

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

FEATURE ARTICLE

**Commercial Road Trip Part II:
As restrictions ease, we're
getting back in the car!**

Q&A

**Advice for owners in our
property management
spotlight**



We focus on the details, to get you big picture results.

As Australia's property people, Burgess Rawson has helped thousands of everyday Australians maximise their wealth through property for more than 40 years.

Regardless of where you are at in your property investment journey, we have the reach, scale and capability of a big national brand; and the connections and knowledge of a local specialist to help you realise your goals.

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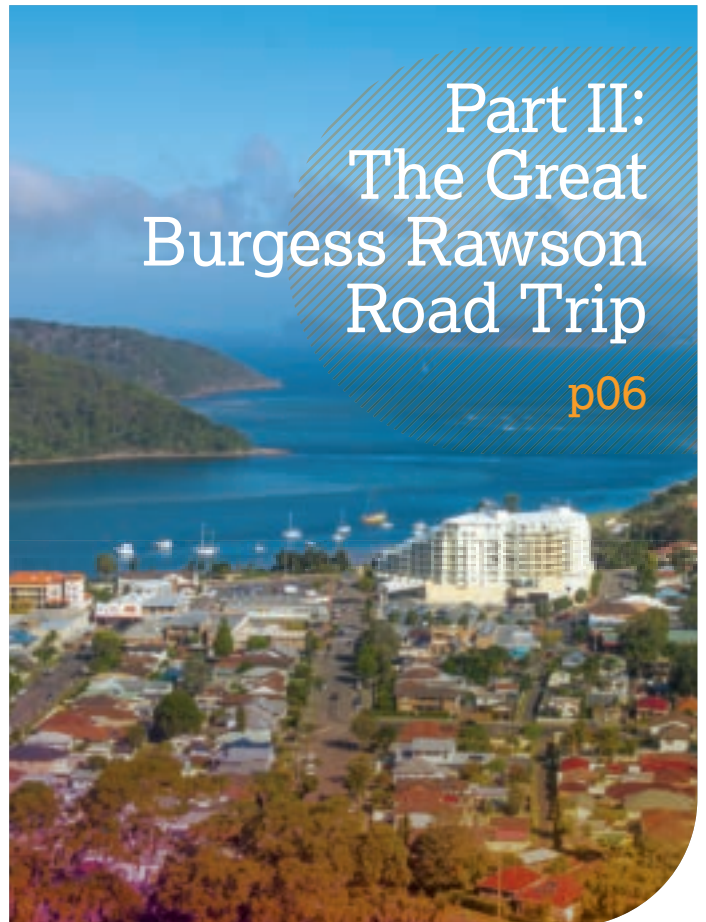
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All areas and figures displayed in this magazine are approx only. All precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the Vendor or Agents. The Retail Leases Act 2003 may apply.

Highlights

In the lead up to the upcoming June Portfolio Auctions, this month's magazine features a diverse selection of properties, including investment opportunities from our most enduringly popular and essential service asset classes; fast food, childcare, retail fuel and government.



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Location: Westcourt QLD
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Auction



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Income: \$109,738 pa + GST
Auction



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Location: Berkeley Vale/Central Coast NSW
Income: \$474,416 pa + GST
Auction



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Location: Wanniasa ACT
Income: \$42,789 pa + GST
Auction



State-of-the-art Childcare Centre

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Location: Padbury WA
Income: \$298,287 pa + GST
Auction

Welcome



EDITOR Stephen Lovison

 STEPHEN.LOVISON

Welcome to the June edition of Portfolio.

The world is now a very different place since our last edition, typified by the fact you're likely reading this at your kitchen table, rather than your office. First and foremost, we must take a moment to appreciate and thank all of the essential services personnel across the country who have worked tirelessly to keep our communities safe, care for those affected and provide reassurance there is a bright future ahead.

Now, more than ever, we recognise that property is about people. Our national team has worked diligently through this rapidly changing environment to do exactly what we do best: support our clients in the management of their commercial properties, provide strategic counsel and connect people to property and services. As restrictions lift, we will continue to offer our full suite of services in sales, auctions, leasing, development and property management.

The end of financial year is traditionally a busy time for Burgess Rawson's flagship Portfolio Auctions, and June's events will

be no different. We have an encouraging line up of premium real estate investments, including government-leased assets, childcare, food retail and fuel.

We are seeing investors rapidly returning to the market and the fundamentals of commercial property remain positive as we enter the COVID-19 recovery phase. Local cafes and restaurants are re-opening their doors, while more and more childcare centres and schools are slowly returning to normality. Interest rates are still at record lows and the volatility of the sharemarket is seeing greater numbers of investors seeking out the security of commercial property.

Australian life has adapted rapidly in recent months, and Portfolio is no different.

Moving forward, Portfolio will also be offered in an exciting digital format, giving us an even greater ability to serve our community and clients with new-to-market buying and leasing opportunities, feature articles and recent results.

As always, we hope you enjoy the read, stay safe and we look forward to meeting (in person) very soon.



Portfolio Team

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PRODUCTION MANAGER Amanda King

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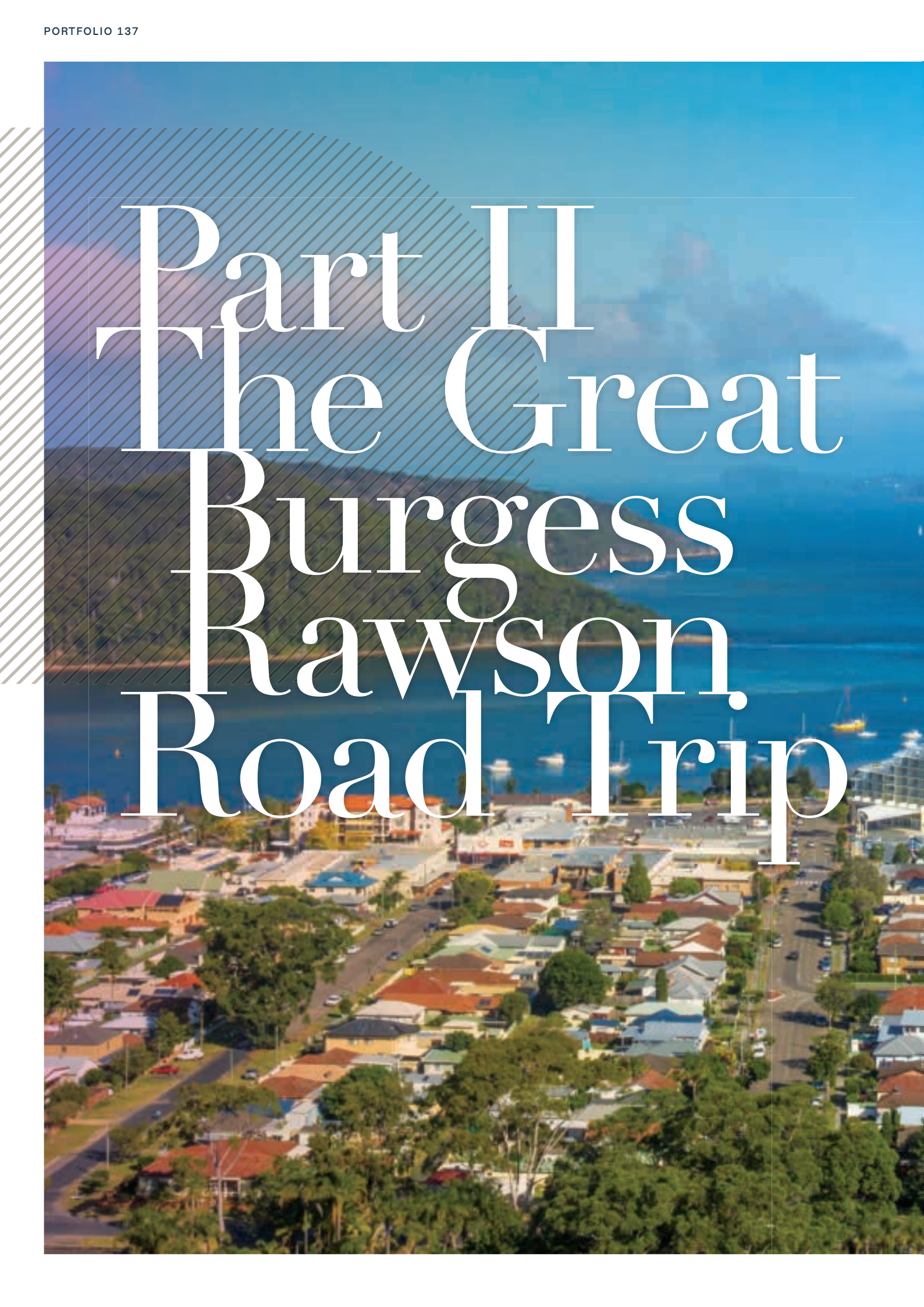
CREATIVE & DESIGN Bryan Karman

PHOTOGRAPHY Various

BURGESSRAWSON.COM.AU

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.

An aerial photograph of a coastal town, likely in Florida, showing a mix of residential and commercial buildings, palm trees, and a waterfront area with boats. The sky is a clear, vibrant blue. The text is overlaid on the left side of the image, partially covering a decorative pattern of diagonal lines.

Part II The Great Burgess Rawson Road Trip

When we launched The Great Burgess Rawson Road Trip series in March, who would have thought that exploring our state by vehicle would soon be the only viable travel option?

COVID-19 has affected every major and regional city, country town and local hamlet.

But the blue sky to this pandemic is the opportunity to visit these locations and highlight their remarkable qualities.

And what better way to support local economies than to really experience Australia by taking a weekend trip in our own backyard, showcasing some key centres for prime commercial real estate along the way.

In this edition of The Great Burgess Rawson Road Trip, we hit the road from the northern border of New South Wales in Byron Bay and head down south to Coffs Harbour, inland to Tamworth and back to the coast at Port Macquarie, taking in Newcastle and the Central Coast en route.





Coffs Harbour NSW

Population: 76,550 **Annual visitors:** 1,613,000 **Annual tourism investment:** \$565m

If it's a family adventure you're after, it's hard to go past the spectacular Coffs Coast and its beating heart, Coffs Harbour. From bushwalking and whale watching to the iconic Big Banana, stunning beaches and marine sanctuary, the beachside city is home to an abundance of attractions for all ages. Coffs Harbour lies about five-and-a-half-hours' drive north of Sydney, with direct flights from Sydney, Melbourne and Brisbane.

Burgess Rawson's Sydney Sales Director, Michael Gilbert, said Coffs Harbour has long been a favourite with investors.

"We have sold almost every asset class in this city, from a cinema, government services, The Coffs Hotel, medical and childcare centres, through to neighbourhood shopping centres and more. We sold a brand new Guzman y Gomez for \$3.1 million on a strong 4.1% yield, and diners were queued up around the site," Mr Gilbert said.

"Coffs Harbour's spectacular climate and strategic position between two major capital cities on the east coast has seen the location grow into an important regional hub for businesses and the government."

Coffs Harbour's strong economic and population growth, along with the local council's forward-thinking approach to strategic planning and environmental management, make it one of the fastest growing and most dynamic areas within NSW.

Tamworth NSW

Population: 63,000 **Annual visitors:** 1,138,000 **Annual tourism investment:** \$300m

Australia's country music capital has it all: world-class music, delicious food and wine, fascinating heritage and a thrilling rodeo. Home to the 12m high Golden Guitar and a famous country music festival, visiting Tamworth is easy, with car, train and plane options. Those wishing to immerse themselves in the region's history can spend the night in the beautifully refurbished Goonoo Goonoo Station, an architecturally designed award-winning cattle station featuring boutique accommodation and dining.

Tamworth commercial properties sell regularly through Burgess Rawson, with banks, industrial buildings, medical properties and childcare all featuring among recent results. They include the Superior Food Services building in Taminda, Tamworth's premiere industrial precinct, which was purchased amid fierce competition last year on a sharp 5.59% yield. Burgess Rawson



Sydney's Associate Director, Rhys Parker, said investors were drawn to the property's reliable tenancy, which was also a factor in the hotly contested sale of a 102-place childcare centre, leased to Think Childcare, which sold for \$3.555 million on a 6.95% yield.

As an established and growing regional centre, Tamworth continues to be one of Australia's most highly regarded regional destinations for commercial property investment.

Port Macquarie NSW

Population: 83,500 **Annual visitors:** 1,510,000 **Annual tourism investment:** \$515m

Greater Port Macquarie is a place of unspoiled beauty, with secluded beaches, sparkling estuaries and stunning national parks dissected by unique walking trails. There's no question it's one of NSW's best spots to get out on the water.

Located on the mid-North Coast, it's a four hours' drive north of Sydney and six hours south of Brisbane, with trains stopping daily at Kendall and Wauchope, or access via Port Mac's airport.

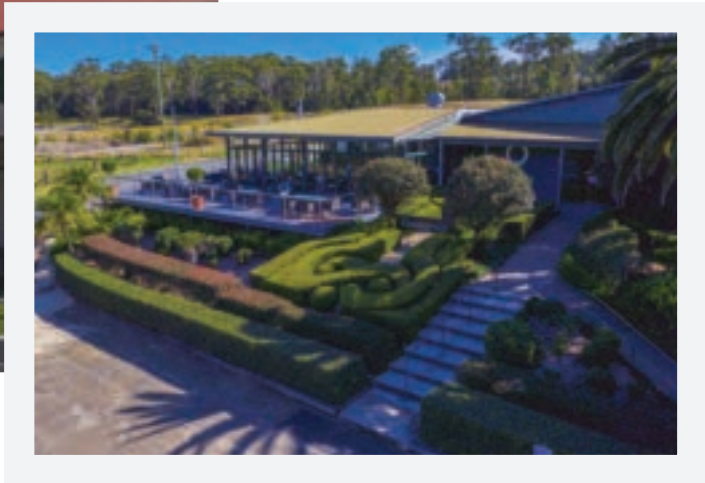
Port Macquarie-Hastings' estimated population of more than 83,500 is forecast to grow to 103,993 by 2036, making it one of the fastest growing regions in the state. The Port Macquarie-Hastings area has a \$6 billion economy and is known for its busy net exporting industry, and it's also an impressive performer in the commercial property market, as evidenced by the recent sale of a childcare centre, which childcare specialist Michael Vanstone traded for \$3.02 million on a yield below 6.5%.

Newcastle NSW

Population: 165,104 **Annual visitors:** 4,133,000 **Annual tourism investment:** \$903m

Newcastle is a location transformed in recent years, reinventing itself as a trendy destination for younger types. Once a working class city, it is now a culinary and artistic hotspot that is also home to some of Australia's best beaches.

Only a two-hour drive north of Sydney along the Pacific Highway or accessible via Newcastle Airport, it's a city on the move and is set to welcome its first five-star hotel, Kingsley, in late 2020.



On the commercial property front, the city accounts for about 30% of the Hunter Valley’s developed industrial space and 80% of its office space, and though Newcastle’s industrial sector continues to play an important role, it is no longer a ‘steel city’, with a substantial and growing proportion of its economy now based around service sectors. The Port of Newcastle is Australia’s largest coal export port by volume and a growing multi-purpose cargo hub. In the 2012/13 financial year it handled a staggering 150 million tonnes of bulk cargo valued at \$19 billion.

Central Coast NSW

Population: 343,047 **Annual visitors:** 4,725,000 **Annual tourism investment:** \$835m

An idyllic place to visit all year round, NSW’s Central Coast is where stunning beaches meet pristine national parks and waterways. Natural treasures are on tap in the region’s great outdoors, while it is increasingly known for its local food and wine destinations and markets, along with a thriving local arts scene. The sheer variety of holiday homes, rural eco retreats and luxury hotels allows families to tailor their visit to their own holiday style.

As a region poised for rapid population growth and only an hour from Sydney, the Central Coast offers enormous opportunities for new residential, business, educational and visitor facilities. Industrial land sits next to major transport infrastructure and its location is one of its greatest assets, being halfway between Sydney and Newcastle and equal in distance between Melbourne and Brisbane.

Burgess Rawson Sydney director Simon Staddon said investors have a healthy appetite for wide range of Central Coast commercial properties.

“We recently sold a modern industrial investment leased to ASX-listed Dulux at Tuggerah for \$2.272 million on a 5.89% yield. Medical centres, childcare centres and banks in this area regularly trade around the 6% mark, and enquiry numbers continue to increase as demand from Sydney-based investors rises,” Mr Staddon said.

Keep a look out for Burgess Rawson’s next edition of Portfolio, where we will be continuing our road trip from southern Sydney through to ‘capital country’ and Canberra.

“The Central Coast has long had a strong following and often witnesses yields similar to those found in capital cities. The close proximity to Sydney as both a commuter town and weekend getaway is key, and has cemented this region on investors’ shortlists when looking for opportunities and long-term stable investment real estate.”

Simon Staddon

Please note all facts and figures cited in this story have been extracted from Tourism Research Australia and LGA websites. For more information, visit <https://www.tra.gov.au/Regional/Local-Government-Area-Profiles/local-government-area-profiles>.



Investment Portfolio Auctions

SYDNEY

11:00AM AEST
TUESDAY 23 JUNE 2020

MELBOURNE

10:30AM AEST
WEDNESDAY 24 JUNE 2020

Sydney Portfolio Auction Listings

11:00am AEST Tuesday 23 June 2020

Tenant	Location	State	Income pa	Page
Shell/Oporto	Berkeley Vale (Central Coast)	NSW	\$474,416	27
Shell Branded	Kurri Kurri (Newcastle Region)	NSW	\$255,496	28
Centrelink	Nelson Bay	NSW	\$122,240	30
The Cheesecake Shop	Wanniassa	ACT	\$42,789	26
Shell Branded	Hatton Vale (Toowoomba)	QLD	\$550,000	31

For Sale Listings

Tenant	Location	State	Income pa	Sale Method	Page
DKSN	Dickson	ACT	n/a	Expressions of Interest	24

Upcoming Sydney Auction Dates:

Portfolio 138
4 August 2020

Portfolio 139
15 September 2020

Portfolio 140
27 October 2020

Portfolio 141
8 December 2020

Melbourne Portfolio Auction Listings

10:30am AEST Wednesday 24 June 2020

Tenant	Location	State	Income pa	Page
Wallaby Childcare	Epping	VIC	\$417,575	35
Childcare Centre	Bell Post (Geelong)	VIC	\$358,275	36
Shell / Viva	Langwarrin	VIC	\$356,867	14
Imagine Childcare	Werribee	VIC	\$334,320	16
Story House Childcare	Noble Park	VIC	\$303,600	37
Gaylord Restaurant	Docklands (Melbourne)	VIC	\$244,578	38
Hungry Jack's	Wangaratta	VIC	\$109,738	22
Commonwealth Bank + Retail	Portland	VIC	\$73,090	39
Vet	Rye	VIC	\$59,555	40
VicRoads	Hamilton	VIC	\$39,950	41
Caltex	Moama NSW	NSW	\$157,500	29
7-Eleven	Redbank Plains (Ipswich)	QLD	\$330,000	18
Medical and Professional Office Building	Townsville	QLD	\$448,252	32
Hungry Jack's	Westcourt (Cairns)	QLD	\$248,432	20
Caltex	Harlin	QLD	\$129,792	33
Office Building	Proserpine	QLD	\$57,318	34
Nido Early School	Padbury	WA	\$298,287	42

Upcoming Melbourne Auction Dates:

Portfolio 138
5 August 2020

Portfolio 139
16 September 2020

Portfolio 140
28 October 2020

Portfolio 141
9 December 2020



Our Asset Management team are here to help you.

Purchasing a property is only the start of your journey. It is essential that you remain at the forefront of the industry's ever-changing statutory requirements, case law, market requirements, tenant requests, assignment of leases and lease variations. With decades of property management experience, and in excess of \$11 billion assets in management across Australia, our dedicated Burgess Rawson asset management teams can increase your property's value, identify opportunities for growth and protect your returns.



Prime Melbourne Corner Long-term Lease Direct to Shell/Viva (ASX:VEA)



*Outline/Boundaries Indicative Only

Secure 15 Year Lease to Shell/Viva High-Traffic Metro Location



Langwarrin (Frankston) VIC
1 Cranbourne-Frankston Road

Blue-Chip \$3 billion ASX-listed tenant with 1,292 fuel sites

Excellent depreciation, 78%* of rent potentially tax deductible^

Net Income: \$356,867 pa + GST

- + High-profile 2,407 sqm site with 114m frontage and 3 crossovers
- + Peninsula Private Hospital, Karingal Hub Shopping Centre and Mornington Peninsula Freeway all within 350m
- + As new fuel station improvements, completely rebuilt in 2013
- + Tenant responsible for repairs and replacement of fuel tanks
- + Melbourne growth location, with 41,748 residents within 3km®



Contact

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Zomart He 何梓轩 0488 220 830
Scott Meighan 0413 830 709



Investment Portfolio Auction

10:30am AEST
Wednesday 24 June

^Napier & Blakeley
®GapMaps
#ISPT

New 20 Year Triple Net Lease Impressive Childcare Investment





20 + 10 + 10 Year Lease to 2060 Sought-after Triple Net Lease Terms



Werribee VIC
24 Azolla Drive

Fixed 3% annual rent increases
with ratchet provisions

Tenant pays all outgoings
Including land tax

Net Income: \$334,320 pa + GST

- + Imagine: long established and highly successful provider with 12 centres nationally
- + Impressive 825 sqm facility licensed for 112 LDC places
- + New construction with significant depreciation benefits
- + Wyndham City: one of Australia's largest growth areas, with forecast growth to 489,379 residents (81% increase) by 2041



Contact

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Natalie Couper 0413 856 983



Investment Portfolio Auction

10:30am AEST
Wednesday 24 June



View walk-through
youtu.be/6ycmS9tIrk8



New Brisbane 7-Eleven Number 1 Growth Location in Queensland



Brand New 12 Year Lease to 7-Eleven Forecast 151% Population Growth



Redbank Plains (Ipswich) QLD
7005 Mount Juillerat Drive

New 12 year lease to Australia's
number 1 convenience retailer

Key site alongside McDonald's

Full depreciation tax benefits

Net Income: \$330,000 pa + GST

- + Freestanding retail investment, seamlessly integrated with new McDonald's (opening late 2020)
- + Strategic, gateway location linking Centenary Hwy and Redbank Plains
- + Attractive net lease with annual compounding 3% rent increases
- + Ipswich: 28km from Brisbane CBD, projected for the State's largest population increase, forecast to add 335,342 new residents by 2041[#]



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Investment Portfolio Auction

10:30am AEST
Wednesday 24 June

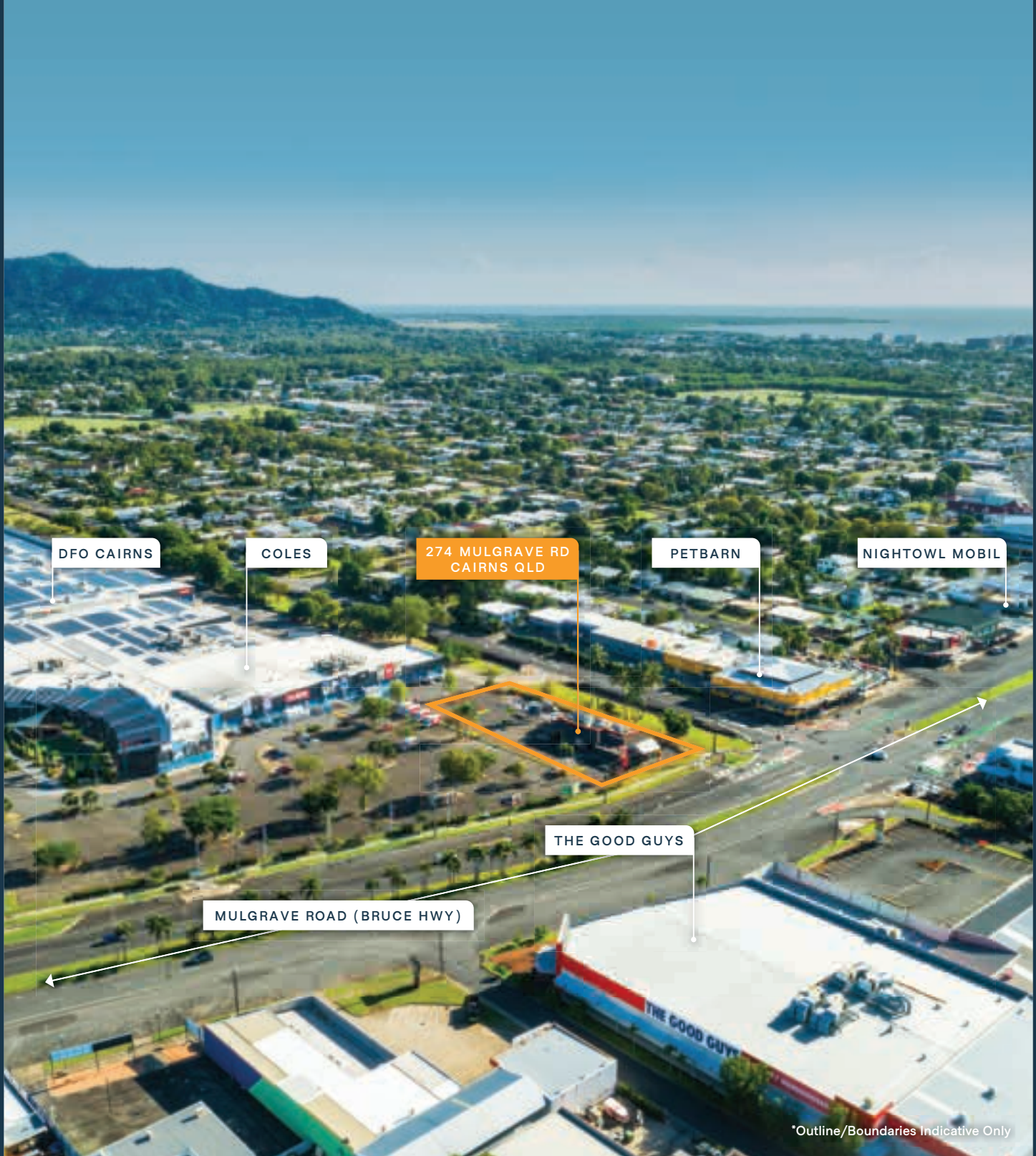


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[#]QLD Gov. profile.id

Blue Ribbon Fast Food Investment



*Outline/Boundaries Indicative Only



Renewed 10 Year Head Lease to Hungry Jack's Pty Ltd plus Options



Cairns QLD
274 Mulgrave Rd (Bruce Hwy)

Leased to Hungry Jack's P/L
until March 2030 plus
2 x 5 year options to 2040

Fixed annual 4% rent increases

Net Income: \$248,432 pa + GST

- + Prominent 3,188 sqm corner site adjoining Cairns DFO centre with 74 tenancies & 1200+ car spaces
- + Successful store with dual 2 lane drive-thru facility
- + 39 on-site car spaces
- + Approx. 35,000 vehicles passing daily
- + 7% turnover rent payable over threshold
- + Tenant pays all outgoings, as per the lease



Contact

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Raoul Holderhead 0413 860 304



Investment Portfolio Auction

10:30am AEST
Wednesday 24 June



Rare Affordable Hungry Jack's Investment

PERRY ST





MCDONALD'S

RYLEY ST

Landlord Friendly Net Ground Lease to Blue-Chip Tenant, Hungry Jack's Pty Ltd



Wangaratta VIC
20 Ryley Street (corner Perry St)

Renewed 5 year Net lease plus option to December 2027

Fixed 3.5% increases plus market review at option

Income: \$109,738 pa + GST

- + Modern improvements of 350 sqm plus drive thru, constructed in 2007
- + Tenant responsible for rates, insurance, repairs, plant/ equipment and structural works
- + Strategic 1,815 sqm 'island site' interconnected with Coles/Kmart
- + 23 car spaces on-title
- + Wangaratta: Important commercial centre servicing catchment population over 58,000



Contact

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Beau Coulter 0413 839 898



Investment Portfolio Auction

10:30am AEST
Wednesday 24 June



Be A Part of Canberra's Second CBD Opening October 2022





*Artist's Impression

Premium Office Space Available Across Two Brand New Towers

DKSN

Dickson ACT
Northbourne Avenue

Office Space from 86 sqm to 481sqm (full floor plate)

Adjoining the exciting Eat Street Precinct with 24 premium food and beverage operators

- + 40% office space already committed
- + Major transport hub delivering 15,000+ daily commuters
- + Precinct contains: 13,000 sqm of ACT Government offices, 1,500 sqm medical centre, 100 place childcare centre, 55 commercial tenancies and 300 residential apartments
- + 285 space underground secure parking



Contact

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Steve Burke 0428 434 464

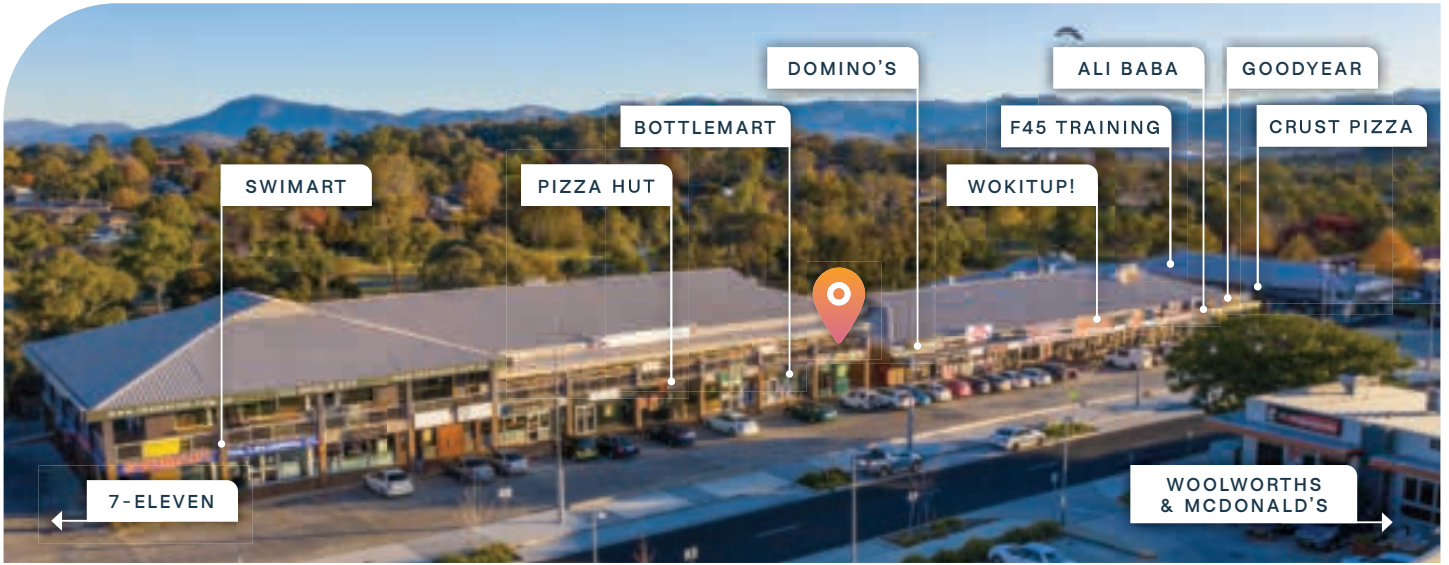


For Sale

From \$473,000 to \$2.64M

For Lease

From \$43,000 to \$240,500



*Outline/Boundaries Indicative Only

Global Icon Cheesecake Shop Secure 5 Year Lease until August 2025



Wanniasa ACT
1/38 Gartside Street

Main street position in Erindale's iconic retail precinct with McDonald's, Woolworths etc.

The Cheesecake Shop global success story (establ. 1991)

Net Income: \$42,789 pa + GST

- + Head Lease to The Cheesecake Shop Pty Ltd – International Operator, with 225+ bakeries & 2,000+ employees worldwide
- + Strong trader, tenant taking lease option amidst Covid-19
- + Long term tenant (20+ years)
- + Modern, refurbished 103 sqm premises with state-of-the-art refrigeration
- + No stamp duty payable



Contact
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James Baker 0421 863 040



Investment Portfolio Auction
11am AEST
Tuesday 23 June
Auction Centre, 50 Margaret St
Sydney NSW



New Shell and Oporto Investment Leased to 2032 Plus Options



Berkeley Vale (Central Coast) NSW
1a Tumbi Creek Rd (Cnr Wyong Rd)

High traffic and booming growth location corridor

Busy and well known food and convenience hub on 4 lane major arterial road

Net Income: \$474,416 pa + GST

- + 15 year lease to Viva Energy to Dec. 2032 + 5 + 5 + 5 year options
- + Oporto Drive Thru 10 year lease to Dec. 2027 + 5 + 5 + 5 year options
- + Huge 3,448 sqm corner site with 20 car spaces
- + Close to Sydney/Newcastle M1 freeway junction
- + Popular fill up point opposite McDonald's, KFC, Hungry Jack's, Domino's and Subway
- + Substantial depreciation allowances



Contact

Dean Venturato 0412 840 222
Rhys Parker 0451 101 042



Investment Portfolio Auction

11am AEST
Tuesday 23 June
Auction Centre, 50 Margaret St
Sydney NSW



Modern Shell Branded Service Station 10 Year Lease to 2027 + Options



Kurri Kurri (Newcastle Region) NSW
279 Lang Street

Fully upgraded site including canopy & convenience store + new tanks, lines & pumps

Circa 7.5% net yield anticipated

Net Income: \$255,496 pa + GST

- + Prime corner next to Coles & Liqourland
- + High profile 2,042 sqm site with 3 street frontages
- + Includes bonus surplus land for future development (STCA)
- + Kurri Kurri, important centre in growing Hunter Region
- + Significant depreciation benefits



Contact

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Darren Beehag 0411 226 223



Investment Portfolio Auction

11am AEST
Tuesday 23 June
Auction Centre, 50 Margaret St
Sydney NSW



Secure Caltex Net Lease – Circa 8% Yield Proven Location within Tourist Mecca



Moama NSW
73 Meninya Street (Cobb Hwy)

10 year lease to October 2024
plus options to 2034

Net lease structure with
tenant paying usual outgoings
including Land Tax

Net Income: \$157,500 pa

- + Caltex/Ampol Ltd. – Australia's largest ASX-listed fuel retailer, market cap \$6.31B
- + 2,008 sqm corner opposite Woolworths anchored Shopping Centre with 13,800 VPD
- + Inc convenience store & car wash
- + Echuca/Moama: thriving Murray River tourist mecca, trade catchment circa 50,000, plus year round holiday influx



Contact

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Kieran Bourke 0417 418 007



Investment Portfolio Auction

10:30am AEST
Wednesday 24 June



Secure Federal Government Investment Essential Service Operating at 100%



Nelson Bay (Newcastle Region) NSW
18-20 Yacaaba Street

Leased until May 2022
plus option until 2025

Rare government net lease with
tenant responsible for outgoings

Net Income: \$122,240 pa + GST

- + Immaculately presented 380 sqm freehold building
- + Strategic 1,031 sqm site within thriving town centre precinct
- + Nelson Bay: a growth suburb of Port Stephens LGA which forms part of the fast growing Hunter region with a population of 650,000
- + Easily managed with guaranteed Commonwealth income stream



Contact

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Darren Beehag 0411 226 223



Investment Portfolio Auction

11am AEST
Tuesday 23 June
Auction Centre, 50 Margaret St
Sydney NSW



Brand New State-of-the-Art Truckstop New 10 Year Lease + Options to 2050



Hatton Vale (Toowoomba) QLD
4003 Warrego Highway

Attractive fixed 3% increases

Tenant is responsible for
outgoings, maintenance &
environmental, as per the lease

Net Income: \$550,000 pa + GST

- + Strategically set mid-way between Brisbane & Toowoomba, combined population of 2,493,020 people
- + Imposing 7,474 sqm landholding with wide 100m+ highway frontage
- + Around 21,880 passing vehicles daily including high proportion of heavy vehicles
- + Brand new improvements including truck canopy, significant depreciation benefits



Contact

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Jamie Dewe 0410 350 273



Investment Portfolio Auction

11am AEST
Tuesday 23 June
Auction Centre, 50 Margaret St
Sydney NSW



Essential Investment, Circa 9% Yield Fully Leased, Medical + Government




Townsville (Aitkenvale) QLD
281-285 Ross River Road

Secure income from
essential service tenants

New leases to longstanding
Government and
Reconstructive Surgery

Net Income: \$448,252 pa + GST

- + Tenants include: Government, Mater Health, Surgery and Fortune 500 Insurance Broker
- + 2,428 sqm site with 61 m frontage
- + Average of 3.2% fixed annual rent increase across all leases
- + Important 45 car parks on title
- + Townsville: Capital of North Queensland, population 195,430
- + 4-star NABERS Energy rating

 **Contact**
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 **Investment Portfolio Auction**
10:30am AEST
Wednesday 24 June



15 Year Lease + Options to 2038 Entry Level Service Station Investment



Harlin QLD
8508 Brisbane Valley Highway

15 year lease to 2033 + options

Long term lease to established multi-sites operator

Fixed 4% annual rent increases

Net Income: \$129,792 pa + GST

- + Land area: 2,024 sqm, over two separate titles, highway frontage
- + Brisbane Valley Hwy. links the Warrego & D'Aquilar Hwys
- + Harlin Roadhouse 1.5 hours approx. west of Brisbane
- + Tenant pays all outgoings, as per the lease, incl. Land Tax and building insurance
- + Tenant pays extra rent equal to 10% of future improvement costs



Contact

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Investment Portfolio Auction

10:30am AEST
Wednesday 24 June



*Outline/Boundaries Indicative Only



Blue Chip ASX Listed Tenant – Veris Ltd Secure Entry Level Investment



Proserpine QLD
30 Chapman St (Cnr Dobbins Ln)

Renewed 3 year lease
plus options to 2029

Veris Ltd: Australia's largest
ASX listed surveying, planning
and urban design firm

Net Income: \$57,318 pa + GST

- + Modern single level 333 sqm office building constructed 2008
- + 918 sqm freehold corner site
- + On-site parking for 14 vehicles
- + Tenant pays all outgoings incl. land tax & management
- + Annual rent reviews
- + Proserpine: home to recently upgraded Whitsunday Coast Airport, 450k+ passengers annually



Contact

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Investment Portfolio Auction

10:30am AEST
Wednesday 24 June



New 15 + 10 + 10 Year Net Lease Strong Trading Childcare Centre



Epping VIC
2 Shimmer Street

Fixed 3% annual rent increases

Consistent occupancy in excess of 90%

Net Income: \$417,575 pa + GST

- + Wallaby Childcare: experienced premium private operator with five centres across Melbourne
- + Impressive 150 LDC place facility rated "Exceeding" under the National Quality Framework (NQF)
- + Large 2,979 sqm triple street frontage site opposite St Mary McKillop Primary School and 21km from the Melbourne CBD

Contact
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Investment Portfolio Auction
 10:30am AEST
 Wednesday 24 June

View walk-through
youtu.be/OTWioPM6g6U



High Performing Childcare Centre New 14 + 14 + 14 Year Net Lease



Bell Post (Geelong) VIC
5-9 Anakie Rd (Cnr Midland Hwy)

Long term historical occupancy
exceeding 90%

Landmark 3,376 sqm corner in
strong growth corridor

Net Income: \$358,275 pa + GST

- + New 14 + 14 + 14 year lease
- + Established & highly successful 120 place childcare centre
- + Close to Avalon Airport, Geelong Port & CBD and just 50 min. to Melbourne CBD
- + \$300,000 tenant upgrade (2020)
- + Annual 3% rent increases
- + Net lease with tenant paying outgoings, excl. land tax



Contact

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Natalie Couper 0413 856 983



Investment Portfolio Auction

10:30am AEST
Wednesday 24 June



New 20 Year Net Lease to 2040 + Options Brand New Childcare Investment



Noble Park VIC
61-63 Chandler Road

Fixed 3% annual rent increases
Tenant pays all outgoings including land tax
Net Income: \$303,600 pa + GST

- + Story House: experienced early education provider with a network of 30 centres nationally
- + Impressive 642 sqm multi-storey facility lic. for 92 LDC places
- + Strategic position 600m from the Princes Hwy/Eastlink junction, and only 25km south east from the Melbourne CBD
- + New construction with significant depreciation benefits

Contact
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Investment Portfolio Auction
10:30am AEST
Wednesday 24 June



Melbourne CBD Restaurant Investment New Lease to Longstanding Operator

Melbourne VIC
33 Spencer Street

Brand new 4 year lease to
Jan 2024 with options to 2030

Fixed 3% rent increases
ensuring rental growth

Net Income: \$244,578 pa + GST

- + Gaylord Restaurant: Melbourne's longest running Indian restaurant in operation since 1985
- + Tenant pays usual outgoings as per lease
- + Prime position at the ground floor of Melbourne's Grand Hotel incorporates restaurant with dual entrances and alfresco area
- + Highly experienced tenant with income streams including hotel catering, restaurant & conference facility



Contact

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Shaun Venables 0411 860 865



Investment Portfolio Auction

10:30am AEST
Wednesday 24 June



85% of Income Secured by CBA CBA On-Site for 23+ Years



Portland VIC
86 Percy Street (corner Henty St)

CBA leased to February 2022
plus options to 2026

Natural Soy Creations leased to
June 2022 plus option to 2024

Net Income: \$73,090 pa + GST

- + CBA: Top 2 ASX listed company with \$104b market cap (May 2020)
- + Natural Soy Creations: Retailer with a strong local customer base
- + Tenants pay all usual outgoings as per lease agreement
- + High profile 534 sqm corner building with important 46m dual street frontage
- + Portland: One of Australia's busiest regional ports, handling 45% of VIC's dry bulk cargo annually



Contact

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Beau Coulter 0413 839 898



Investment Portfolio Auction

10.30am AEST
Wednesday 24 June



Renewed 5 Year Lease + Options Rye Vet Clinic On-site 33+ Years



Rye VIC
2261 Point Nepean Road

Renewed 5 year lease to Sept 2024 plus options to 2034

Tenant pays all usual outgoings as per lease agreement

Net Income: \$59,555 pa + GST

- + Rye Veterinary Clinic: Trusted clinic, in operation since 1987
- + Essential, non-discretionary investment
- + Pristine 123sqm veterinary clinic with important 1 car park on title
- + Annual CPI rent adjustments
- + Rye: High end holiday destination with 1.57 million+ visitors annually



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Investment Portfolio Auction
10:30am AEST
Wednesday 24 June



Renewed Lease to State Government VicRoads On-site For Circa 30 Years



Hamilton VIC
24-30 Riley Street

Renewed 3 year lease to
Feb 2023 plus options to 2025

VicRoads pay all usual
outgoings including Land Tax

Net Income: \$39,950 pa + GST

- + VicRoads: Essential VIC State Government transport department
- + Fixed 3% annual rent increases assuring growth
- + Significant 3,118 sqm landholding with valuable 30 car parks on-title
- + Hamilton: Important commercial centre, servicing 30,000+ trade catchment”



Contact
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Investment Portfolio Auction
10:30am AEST
Wednesday 24 June



Brand New 20 Year Net Lease to 2040 State-of-the-art Childcare Centre



Padbury WA, 1 Forrest Road
(corner of Marmion Avenue)

Two further 10 year opts to 2060

New 1,017 sqm double-storey
facility, lic for 82 LDC places

Annual CPI + 1% rent reviews

Net Income: \$298,287 pa + GST

+ Nido: operated and managed by Think Childcare Ltd. Tenant is a wholly owned subsidiary of Moelis Australia with \$5B+ in assets under management

+ Strategic 1,737 sqm corner site. 400m from Padbury Primary School, 700m from Westfield Whiteford City and 19km from Perth CBD

+ Substantial depreciation benefits



Contact

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Investment Portfolio Auction

10:30am AEST
Wednesday 24 June



View walk-through

youtu.be/KMPMnF6R-7Y

*www.mainroads.wa.gov.au

Q&A

with Phill Harrison

HEAD OF ASSET MANAGEMENT, MELBOURNE

Negotiating commercial property rent relief during the coronavirus pandemic is a challenge many landlords and tenants are currently facing.

Burgess Rawson head of asset management Phill Harrison outlines some of the key considerations to help guide both groups through their discussions.

Q. How long does a landlord have to make an offer of rent relief?

A. "A landlord must offer rent relief to a tenant within 14 days of receiving the tenant's request for relief, unless otherwise agreed between both parties.

For many landlords this timeframe may prove challenging, however those are the regulations in place to allow tenants and their businesses to remain viable."

Q. What factors does the landlord have to consider in relation to a reduction in a tenant's turnover?

A. "Under the new rules, landlords must take into consideration the degree to which a tenant's turnover has been impacted by COVID-19, but only in relation to that specific property.

This departs from the requirements of the Code, which provided that the reduction in rent should be proportional to the business' overall reduction in turnover.

If a tenant is leasing multiple commercial properties, each landlord need only consider the turnover of the specific property they own, and not the tenant's turnover more generally.

Reductions in turnover can only be calculated from March 29 to September 29, and it is incumbent on the landlord to obtain information from the tenant regarding turnover during that period, including any forecasts.

Given much of the relevant period is yet to occur, unless turnover forecasts can be very accurate it is likely that parties will need to build in arrangements that allow for rent reductions to be based on further turnover information, once available."

Q. When can a landlord seek payment of deferred rent?

A. "Landlords cannot seek payment of any deferred rent until after September 29, except where the lease term has expired.

However a tenant may begin to start paying back the deferred rent earlier of their own accord, if they are in a position to.

The tenant must pay the deferred rent, amortised over the greater of:

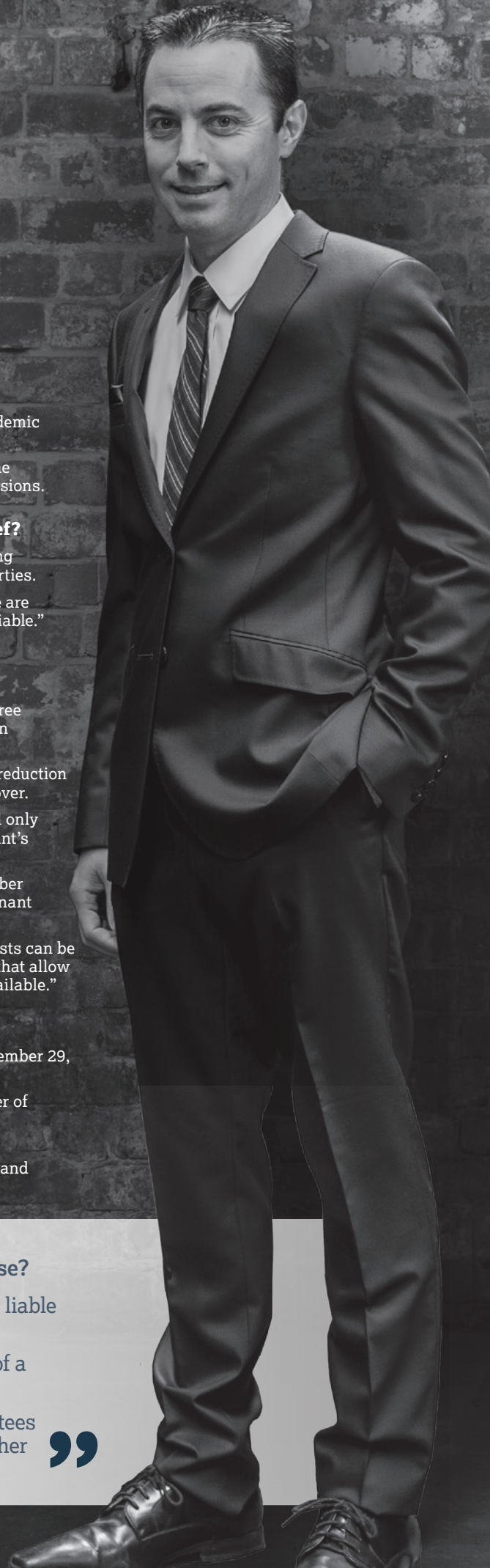
- + The balance of the term of the lease (including any extension offered); and
- + A period of not less than 24 months."

“ Q. What if a tenant still owes money at the end of a lease?

The deferral of rent payments means that a tenant may be liable to make payments following the expiry of its lease.

Where that is the case, a landlord's leverage in the event of a tenant failing to pay is significantly reduced.

This may result in landlords seeking to hold bank guarantees until the deferred rent is repaid, or otherwise seeking further or additional security from tenants. ”





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

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