceptional 2,493sqm* main road corner freehold
- + Modern purpose built 1,136sqm* two level medical facility with 47 on-site car parks

Contact
Yosh Mendis 0434 413 188
Beau Coulter 0413 839 898
Raoul Holderhead 0413 860 304
RLA 327401

Investment Portfolio Auction
10:30am AEDT
Tuesday 26 March
Sydney Opera House

*Approx

Flagship Parramatta Childcare Investment



*Outline/Boundaries Indicative Only



*Outline/Boundaries Indicative Only

New 15 Year Net Lease Recent 2023 Construction

Mays Hill (Parramatta) NSW
1 Patricia Street

Long 15 year net lease to 2038
plus two 10 year options to 2058

Population within 1.5km soaring
at 75% faster than NSW average

Net Income: \$571,650 pa* + GST¹

- + Young Academics ELC: highly experienced & dominant Sydney childcare operator with 36 centres
- + Compounding 3% increases
- + Striking architecturally designed purpose-built facility, offers significant depreciation allowances
- + Popular family area near schools, transport, hospital & Parramatta
- + High demand childcare area: 25% more 0-4 than NSW average



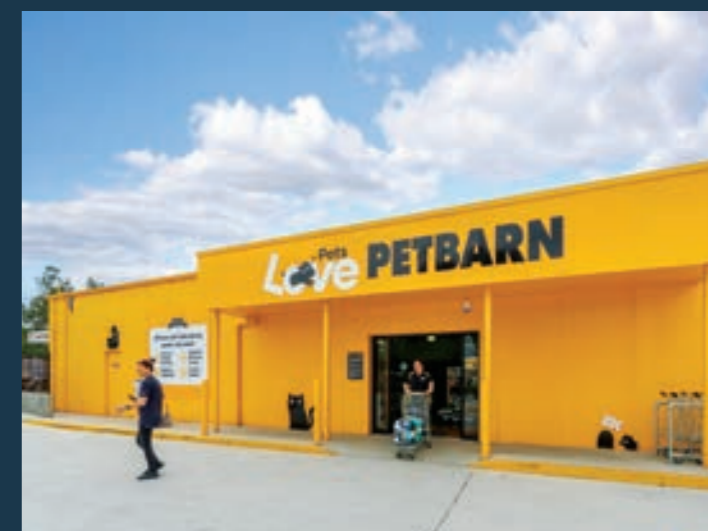
Contact
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Rhys Parker 0451 101 042
John Ingui 0486 011 406



Investment Portfolio Auction
10:30am AEDT
Tuesday 26 March
Sydney Opera House

*Approx ¹As at May 2024

Brand New Freestanding LFR and Convenience Retail Investments



Rare Freestanding Petbarn Investment Renewed Lease to Longstanding Tenant



Commanding position next to Officeworks, Guzman y Gomez, McDonald's, BP, Autobarn and Stockland Shopping Centre

Booming South Coast location with a Shoalhaven region population of 142,936+* expected to surge 30% by 2051¹

Brand new 2023 construction and new improvements providing substantial depreciation benefits

Nowra NSW, Lot 1/104 Worrigea Street - Petbarn

- + Renewed lease to 2030 plus options to 2045
- + Petbarn: national network of 140+ locations, owned by Greencross Vets, subsidiary of NASDAQ listed TPG Capital, Australian Super and Ontario Pension Plan
- + Lease guaranteed by Greencross Limited, Australia's largest vet services business
- + Substantial 2,540sqm* corner landholding
- + Net Income: \$155,250 pa* + GST

Brand New Freestanding Fast Food & Convenience Retail Investment



Nowra NSW, Lot 2/104 Worrigea Street - 7-Eleven & Carl's Jr.

- + New 12 year lease to 7-Eleven to 2035 plus options to 2055
- + New 12 year lease to Carl's Jr. to 2035 plus options to 2040
- + 7-Eleven: recently purchased for \$1.71 billion* by 7-Eleven International LLC with 46,000 sites globally
- + Carl's Jr.: leading global fast food operator with 3,800+ stores globally
- + Fixed 3% annual rent increases ensuring compounding income growth
- + Rental Income: \$570,000 pa* + GST

Contact
Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759

To be sold individually
Petbarn
Investment Portfolio Auction
Tuesday 26 March, Sydney

7-Eleven & Carl's Jr.
For Sale by EOI
Closing Wednesday 3 April

*Approx

ASX Listed Cleanaway Current \$5.79B* Market Cap

Australia's Largest Waste & Recycling Service



Potential 50% Stamp Duty Saving

Long 8.7 Year WALE to 2032 + Options
Huge 16,650sqm* Freehold Landholding



Shepparton VIC
73 Old Dookie Road

Longstanding tenant of 22 years

Tenant pays all outgoings including land tax & insurances

Fixed 3% annual rent increases

Net Income: \$412,589pa* + GST¹

- + Cleanaway's major north central processing and distribution hub
- + Recent capital upgrades of \$2M+ providing significant depreciation
- + Substantial improvements totaling 5,786sqm* including 3 warehouses, four bay workshop, weigh bridge, covered truck wash, and head office facilities
- + Shepparton: major regional city with a 140,000+ trade catchment

Contact
Beau Coulter 0413 839 898
Natalie Couper 0413 856 983

For Sale by Expressions of Interest
Closing 3pm AEST
Wednesday 10 April 2024

*Approx ¹As at July 2024



*Outline/Boundaries Indicative Only

Rare Convenience Retail and Fast-Food Investment

Fronting High Trading Coles Shopping Centre

Trophy 4,990sqm* Corner Freehold
7.8 Year WALE to Blue-Chip Tenants



Ormeau (Gold Coast) QLD
2 Coles Drive

Viva Energy: \$5.4B* ASX-listed company, 1,500 sites nationally

Hungry Jack's: 455 stores nationally, generating a record \$2B* in sales for the year 2023

Net Income: \$396,858 pa* + GST²

- + Adjacent to Coles anchored Ormeau Village Shopping Centre and Zupp Property's \$100 million "Interciti" commercial precinct
- + Fixed 3.5% annual rent increases plus Hungry Jack's turn over rent
- + Newly constructed in 2019, offering significant depreciation
- + Gold Coast: population 647,000, to approach 1 million by 2046¹

Contact
 Jamie Perlinger 0413 860 315
 Yosh Mendis 0434 413 188
 Rick Jacobson 0413 830 083
 Andrew Havig 0478 010 990
 Zomart He 何梓轩 0488 220 830

Investment Portfolio Auction
 10:30am AEDT
 Tuesday 26 March
 Sydney Opera House

*Approx ¹City of Gold Coast
²Plus Hungry Jack's turnover rent



Brand New 12 Year Lease to 2036 Plus Options

Premium Freestanding Investment

Major 4,046sqm* Highway Site Substantial Depreciation Benefits



Nanango QLD
19 Henry St (D'Aguilar Hwy)

United Petroleum: top-tier tenant, 500+ sites nationally
Tenant pays out incl insurance, rates, repairs and maintenance
Annual fixed 3% rent increases
Net Rent: \$375,000 pa* + GST

- + Landmark 4,046sqm* site with 135 metres* of corner exposure
- + D'Aguilar Hwy: important arterial linking the Moreton Bay Region to Queensland's regional Highways
- + South Burnett Regional Council: a key growth corridor of Queensland with a diversified economy boasting a GRP of \$1.94 billion¹

Contact
 Jamie Perlinger 0413 860 315
 Rick Jacobson 0413 830 083
 Andrew Havig 0478 010 990
 Neville Smith 0400 068 205

Investment Portfolio Auction
 10:30am AEST
 Thursday 28 March
 The Hilton, Brisbane

¹Approx ¹economy.id



As New Freehold Metro Melbourne Retail Investment

New 12 Year Lease to 2036 + Options
Significant Depreciation Benefits



Sunshine (Melbourne) VIC
 559 Ballarat Road

United Petroleum: top-tier tenant, 500+ sites nationally
 Tenant pays out incl insurance, rates, repairs and maintenance
 Annual fixed 3% rent increases
Net Rent: \$285,000 pa* + GST

- + Impressive 2,089sqm* corner site in metro Melbourne's booming western growth corridor
- + 42,000+ vehicles passing daily
- + Bunnings, Pickles, Sydney Tools, Dan Murphy's, Sunshine Market Place & Vic Uni all within 1.3km*
- + Sunshine: 11km* from Melbourne CBD, population forecast to grow 71.5% by 2041²

Contact
 Jamie Perlinger 0413 860 315
 Rick Jacobson 0413 830 083

Investment Portfolio Auction
 10:30am AEDT
 Wednesday 27 March
 Crown Casino, Melbourne

*Approx ¹GapMaps ²forecast.id



Brand New Freestanding Fast Food Investment

Brand New 20 Year Lease to 2043

Maximum Depreciation Benefits - Built 2023 Prized Highway Corner Freehold



West Tamworth NSW
226 Bridge Street (Oxley Hwy)

Plus 2 x 10 year options to 2063

Compounding fixed 3% annual increases ensuring guaranteed rental growth

Net Income: \$252,873 pa* + GST

- + Guzman y Gomez: one of Australia's fastest growing fast-food chains with over 200 restaurants internationally and employing over 15,000 people
- + Freestanding dual lane drive thru on 2,036sqm* corner site with prime exposure to Hwy
- + Moments to Tamworth CBD surrounded by major brands including McDonald's, Domino's, Coles Express and Woolworths



Contact

Yosh Mendis 0434 413 188
Darren Beehag 0411 226 223
Flynn McFall 0481 187 191



Investment Portfolio Auction

10:30am AEDT
Tuesday 26 March
Sydney Opera House

*Approx



*Outline/Boundaries Indicative Only



Brand New Trophy Freestanding McDonald's Large 3,126sqm* Landholding

Ultra Rare 20 Year Ground Lease

Triple Net 20 Year Ground Lease Plus 30 Years Options to Global Fast Food Giant



Cardiff (Newcastle) NSW
45 Pendlebury Road

Brand new 20 year ground lease to 2043 plus options to 2073

Fixed 3% compounding annual increases ensuring guaranteed rental growth

Net Income: \$180,000 pa* + GST

- + McDonald's: global fast food giant with 38,000+ restaurants in over 100 countries
- + Triple net lease - tenant pays 100% of outgoings incl. land tax, all R & Ms & structural CapEx
- + Significant high profile 3,126sqm* landholding next to state-of-the-art childcare facility
- + Moments from Newcastle CBD, Woolworths & Cardiff Station

Contact
Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759
Rhys Parker 0451 101 042

Investment Portfolio Auction
10:30am AEDT
Tuesday 26 March
Sydney Opera House

*Approx



Premium IGA Anchored Centre 10 Year Lease to IGA, Built New 2019



Googong (Near Canberra) NSW
195 Gorman Drive

Attractive rent reviews up to 4% annually

Built new in 2019, with excellent tax depreciation

Net Income: \$553,070 pa* + GST

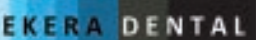
- + Immaculately presented IGA including liquor plus two established tenancy's
- + IGA: over 1,400 stores nationally
- + Supermarket on base rental, plus current 'turnover rental upside'
- + Club Lime: ASX listed Gym with over 120 locations nationwide
- + Googong: high growth satellite suburb close to Canberra, pop forecast of 18,000 by 2025¹

Contact
Darren Beehag 0411 226 223
Yosh Mendis 0434 413 188
Guy Randell 0430 272 999
Luke Easton 0472 546 001

For Sale by Expressions of Interest
Closing 3pm AEDT
Thursday 4 April 2024

¹Estimated ¹googong.net

Premium Freehold Medical Investment Immaculate Purpose-Built Medical Centre



Corrimal (Wollongong) NSW
20-22 Underwood Street

Diverse income stream with three leading national & established medical tenants

Mixture of CPI and fixed 3% annual rent increases

Net Income: \$381,413 pa* + GST¹

- + Ekeru Dental: leading dental group with 52+ locations
- + Marsden Psychology: 20+ DRs specialising in children's health
- + Southern Respiratory & Sleep Specialists: founded in 2017 with 3 locations in NSW
- + Substantial 1,821sqm* landholding centrally located in Corrimal Business District
- + Wollongong: thriving region set to grow to 270,500+ by 2041

Contact
Andrew Havig 0478 010 990
Rhys Parker 0451 101 042

For Sale by Expressions of Interest
Closing 4pm AEDT
Wednesday 27 March 2024

*Approx ¹As at 1 May 2024



Important Co-Branded Bank Investment Prime South Sydney Freehold



Rockdale (Sydney) NSW
475-477 Princes Highway

Rare dual branch freehold
anchored by Westpac &
St George

Renewed 5 year net lease to
Westpac to 2029

Net Income: \$197,016 pa* + GST

- + Westpac: top 5 ASX banking giant, acquired St George in 2008 & serving 12.7 million* customers nationwide
- + Long established Westpac featuring recent high-quality fit-out & newly introduced St George
- + Strategic retail hub close to Rockdale Station & national brands
- + Rockdale: within Bayside LGA supporting 191,385+ residents

Contact
Darren Beehag 0411 226 223
Flynn McFall 0481 187 191

Investment Portfolio Auction
10:30am AEDT
Tuesday 26 March
Sydney Opera House

*Approx

100% Leased Freehold Investment First Time Ever Offered to the Market



Nowra (South Coast) NSW
103 Junction Street

Longstanding occupancy history
with tenants in place 30+ years

Leases reviewed to desirable
CPI annual rent reviews

Net Income: \$156,814 pa* + GST

- + Valuable CBD position with dual street frontage, direct access to Woolworths & ample parking
- + Landrich 426sqm* freehold improved by 732sqm* building
- + Fully leased to a mix of essential & professional services tenants inc. Wellways, 90+ locations nationally
- + Nowra: Booming South Coast location part of the Shoalhaven region population of 142,936* expected to surge 30% by 2051¹

Contact
Geoff Sinclair 0451 462 759
Rhys Parker 0451 101 042
Luke Easton 0472 546 001

Investment Portfolio Auction
10:30am AEDT
Tuesday 26 March
Sydney Opera House

*Approx ¹profile.id



*Outline/Boundaries Indicative Only



Immaculate JAX Tyres & Auto Investment Next to Woolworths Shopping Centre



Bathurst NSW
77 Bentinck Street

Brand new 7 year lease to 2031 plus options to 2041

Fixed 3.5% compounding annual increases ensuring guaranteed rental growth

Net Income: \$150,000 pa* + GST

- + JAX Tyres & Auto: wholly owned entity of Hankook Tire (KRX Listed) market cap of over \$8.25b*
- + High profile 1,088sqm* corner landholding
- + Strategic position next to major Woolworths anchored Bathurst City Centre shopping centre
- + Central West: thriving region with 181,500+ people, set to experience significant growth



Contact

Yosh Mendis 0434 413 188
Rhys Parker 0451 101 042
Flynn McFall 0481 187 191



Investment Portfolio Auction

10:30am AEDT
Tuesday 26 March
Sydney Opera House

*Approx
Signage Impression on images



*Outline/Boundaries Indicative Only



Trophy Whitsunday Retail Investment Prime Waterfront Location

Airlie Beach QLD
33 Port Drive

High end 1,719sqm* NLA ground floor retail tenancies

Diverse income stream providing a 4.23 year WALE

Net Income: \$841,597 pa* + GST

- + Strong tenancy mix including leading retailers Billabong & Seafolly along with established restaurant & tourism services
- + Prime waterfront location overlooking Port of Airlie Marina
- + Investor friendly mix of fixed & favourable CPI annual reviews
- + Airlie Beach: major QLD tourism precinct & gateway to famous Whitsunday Islands



Contact

Craig Chapman 0427 110 132
Neville Smith 0400 068 205
Tom Lawrence 0409 354 492



For Sale by Expressions of Interest

Closing 3pm AEST
Tuesday 16 April 2024

*Approx



New 7-Eleven & Car Wash with Main Rd Frontage | Net Leases + Opts to 2055



Aitkenvale (Townsville) QLD
245 Ross River Road

New 12 year net leases plus options to 2055
Tenant pays all usual outgoings
Large 3,435sqm* site
Combined Net Income: \$440,960 pa* + GST¹

- + 7-Eleven: recently purchased for \$1.71B by 7-Eleven International LLC with 46,000 sites globally
- + Construction completed in July 2023, offering significant depreciation benefits (\$305,403 in the first year)
- + Fixed 3% annual rent increases & CPI reviews, ratchet provisions
- + Townsville: booming population forecast to grown 54% by 2041²

Contact
Neville Smith 0400 068 205

For Sale by
Expressions of Interest
Closing 4pm AEST
Thursday 21 March 2024

¹as at July 2024 ²forecast.id



Blue-Chip Childcare Investment New 15 Year Net Lease to 2038



Sippy Downs (Sunshine Coast) QLD, 11 Courage Street

4 schools in a 1km* radius
Prime Sunshine Coast location
Outstanding depreciation benefits (51% of first years rent)
Net Income: \$440,300 pa* + GST

- + Smartland Boutique EL: privately owned & operated provider with 8 centres across QLD & NSW
- + 5+5 year options to 2048
- + Tenant pays all outgoings incl land tax & management fees
- + Substantial 1,733sqm* NLA licensed for 119 LDC places
- + Sunshine Coast: pop. to increase by 147,000 residents by 2036

Contact
Andrew Havig 0478 010 990
Josh Scapolan 0484 229 829

For Sale by
Expressions of Interest
Closing 3pm AEST
Wednesday 3 April 2024

*Approx



Somerset TAS



Mt Isa QLD



Kalgoorlie WA



Three Premier Industrial Investments Leased to Mining & Tyre Giants



Somerset TAS, 14 McKays Road
Net Income: \$146,764 pa* + GST

- + Renewed 5 & 10 year net leases plus options to 2033
- + DSI Underground: subsidiary of global engineering firm Sandvik (STO: SAND) mkt cap of \$40.95B

Ryan (Mt Isa) QLD, 15 Ryan Rd
Net Income: \$100,499 pa* + GST

- + TFI: leading national supplier of high-quality on & off-road tyres with 8+ locations

Kalgoorlie WA, 6 Close Way
Net Income: \$94,999 pa* + GST

- + Fixed 3% pa increases, ratchet provisions at market review
- + Tenants pays all outs inc land tax

Contact
Neville Smith 0400 068 205
Matthew Wright 0458 290 588
Chris Carcione 0415 393 082

Investment Portfolio Auction
To be sold individually
10:30am AEST
Thursday 28 March
The Hilton, Brisbane

*Approx

Entry-Level Brisbane Veterinary Investment Leased to Global Private Equity Giant

Everton Park QLD
574-576 South Pine Road

- + Vet Partners: wholly owned by Luxembourg based JAB Holding Company, with \$50billion+ in managed capital

5 year lease to 2026 plus
5 year option to 2031

- + Long established and well-maintained building

Fixed 3% annual rent increases

- + 457sqm* corner site with 40m* combined frontage underpinned by "District Centre" zoning

Tenant pays usual outgoings

- + Desirable family-oriented suburb only 8km* from the CBD

Net Income: \$84,410 pa* + GST¹

Contact
Shaun Venables 0411 860 865
Adam Thomas 0418 998 971

Investment Portfolio Auction
10:30am AEST
Thursday 28 March
The Hilton, Brisbane

*Approx ¹As at April 2024



Entry Level Tyre & Auto Investment Head Office Lease to Global Giant



Mt Isa QLD
Cnr Curry Rd and Duchess Rd

5 year lease to 2027 plus 5 year option to 2032

Landlord friendly lease with tenant paying 100% of outgoings as per lease

Net Income: \$69,291 pa* + GST¹

- + Bridgestone: Australia's largest tyre retailer with 339 stores nationally and a market cap of AUD \$30 billion
- + Massive 5,583sqm* site with favourable industrial development zoning
- + Favourable CPI annual reviews - next review April 2024
- + Mount Isa: largest economic, logistic and service centre of Northern Australia

Contact
Craig Chapman 0427 110 132

Investment Portfolio Auction
10:30am AEST
Thursday 28 March
The Hilton, Brisbane

*Approx
¹As at 30/4/24, assuming 4% CPI increase



Stamp Duty Free Investment

Strategic Childcare Opposite School New 15 Year Lease to 2038 + Options



Windsor Gardens (Adelaide) SA
36-42 Olinda Road

Two 10-year options to 2058
Fixed 3% annual rent increases

New construction offering significant depreciation

Income: \$381,113 pa* + GST

- + Children First: established and highly experienced operator with 9 centres nationally
- + Tenant pays all usual outgoings
- + Brand new 702sqm* purpose-built centre licensed for 108 LDC places
- + Prominent 2,299sqm* 'island' site opposite Avenues College, metres from North East Road and only 9km* from the CBD

Contact
Adam Thomas 0418 998 971
Natalie Couper 0413 856 983
RLA 327401

Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

*Approx



Stamp Duty Free Investment

State-of-the-Art Childcare Investment New 20 Year Net Lease to 2044



Banksia Park (Adelaide) SA
275-277 Hancock Road

- + Guardian: premium early education provider with 169 locations nationally
- + Tenant pays all usual outgoing
- + Stunning 703sqm* centre, licenced for 98 LDC places
- + Strategic location with 8 schools positioned within a 1.8km* radius
- + City of Tea Tree Gully: major hub for retail & health services, located 14km from Adelaide CBD

Two 10-year options to 2064
Fixed 3% annual rent increases
New construction offering significant depreciation benefits
Net Income: \$367,500 pa* + GST

Contact
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Natalie Couper 0413 856 983
RLA 327401

Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

*Approx



8 Year Lease Guaranteed by ASX Giant Distribution and Click & Collect Centre



Invermay (Launceston) TAS
76-84 Gleadow Street

- + Harvey Norman: multi-national retail giant, \$5.93B* market cap
- + Major distribution centre for Harvey Norman in northern TAS
- + Recently expanded 2,814sqm* freehold warehouse plus canopy
- + Significant 5,843sqm* industrial landholding with 153m* frontage
- + Launceston: northern capital of TAS, total catchment of 230,000+

8 year, 2 month lease to June 2028 plus options to 2043
Annual CPI reviews, with cap & collar at market rent review
Net Income: \$329,696 pa* + GST¹

Contact
Beau Coulter 0413 839 898
Matthew Wright 0458 290 588

Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

*Approx ¹Forecast rent at 1 July 2024 based upon assumed 3.3% CPI increase



High Profile Metro Day Hospital & Medical Centre 10 Year Lease Plus Options to 2052

Sunshine (Melbourne) VIC
493 Ballarat Road

Tenant pays outgoings as per the lease

Favourable zoning with strong underlying land value

Net Income: \$528,543 pa* + GST

- + Dr Gastroenterology & Dr Scope: leading Melbourne gastroenterology and hepatology practice
- + Land rich 2,131sqm* freehold site zoned 'Activity Centre Zone 1'
- + State-of-the-art 1,000sqm* medical investment, 21 on-site car parks
- + 60,000+ vehicles passing daily*
- + Sunshine: 11km* from Melbourne CBD, population forecast to grow 71.5% by 2041

Contact
Matthew Wright 0458 290 588
Sam Mercuri 0413 830 709

For Sale by
Expressions of Interest
Closing 4pm AEDT
Wednesday 27 March 2024

*Approx

Trophy Corner Metro Investment Leased to Global Dental Giant

Moorabbin (Melbourne) VIC
402 South Road

18 year lease to 2026 plus 3 further 5 year options to 2041

Favourable annual CPI reviews

Tenant pays usual outgoings

Net Income: \$319,379 pa* + GST

- + Bupa: international healthcare group servicing 43 million customers across 190 countries
- + High profile 648sqm* freehold site with exposure to 40,000¹ VPD²
- + Situated in key commercial/medical precinct metres from Woolworths, Harvey Norman & Holmesglen Private Hospital
- + Moorabbin: affluent inner metro location, population forecast to surge 88% by 2041³

Contact
Zomart He 何梓轩 0488 220 830
Sam Mercuri 0413 830 709
Shaun Venables 0411 860 865

Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

*Approx ¹GapMaps
²Vehicles Passing Daily ³forecastID





Outline/Boundaries Indicative Only



High Yielding Investment

Established Metro Childcare Investment Long Lease to ASX-Listed Tenant to 2033



South Morang (Melbourne) VIC
1 Paradise Way

Triple net lease - tenant pays all outgoings including land tax, R & M's & Management Fees

Desirable CPI + 1.5% annual rent increases

Net Income: \$315,097 pa* + GST¹

- + Mayfield (ASX:MFD): ASX-listed early education provider with 39 centres nationally and growing
- + Well maintained 108 place centre
- + 2,268sqm* triple street frontage site, metres from Coles-anchored Shopping Centre and The Lakes South Morang P-9 School
- + South Morang: high-growth, family-oriented suburb located 22km from the CBD

Contact
Yosh Mendis 0434 413 188
Natalie Couper 0413 856 983
Adam Thomas 0418 998 971

Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

¹Approx ¹As at 3 June 2024
(Assumed 4% CPI + 1.5%)

Leased to ASX-Listed Medical Provider Tenant On-Site 50+ Years



Lalor (Melbourne) VIC
1 Messmate Street

Renewed 4 year lease plus option to 2030

Annual CPI rent reviews

Minimal management investment, single lease covenant

Net Income: \$237,856 pa* + GST

- + Sonic Healthcare Ltd (ASX:SHL): world leading healthcare provider with \$13.9 billion market cap
- + Triple fronted 627sqm* freehold site with 69.8m* frontage and 5 on-title car spaces
- + Situated in key medical precinct
- + Coles & Woolworths within 180m*
- + Lalor: inner-metro Melbourne suburb, population of 24,000+ and only 16km* from CBD

Contact
Sam Mercuri 0413 830 709
Matthew Wright 0458 290 588

Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

*Approx



Leading Allied Health Clinic Servicing the Local Community for 20 Years

Brand New 10 Year Net Lease to 2034 As New, Purpose-Built Medical Facility



Wendouree (Ballarat) VIC
1046 Howitt Street

10 year net lease to 2034 plus two further options to 2044

Fixed 3% annual rent increases

Tenant pays all usual outgoings

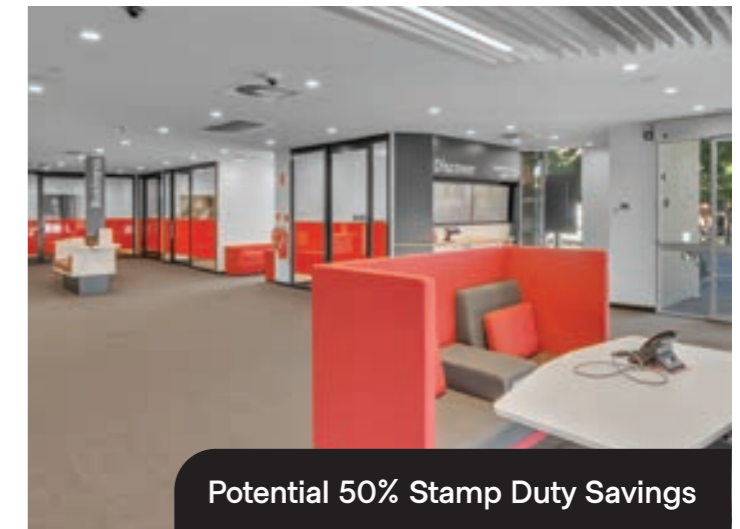
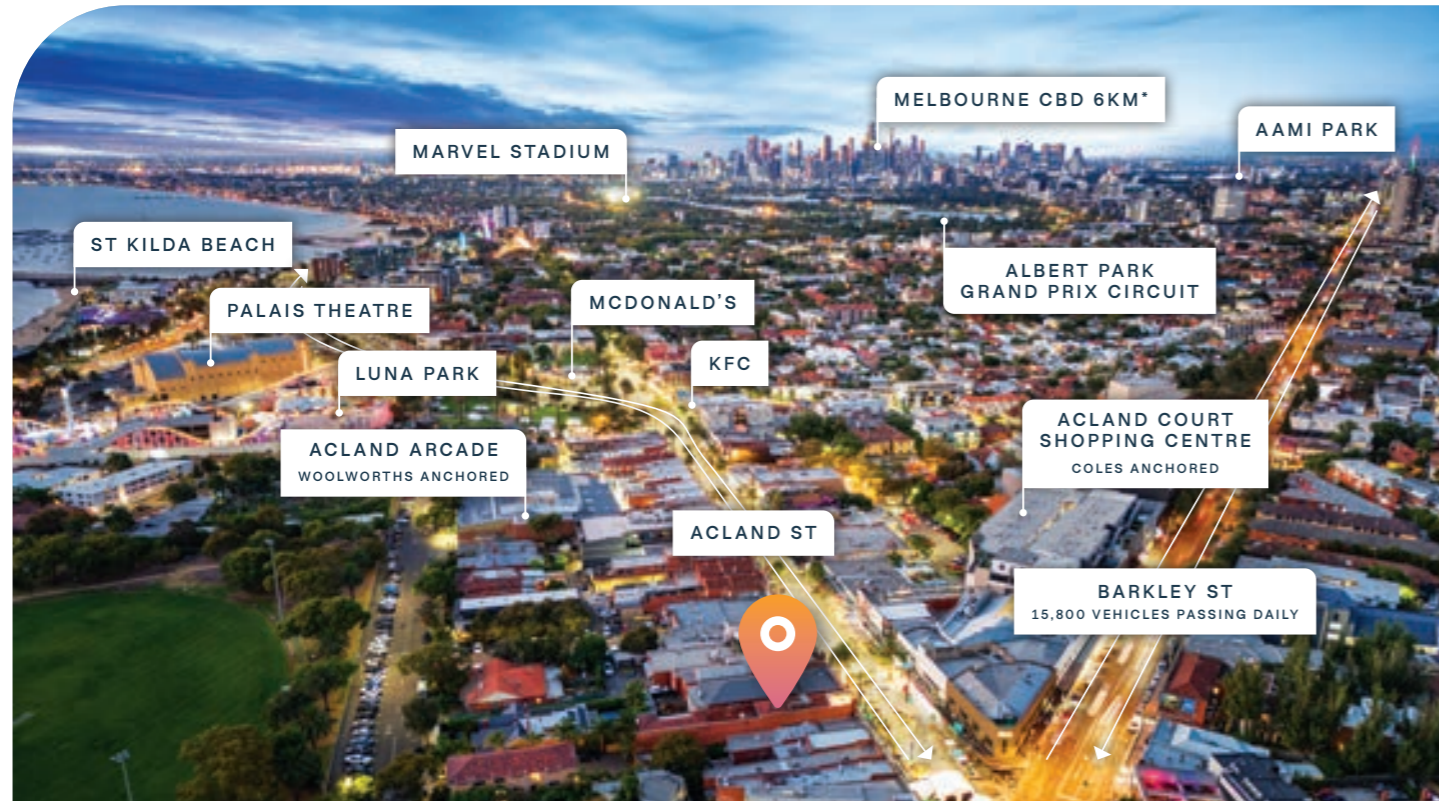
Net Income: \$157,558 pa* + GST

- + Lake Health Group: leading allied health clinic, servicing local community for 20+ years
- + Immaculate 507sqm* purpose-built physiotherapy clinic
- + High profile 1,206sqm* freehold site with 16 on-title car spaces
- + Situated in key medical precinct
- + Ballarat: capital of Western VIC, population forecast to surge 19% to 142,624 by 2036¹

Contact
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Beau Coulter 0413 839 898
Matthew Wright 0458 290 588

Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

*Approx ¹forecast.id



Potential 50% Stamp Duty Savings

Iconic St Kilda Freehold Investment Renewed Lease to 2030 Plus Options

St Kilda (Melbourne) VIC
175 Acland Street

- + Veludo Bar: hospitality leader on site for over 14 years, licensed for 300 patrons
- + Trophy 326sqm* Commercial 1 Zone (C1Z) landholding
- + Impressive 380sqm* 2-level venue including bar & restaurant, recent tenant funded fit-out
- + St Kilda: 6km* from CBD, affluent inner metro suburb with \$1,525,000 median house price²

Annual, fixed, compounding 4% rent increases

Tenant pays all usual outgoings excluding land tax

Net Income: \$182,780 pa* + GST¹

Contact
Jamie Perlinger 0413 860 315
Rick Jacobson 0413 830 083
Zomart He 何梓轩 0488 220 830

Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

¹As at 1 June 2024 ²realestate.com.au

Long Standing Top 10 ASX Listed Tenant Trophy Freehold, Refurbished 2019

Horsham VIC
75 Firebrace St (cnr Pynsent St)

Renewed 5 year lease to 2028 plus 5 year option to 2033

Tenant pays all usual outgoings including land tax

Net Income: \$109,999 pa* + GST

- + NAB: top 10 ASX listed financial institution with over 32,000 employees & 8.5 million customers
- + Super 607sqm* site, 50+ metres* frontage plus 6 car spaces
- + Tenant on-site since 1988
- + Position perfect within Horsham's CBD amongst national retailers
- + Horsham: Wimmera's commercial centre with a trade catchment of 55,000 people*

Contact
Jordan Bell 0497 844 705
Jamie Perlinger 0413 860 315
Raoul Holderhead 0413 860 304

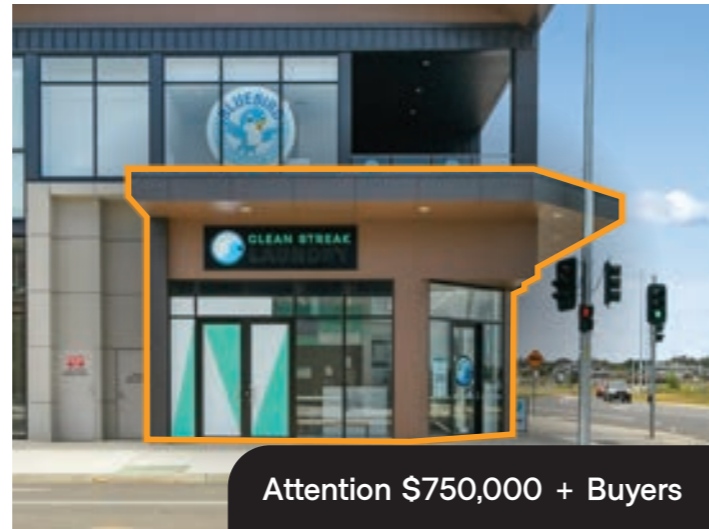
Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

*Approx





*Outline/Boundaries Indicative Only



Attention \$750,000 + Buyers

New 10 Year Lease to 2033 + Options Growing Laundromat Chain



Berwick VIC
2 Adakite Drive (cnr Centre Rd)

10 year net lease to November 2033 plus option to 2038

Fixed annual 4% rent increases

Tenant pays all usual outgoings

Net Income: \$42,900 pa* + GST

- + Clean Streak Laundry: well-established laundromat chain with 6 Vic locations and operating 6am-1am 7 days a week
- + Brand new high-profile corner premises neighbouring IGA Supermarket, Chemist Warehouse, childcare and more
- + Allira Village: fast growing estate in the heart of Berwick
- + City of Casey: population forecast to increase 45% (204,677) by 2046¹



Contact
Shaun Venables 0411 860 865
David Napoleone 0417 308 067
Romanor Falconer 0413 830 808



Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

*Approx ¹forecast.id



Bakers Delight On-Site 40 Years Recent 2021 Tenant Funded Upgrades



Rosanna (Melbourne) VIC
111 Lower Plenty Road

5 year lease plus options to 2035

Fixed 3% rent increases

Tenant pays all usual outgoings

Net Income: \$37,031 pa* + GST

- + Bakers Delight: multi-national retailer with 700+ locations
- + Modern 154sqm* bakery with recent upgrade to latest corporate standard with rear truck loading
- + 140+ council car parks at rear
- + High profile 162sqm* freehold C1Z site on main retail strip
- + Rosanna: metro suburb 12km* from CBD, house prices up 5.5%¹



Contact
Beau Coulter 0413 839 898
David Napoleone 0417 308 067



Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

*Approx ¹Realestate.com.au



11,600sqm* 'Super Site' Adjacent Bunnings Short Term Leases - Ripe For Development

Ravenhall (Caroline Springs) VIC
1059 - 1065 Western Hwy

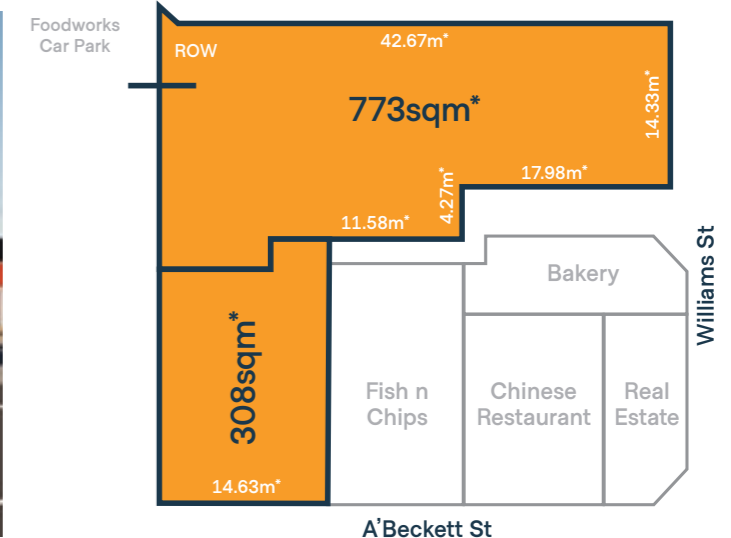
Holding Income with leases to Bursons, Ace Mechanical Repairs, Great Escape Caravans & C & A Towing
Well maintained existing improvements - low site coverage suits development

- + Flexible Industrial 3 Zoning providing paramount scope for LFR and/or light industrial development (STCA)
- + Significant 158m* combined frontage and exposure to Western Hwy & Rebecca Drive
- + Central to Bunnings, Coles, ALDI, Officeworks and JB Hi-Fi
- + Melton City Council: Australia's fastest growing LGA

Contact
Shaun Venables 0411 860 865
Romanor Falconer 0413 830 808
Beau Coulter 0413 839 898
Matthew Wright 0458 290 588

For Sale by Expressions of Interest
Closing 4pm AEST
Tuesday 9 April 2024

*Approx ¹Build Australia



Inverloch's Premier Development Opportunity Position Perfect, Commercial 1 Zone

Inverloch VIC, 1 Williams Street and 6-8 A'Beckett Street

Perfection within retail heart
Absolute central location opposite Esplanade Hotel
Combined 1,081sqm* site
Two lots offered individually - Buy 1 or Buy Both!

- + Important Commercial 1 Zone
- + Multiple frontage & access (including ROW's) allows flexible development
- + DB Design indicative concept: 4 shops, 4 apartments, 8 car spaces (STCA)
- + Inverloch: 86km* from metro Melbourne, population of 6,526 swelling to circa 25,000+ over the summer months

Contact
Raoul Holderhead 0413 860 304
Beau Coulter 0413 839 898

For Sale by Expressions of Interest
Two lots offered individually
Closing 4pm AEST
Tuesday 16 April 2024



15,866sqm* 'Island Site' Ripe for Development First Time Offered In Nearly 100 Years!

Shepparton VIC, 2-24 Mason St
(corner The Boulevard)

Irreplaceable 15,866sqm*
development opportunity (STCA)
within central Shepparton, dual
259m* street frontage, bordering
parkland & opposite Stuart
Reserve & the Goulburn River

- + 500 metres* from the Goulburn Valley Highway (Wyndham Street) and the Shepparton CBD
- + Residential Growth Zoning allowing for high density residential estate with the potential for 'mixed use' opportunities including medical, childcare, accommodation and retail uses STCA
- + Shepparton: major regional city with immediate population forecast to grow 19.54% to 2036

Contact
Shaun Venables 0411 860 865
Beau Coulter 0413 839 898
Romanor Falconer 0413 830 808

For Sale by Expressions of Interest
Closing 4pm AEST
Wednesday 10 April 2024

*Approx



Impressive Childcare Opposite School 30 Year Lease to ASX-Listed G8 Education



Yanchep (Perth) WA
121 Moorpark Avenue

Annual CPI rent reviews with
ratchet provisions, ensuring
rent cannot reduce

Tenant pays all outgoings inc
land tax and management fees
Net Rent: \$299,250 pa* + GST¹

- + G8 Education (ASX:GEM): Australia's largest listed childcare provider with 430+ locations
- + As new 100 LDC place centre offering significant depreciation benefits
- + Large 3,032sqm* site opposite Yanchep Rise Primary School, with 430 students enrolled
- + Yanchep: high growth location 50km* north from the Perth CBD

Contact
Natalie Couper 0413 856 983
Adam Thomas 0418 998 971
Chris Carcione 0415 393 082

Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

*Approx ¹Estimated as at April 2024



Affordable Childcare Investment New 15 Year Net Lease + Options to 2059



Dawesville (Mandurah) WA
2 Esperance Avenue

- + Bloom Early Education: experienced operator with 7 centers' & 4 more opening soon
- + 97 LDC place undergoing extensive capital upgrades, offering significant depreciation benefits
- + Large 2,714sqm* site, adjacent to St Damien's Catholic Primary School, within metres of Ocean Road Primary School and newly constructed Coles anchored retail precinct



Contact
Chris Carcione 0415 393 082
Natalie Couper 0413 856 983
Richard Giorgi 0468 697 093



Investment Portfolio Auction
10:30am AEDT
Wednesday 27 March
Crown Casino, Melbourne

*Approx †estimated as at 1st July 2024

Tenant pays all outgoings including land tax & management

Attractive 4% annual rent increases

Net Income: \$256,730 pa* + GST

Monopoly Tavern in High Growth Location New 13 Year Net Lease to 2036 + Options



Dalyellup (Bunbury) WA
Unit 1, 18 Portobello Road

- + Last Slice: experienced and successful tavern operator with expanding network
- + Impressive premises with extensive \$1 million tenant fit-out and licensed for 400 patrons
- + New construction offering significant depreciation benefits
- + 1,259sqm* site directly opposite Woolworths anchored Dalyellup Shopping Centre, within metres of McDonald's, HJ's, KFC & 7-Eleven



Contact
Natalie Couper 0413 856 983
Chris Carcione 0415 393 082
Jordan Bell 0497 844 705



For Sale by Expressions of Interest
Closing 3pm AEDT
Thursday 4 April 2024

*Approx

Fixed 3% annual rent increases plus ratchet provisions

Tenant pays all outgoings including land tax, rates, insurances & management fees

Net Income: \$244,007 pa* + GST

Q&A

with Justin Kramersh

SALES EXECUTIVE

Could you share your journey with Burgess Rawson and highlight your role and achievements so far?

“Since joining Burgess Rawson in August 2021, after transitioning from a local boutique agency that specialised in off-market transactions, I have been deeply involved in the commercial property sector.

In my current role as a sales executive, I work closely with some of the industry’s leading agents, focusing on the sale of essential service leased investments via our renowned Portfolio Auctions.

My responsibilities span the entire sales campaign, from inception to completion. Notable accomplishments so far include the successful transaction of over 100 commercial investments, encompassing both on-market and off-market deals. This experience has certainly honed my expertise, and contributed to Burgess Rawson’s industry legacy.”

What do you consider the best thing about being part of the Burgess Rawson community?

“At Burgess Rawson, we foster a collaborative culture that values hard work, evident in the success of our Portfolio Investment Auctions held every six weeks.

Our people are our greatest asset, and it’s a privilege to work in such a dynamic environment surrounded by motivated individuals striving for excellence.

The office is alive with energy where a sense of camaraderie is unmistakable.

A spontaneous game of footy is not uncommon, and this atmosphere not only fosters creativity and innovation but also reinforces our team’s solidarity.

This same spirit of collaboration, honesty, and integrity that we value internally also extends to our dealings with clients. This holistic approach ensures lasting, meaningful relationships, rooted in mutual trust and understanding.”

What’s the most unusual property sale you’ve been involved in?

“One of the great aspects of working with Burgess Rawson is the opportunity to gain exposure to unique assets.

In particular, the sale of the Australian Federal Police (AFP) Canine Facility in Murwillumbah, NSW stands out as the most unique property transaction in my career. The property, spanning an expansive 9,500sqm, housed only five police dogs at the time, yet the AFP paid in excess of \$450,000 per annum.

The intricate sales campaign was a memorable challenge, and ultimately the asset was purchased by a local buyer for \$5.075 million.”

What is your specialty in the real estate market?

“With a track record of successfully transacting over \$400 million in properties across various asset classes, including retail, early education, development sites, fast food, and government, I’ve been incredibly privileged to have developed expertise in diverse areas.

More recently, I’ve started specialising in the early education sector, collaborating with esteemed colleagues; Natalie Couper and Adam Thomas which has enriched my perspective and enabled me to approach transactions with a comprehensive and strategic mindset.

Their expertise, combined with the resources and reputation of Burgess Rawson, has positioned us as the go-to firm for early education investment sales nationwide.”

Do you have any goals you’d like to share?

“In the future, I aspire to become a partner at Burgess Rawson in Victoria and establish myself as a leading sales agent consistently delivering exceptional results for my clients.

As Burgess Rawson continues to drive innovation and excellence in the field, I am excited about the possibilities that lie ahead.

I look forward to further contributing to our team’s success as the market leader in the commercial investment sales space.”





With offices across Australia,
Burgess Rawson has a truly
national understanding and
unparalleled collective expertise.

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