

# Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES



FEATURE ARTICLE

Essential service investment prevails during a memorable 2019/20 financial year

HIGHLIGHTS

Real results across the nation



# Real results across the nation

In a resounding show of strength for the commercial property investment market, private investors across Australia have recently snapped up properties along the eastern seaboard.

Recent campaigns, including Portfolio Auctions, expressions of interest and off market deals, have generated resounding results.

Demand for high quality freehold essential services properties has intensified over the past 12 months.

Investors are actively searching for freestanding properties that have traded favourably throughout the pandemic. When COVID-19 hit, Burgess Rawson quickly identified a 'flight to quality' and recent sales activity has certainly proved that.

Across recent Sydney and Melbourne Portfolio Auctions, 20 properties sold with a combined value of \$84,336,000, demonstrating that the appetite for 'bricks and mortar' investments remains high.

In Melbourne, the auction event looked a little different. With stage 4 restrictions in place, the event was held at Auction Works in Sydney, with bidding offered via phone, online and in person in Sydney. However, the change in venue and process did not deter investors, with registrations at an all-time high and strong bidding throughout the day.

In Canberra, the essential services sector continues to appeal with three recent EOI campaigns now under offer, all within the early learning sector.

And in Queensland, due to eased restrictions, the Brisbane team was able to broadcast the auction from the office where multiple purchasers attended and actively participated in the auction. Several properties were sold to Queensland buyers, including interstate transactions.

The Burgess Rawson team extends a sincere thanks to our valued clients for trusting us with your valuable assets, particularly during such challenging time. The results really do speak for themselves.

## September Portfolio 139 Results



**20**

Properties Sold



**\$84+**  
million

Total Sales Volume



**18**

Essential Service Sales

## Recent Results



### DAN MURPHY'S Wangaratta VIC

Price \$8,100,000  
Yield 3.68%  
Date August 2020



### SHELL/VIVA ENERGY Camberwell VIC

Price \$6,500,000  
Yield 2.06%  
Date 23 September 2020



### DAN MURPHY'S Mosman NSW

Price \$13,250,000  
Yield 4.85%  
Date 15 September 2020



### 7-ELEVEN & MCDONALD'S Toowoomba QLD

Price \$8,620,000  
Yield 5.20%  
Date 23 September 2020



### MEDICAL CENTRE Kiama NSW

Price \$2,610,000  
Yield 5.75%  
Date 15 September 2020



### KFC Morayfield QLD

Price \$5,470,000  
Yield 4.93%  
Date 23 September 2020



### LOGISTICS & DISTRIBUTION CENTRE South Nowra NSW

Price \$9,250,000  
Yield 6.49%  
Date 15 September 2020



### CELLARBRATIONS Monbulk VIC

Price \$1,165,000  
Yield 4.40%  
Date 23 September 2020



### CHILDCARE CENTRE Taylor ACT

Price Undisclosed





# An extraordinary year

## Essential service investment prevails during a memorable 2019/20 financial year

**With the release of Burgess Rawson's FY2019/20 Investment Sales Report, and the book closes on another huge 12 months in the commercial property market, we look back on a challenging and complex year.**

The 2019/20 financial year threw more curveballs than Sandy Koufax at a baseball game, yet the stability of commercial property investment, in particular essential service sectors, proved the winner during a turbulent year.

Burgess Rawson's *Fy2019/20 Investment Sales Report* shows 300 total sales nationally, with a combined value of \$939.7 million, up \$55.4 million from last year. Of the 300 national sales, 170 transactions were for essential services, with a combined value of \$665.4 million.

Burgess Rawson Melbourne managing director Ingrid Filmer said commercial property was, without a doubt, the investment class of choice for a disruptive economic environment.

"It was a year of extraordinary generational events for our nation – bushfires, negative CPI, lowest interest rates and a global pandemic for good measure," said Ms Filmer. "However, commercial property has come out on top with relatively low to no impact."

Burgess Rawson sales data shows that despite the challenges, heavy investor demand for properties that showed resilience and defensive qualities prevailed.

"Investors were introduced to a new rule book with added complexities and challenges, leading to defensive attributes proving most popular," said Ms Filmer. "Recent sales of properties leased to tenants in essential service sectors demonstrates that there has been no COVID-19-related price deterioration."

Despite the pandemic impacting States in different ways, and therefore triggering varying restrictions, data shows that investors were confident making cross border transactions for quality properties, even without a physical inspection.

Burgess Rawson Sydney managing director Dean Venturato said that the pandemic and subsequent restrictions changed the way we did business.

"As demand remained high throughout the year, purchasing behaviour adjusted with the use of virtual property inspections and online bidding," said Mr Venturato. "Consequently, the negative market commentary regarding property assets, transaction levels and price stability were proven wrong with 38 per cent of property selling in the last five months of the year."

Interestingly, the types of investors drawn to commercial property changed throughout the year as well. While we saw a variety of regular buyers such as investors from mainland China, developers and fund managers, a diverse mix of private investors also dipped their toe in commercial property.

Encouragingly for the market, this indicated that well leased commercial property is widely seen as an appealing alternative to a volatile share market as it offers long-term stability, particularly during uncertain times.

Many businesses in essential service sectors, namely supermarkets, childcare, and fast food, have benefited from community lockdowns and large-scale workplace shifts from offices to work from home.



**\$939.7 million**

Total value of all sales



**300**

Total sales



**6.48%**

Average yield



Mr Venturato added with hits to superannuation and the share market, Australians are seeking the security that 'bricks and mortar' provides.

"The fundamentals of commercial property fit the bill, particularly with essential services investments that have proven dependable during COVID-19," said Mr Venturato. "We expect investors will continue to diversify their portfolios to include defensive investments that can perform in a post-COVID world."

### The year ahead

With such an unpredictable pandemic, and no certainty on how it will impact the economy next, Burgess Rawson expects a few key variables to remain unchanged for the short-medium term explained Burgess Rawson Canberra managing director Guy Randell.

"For instance, Government will be fearful of introducing any taxation reform during a global pandemic. Legislative stability remains strong and is most likely to stay that way for the time being," Mr Randell said. "If you were to go back in time, it is without a doubt that commercial property would be the investment class of choice for a turbulent economic environment."

Burgess Rawson Brisbane director Glenn Conridge agrees, adding that as Australian states were impacted differently to the pandemic, we will see change in investor behaviour.

"Interest in regional assets has definitely spiked and cross border transactions are growing. Burgess Rawson is extremely well placed to take advantage of these two emerging trends."

In 2018/2019 Burgess Rawson noted the market's flight to quality, that had been

building in the previous 24 months, that trend is continuing and amplified in this new post COVID world that we are embarking on.

Ms Filmer added that the principles of property investments - tenure, location and tenant profile - have now become four pillars with the addition of 'defensive'.

"What has traditionally been a defensive investment, say Government bonds, commodities, currency, has now been redefined," Ms Filmer explained. "Investors will diversify their portfolios to include defensive investments. The strength of essential service-leased freehold investments pre and post COVID is undeniable."

Burgess Rawson's *FY2019/20 Investment Sales Report* is now available. To download your free copy, visit [burgessrawson.com.au/insights](https://www.burgessrawson.com.au/insights)

## Sydney Portfolio Auction Listings

11am AEDT Tuesday 27 October 2020, Sydney Opera House

Tenant	Location	State	Income pa	Page
Government	Orange	NSW	\$376,741	16
Centrelink/Medicare	Woy Woy	NSW	\$269,071	8
Montessori Academy	North Parramatta	NSW	\$229,210	17
7-Eleven	Penrith	NSW	\$181,760	10
Reject Shop	Narrabri	NSW	\$160,987	18
Industrial	Uralla	NSW	\$80,000	19
Illawarra Estate Agents	Warilla	NSW	\$70,004	21
Westpac	Forbes	NSW	\$63,788	22
Sails Real Estate	Merimbula	NSW	\$60,764	23
United	Gladstone	QLD	\$314,300	26
Goodstart Early Learning	Mt Tamborine (Gold Coast)	QLD	\$119,985	30
Pets Domain	Maryborough	QLD	\$99,774	31
Sonic Healthcare	South Hedland	WA	\$503,000	34

### Upcoming Portfolio Auction Dates:

Sydney and Melbourne

Portfolio 141  
8 & 9 December 2020

Portfolio 142  
23 & 24 February 2021

Portfolio 143  
30 & 31 March 2021

Portfolio 144  
11 & 12 May 2021

## Melbourne Portfolio Auction Listings

11am AEST Wednesday 28 October 2020

Registered bidders only

Tenant	Location	State	Income pa	Page
Subway	Leongatha	VIC	\$40,680	32
Wonderschool Early Learning	Throsby	ACT	\$454,300	12
Retail	Kawana (Sunshine Coast)	QLD	\$266,294	25
Affinity Education	Granville	QLD	\$148,732	28
Guppy's Early Learning	Wulguru	QLD	\$148,732	29

## For Sale Listings

Tenant	Location	State	Income pa	Sale Method	Page
Office Building	Launceston	TAS	\$567,542	Expressions of Interest	33
Arc	Townsville	QLD	\$347,782	Expressions of Interest	24
NAB	Yass	NSW	\$77,327	Expressions of Interest	20
Kane Constructions	Fyshwick	ACT	\$37,910	Expressions of Interest	13
Vacant	Kingston	ACT	N/A	Expressions of Interest	14
DA Approved Childcare Development	Rivett	ACT	N/A	Expressions of Interest	15



# Premium Government Investment Essential Services



## Renewed Commonwealth Govt. Lease Strategic High Growth Location



Woy Woy (Central Coast) NSW  
87 Blackwall Road

Lease just renewed to 2024

Purpose built Centrelink/  
Medicare building

**Net Income: \$269,071 pa + GST**

- + Essential services in popular retirement location
- + Long term redevelopment potential (STCA)
- + Economic growth with strong population increases
- + Valuable depreciation – building constructed in 2008



**Contact**  
Michael Gilbert 0430 024 790  
Rhys Parker 0451 101 042



**Investment Portfolio Auction**  
11am AEDT  
Tuesday 27 October  
Yallamundi Rooms,  
Sydney Opera House





# Landmark 5,784 sqm\* Freestanding Western Sydney 7-Eleven

Brand New 12 Year Lease  
Annual Fixed 3% Increases

Penrith NSW, 212-222 Andrews Road (corner Castlereagh Road)

Blue-Chip tenant, Australia's #1 convenience retailer

Significant Castlereagh/Mulgoa Rd gateway corner site

Estimated Net Rent: \$181,760 pa\*

- + Gateway to Penrith's most important retail, sport and entertainment corridor
- + Well positioned in proximity to McDonald's, Bunnings and more
- + Attractive net lease with annual compounding 3% rent increases
- + Proposed Penrith Lakes waterfront community nearby
- + Booming Penrith: Forecast local population growth of 76% by 2036#



Transaction Advisor  
**CHARTER.**  
KECK CRAMER



**Contact**  
Jamie Perlinger 0413 860 315  
Billy Holderhead 0422 817 696  
Rhys Parker 0451 101 042  
Simon Staddon 0413 640 851  
Zomart He 何梓轩 0488 220 830



**Investment Portfolio Auction**  
11am AEDT  
Tuesday 27 October  
Yallamundi Rooms,  
Sydney Opera House

\*Approx #.id and Penrith City Council





## Premium Childcare – National Tenant New 20 Yr. Net Lease + Opts. to 2059



Throsby (Canberra) ACT  
54 Kunapalari Street

- + Prominent 2,450 sqm main road corner site with 22 on-site car parks
- + State-of-the-art facility close to high quality primary and secondary schools
- + Wonderschool: premium childcare provider with 15 locations nationally
- + Tenant pays outgoings, as per lease
- + Substantial depreciation benefits plus stamp duty claimable

**Contact**  
Guy Randell 0430 272 999  
Adam Thomas 0418 998 971

**Investment Portfolio Auction**  
11am AEDT  
Wednesday 28 October

110 place newly built childcare centre in high demand area

Desirable 3.25% annual rental increases – assuring growth

**Net Income: \$454,300 pa + GST (As at 9 Dec. 2020)**

## Secure Lease to \$1Bn+ Global Company Stamp Duty Exempt – 4% Increases



Fyshwick ACT  
3/285 Canberra Avenue

- + Lease to Kane Constructions Pty Ltd – International Operator, established 1973 and awarded National Construction Master Builder of the Year
- + Fishwick: Ideal location between Canberra CBD & Queanbeyan.
- + Tenant taking lease in the middle of Covid-19 proving strength of business in current economic climate
- + No stamp duty payable

**Contact**  
James Baker 0421 863 040  
Guy Randell 0430 272 999

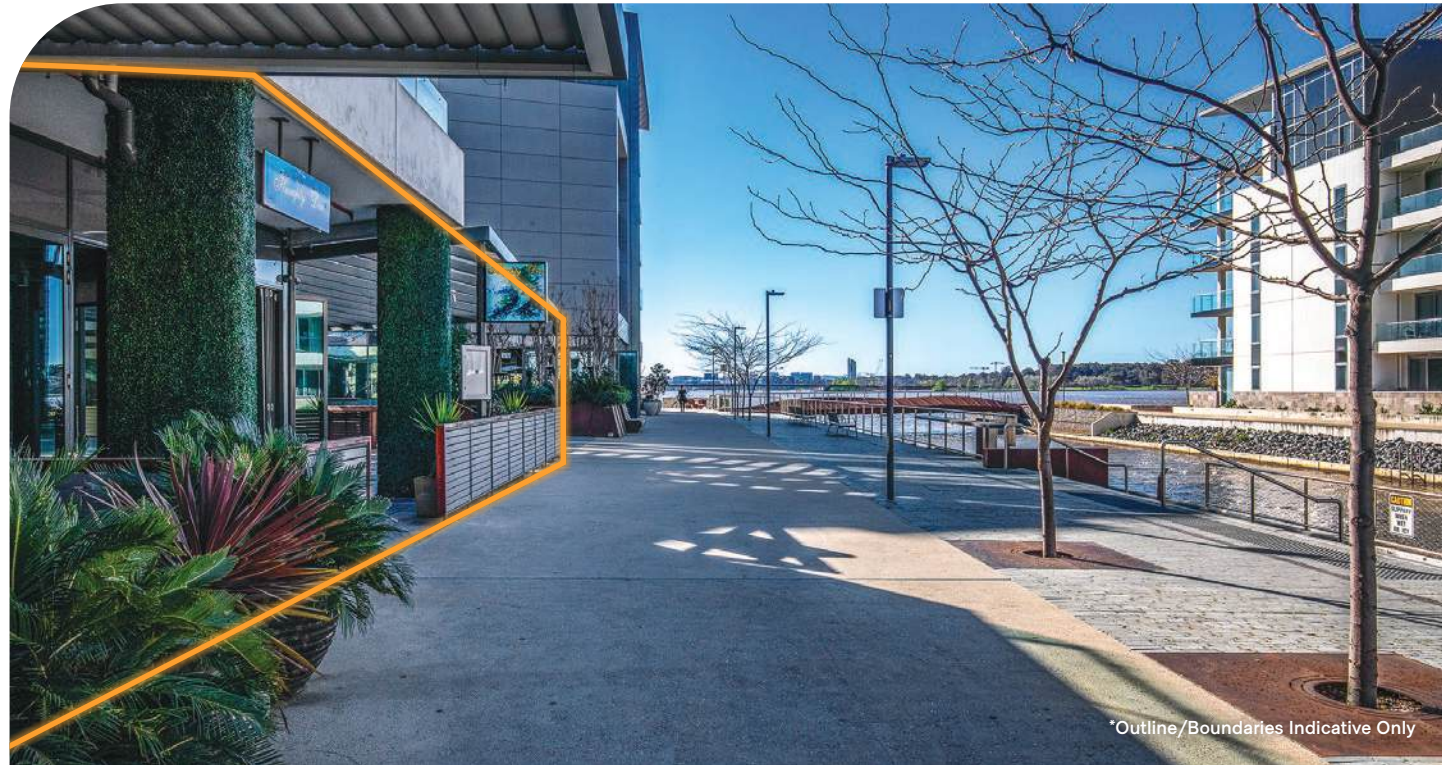
**Expressions of Interest**  
Offers Closing  
4pm AEDT  
Tuesday 27 October

Secure 5 year lease plus options to 2030

Fixed 4% annual increases

**Net Income: \$37,910 pa + GST**





## Prime Waterfront Space For Sale Highly Visible Strategic Location

Kingston ACT  
17/19 Eastlake Parade

- + Abundant natural light
- + Pristine waterfront views
- + High visibility location
- + Grease trap and exhaust (if required)
- + Common bathrooms to meet your licensing requirements
- + Perfect for Hospitality, Office or Professional Services
- + Wide range of permissible uses

Generous 190 sqm tenancy

Exclusive 144 sqm outdoor

**Offered Vacant Possession**



**Contact**  
James Baker 0421 863 040  
Guy Randell 0430 272 999



**Expressions of Interest**  
Offers Closing  
4pm AEDT  
Tuesday 27 October

## DA Approved Childcare Development Site Superb Location in High Growth Area

Rivett (Canberra) ACT  
9 Rivett Place

- + Heads of Agreement Signed with high quality national tenant
- + AFL can be signed prior to settlement or sold to owner occupier
- + Views of sporting fields and Canberra's iconic Black Mountain Tower
- + High Needs: 4.92 children per licenced place in catchment area
- + Weston Creek: approximately 22,988 people with median weekly household income of \$2,064 (source ABS 2016 census)

DA Approved for 110 places

Rare developer or owner/occupier opportunity to build a childcare facility in the established suburb of Rivett

7 primary schools within 3.5 km



**Contact**  
Guy Randell 0430 272 999  
James Baker 0421 863 040



**Expressions of Interest**  
Offers Closing  
4pm AEDT  
Wednesday 28 October  
**Offers Expected**  
Above \$2,100,000





## 100% Government Leased Investment Essential Service Covid Proof Tenants

Orange NSW  
21-29 William Street

Modern office building on large  
1,401 sqm freehold site with  
14 car spaces

Attractive 3.5% annual increases

**Net Income: \$376,741 pa + GST  
(As at 21 Dec. 2020)**

- + New 5 year lease to Government funded VERTO
- + Secure 5 year lease to Commonwealth Government Department of Employment
- + Orange is a thriving regional city, commercial and cultural hub of Central NSW with population 40,000+
- + 4.5-star NABERS Energy rating in Orange, essential for housing Government tenants
- + Generous tax depreciation benefits



**Contact**  
Kieran Bourke 0417 418 007  
Darren Beehag 0411 226 223

**Investment Portfolio Auction**  
11am AEDT  
Tuesday 27 October  
Yallamundi Rooms,  
Sydney Opera House

## Trophy Parramatta Childcare Investment Long History Of Above 95% Occupancy

North Parramatta NSW  
31-33 Iron Street

10 year lease with options  
extending to 2044

Close to Westmead Hospital &  
30 schools within 3 km

**Net Income: \$229,210 pa + GST**

- + Substantial 1,402 sqm corner site in Sydney's 3rd largest economy
- + Modern purpose-built centre licensed for 60 places
- + Montessori Academy: Australia's leading provider of Montessori education with a network of over 40+ centres
- + Parramatta: experiencing unprecedented infrastructure investment with population to increase by 75% in next 20 years



**Contact**  
Michael Vanstone 0403 580 528  
Dean Venturato 0412 840 222

**Investment Portfolio Auction**  
11am AEDT  
Tuesday 27 October  
Yallamundi Rooms,  
Sydney Opera House





## 5 + 5 Year Lease to ASX Tenant Strong Trading Essential Service

Narrabri (Near Tamworth) NSW  
61 Maitland Street

The Reject Shop: dominant market player with over 340 shops nationwide

Valuable annual 3% rent increases

**Net Income: \$160,987 pa + GST**

- + 5 year lease + option to 2028
- + Substantial 1,016 sqm site with two street frontages
- + Newly refurbished 705 sqm building with rear parking & access/loading
- + High profile main road location
- + Narrabri: strong agricultural economy and new major coal seam gas site with \$3.62 Bn investment imminent

### THE REJECT SHOP

**Contact**  
Michael Gilbert 0430 024 790  
Rhys Parker 0451 101 042

**Investment Portfolio Auction**  
11am AEDT  
Tuesday 27 October  
Yallamundi Rooms,  
Sydney Opera House

## Long Established Industrial Investment Brand New 10 + 4 + 4 + 4 Year Lease

Uralla (Armidale) NSW  
46-48 Duke Street

25+ years of tenant history on this site

Large double block of 7,365 sqm

**Net Income: \$80,000 pa + GST**

- + Uralla Metal founded in 1993 & manufactures truck bodies, trailers, tippers, stock crates, etc
- + Modern & functional building with crane & large yard area
- + Net lease with tenant paying all usual outgoings
- + Very generous 12 month rental guarantee provision
- + Attractive fixed 3% pa rent increases



**Contact**  
Dean Venturato 0412 840 222

**Investment Portfolio Auction**  
11am AEDT  
Tuesday 27 October  
Yallamundi Rooms,  
Sydney Opera House





## High Profile Bank Investment Dominant CBD Location Since 1871



Yass NSW  
107 Comur Street

Leased to NAB (77%) to 2022 + options to 2026

Retail + business banking branch & second office tenant

**Net Income: \$77,327 pa + GST**

- + NAB in occupation since 1871
- + Office leased (23% income) to 2022 + options to 2027
- + Office tenant occupied 20+ years
- + Large land area of 803 sqm, building area of 681 sqm
- + Dominant location on major CBD intersection
- + Yass: historic town just 35 minutes from Canberra

**Contact**  
James Baker 0421 863 040  
Rhys Parker 0451 101 042

**Deadline Private Treaty**  
Offers Closing  
4pm AEDT  
Thursday 5 November

**Indicative Price**  
\$1,100,000 (7% Net Yield)



## Secure 10 Year Net Lease to 2027 Real Estate Office for 40+ Years

Warilla (Shellharbour) NSW  
1 & 2 / 182 Shellharbour Road

Established commercial/  
residential estate agency

High profile position near  
Supercheap Auto & McDonald's

**Net Income: \$70,004 pa + GST**

- + Long 10 year lease to 2027 + option to 2032
- + Large 260 sqm internal area with modern fitout + parking
- + Exposure to 37,782 vehicles daily
- + Shellharbour population to soar by over 27.5% to 94,877 by 2041
- + 20 minutes to Wollongong & under 2 hours to Sydney
- + Net lease, tenant pays outgoings, as per the lease

**Contact**  
Rhys Parker 0451 101 042  
Michael Gilbert 0430 024 790

**Investment Portfolio Auction**  
11am AEDT  
Tuesday 27 October  
Yallamundi Rooms,  
Sydney Opera House





## Landmark Westpac Bank Investment Renewed Lease with 3% Annual Increases



Forbes NSW  
90 Lachlan Street

Secure lease to Westpac to Feb. 2023 plus options extending to Feb. 2031

Majority of outgoings paid by Westpac (up to 82%)

**Net Income: \$63,788 pa + GST**

- + Highly prominent position with corner frontage & rear parking
- + Large 809 sqm freehold site
- + Comprises two titles, with future development land (STCA)
- + Spacious 4 bedroom residence separately leased, excellent rental history
- + Thriving regional city, population circa 10,000 and growing

**Contact**  
Darren Beehag 0411 226 223  
Simon Staddon 0413 640 851

**Investment Portfolio Auction**  
11am AEDT  
Tuesday 27 October  
Yallamundi Rooms,  
Sydney Opera House



## Entry Level 2 Storey Freehold Investment Fully Leased – Popular Sapphire Coast

Merimbula (South Coast) NSW  
2A Merimbula Drive

80% of income from established Real Estate agency

Popular retail/commercial hub between Bega & Eden

**Net Income: \$60,764 pa + GST**

- + Prime 212 sqm two storey building + on-site parking for up to 6 cars
- + Dominant position in centre of main commercial precinct
- + Backs onto large Council carpark
- + Serviced by Airport, Bega Valley Shire has population of 34,000
- + Neighbours incl. CBA, Westpac, Amcal, Aus Post & McDonald's
- + Tenant pays outgoings as per lease

**Contact**  
Simon Staddon 0413 640 851  
Darren Beehag 0411 226 223

**Investment Portfolio Auction**  
11am AEDT  
Tuesday 27 October  
Yallamundi Rooms,  
Sydney Opera House





## Secure Investment New Lease to National Tenant

Townsville (Mount St John) QLD  
99-109 Crocodile Crescent

New 5 year lease till May 2025

The Australian Reinforcing Company (ARC) is a leading manufacturer and supplier of steel reinforcing in Australia since 1920

**Net Income: \$347,782 pa + GST**

- + Modern 3,300 sqm tilt slab building
- + Land area: 14,600 sqm
- + Zoned Medium Impact Industry
- + ARC is now a member of the GFG Alliance, combines some of the world's leading industrial, natural and financial resources
- + Potential for future expansion (STCA)



**Contact**  
Craig Chapman 0427 110 132  
Glenn Conridge 0413 873 337

**Expressions of Interest**  
Offers Closing  
4pm AEDT  
Tuesday 20 October

## Premium Retail Investment Thriving Blue-Chip Growth Location

Kawana (Sunshine Coast) QLD  
Building 3, 10 Capital Place

Strong WALE of 4.95 years

Fixed compounding  
3.5% & 4.0% rent increases

**Combined Net Income:  
\$266,294 pa + GST**

- + Major retail location incl. Bunnings, Stockland (Coles, Aldi), Anaconda & Spotlight
- + Thriving businesses: Nutrition Warehouse, Emjays Café, Hiit & First Aid Training
- + Tenants pay all usual outgoings
- + Modern building, excellent depreciation benefits
- + Booming residential & commercial precinct servicing 135,000 local residents



**Contact**  
Doug Doyle 0400 564 623  
Glenn Conridge 0413 873 337  
Jamie Perlinger 0413 860 315

**Investment Portfolio Auction**  
11am AEDT  
Wednesday 28 October



# Essential Fuel & Drive Thru Asset



## Brand New Service Station Investment 15 Year Lease to 2035



Gladstone Central QLD  
29 Glenlyon Street

Brand new 15 year net lease  
plus 4 x 5 year options to 2055  
Annual fixed 3% rent increases

**Net Income: \$314,300 pa + GST**

- + Attractive net lease to major brand essential service
- + Freestanding retail investment seamlessly integrated with established McDonald's
- + High profile, highway position
- + Built late 2019, significant depreciation allowances
- + United currently operate over 408 sites throughout Australia combining convenience stores with Pie Face drive-thru

**Contact**  
 Jamie Dewe 0410 350 273  
 Kieran Bourke 0417 418 007  
 Jamie Perlinger 0413 860 315

**Investment Portfolio Auction**  
 11am AEDT  
 Tuesday 27 October  
 Yallamundi Rooms,  
 Sydney Opera House





GRANVILLE QLD



WULGURU QLD



## Two Affordable Childcare Freehold Investments Triple Net Leases with Guaranteed Rental Growth

Long and secure lease tenure to industry leading early education providers

Sought-after 'essential service' asset class

- + Tenant pays 100% of outgoings including: all maintenance (both capital and structural), land tax, rates and insurance
- + Minimum annual rent increases of 2.5%, plus ratchet provisions at market review



**Contact**  
 Adam Thomas 0418 998 971  
 Doug Doyle 0400 564 623  
 Natalie Couper 0413 856 983  
 Jamie Dewe 0410 350 273



**Investment Portfolio Auction**  
 To be sold separately  
 11am AEDT  
 Wednesday 28 October  
 September

Granville (Maryborough) QLD  
 30 Regent Street



- + Secure triple net lease to Affinity to 2028
- + Two further 5 year options to 2038
- + Affinity Education: operates a network of 150+ Learning Centres throughout Australia
- + Modern (constructed 2009) purpose-built centre, licensed for 85 LDC places
- + Maryborough: served by the Bruce Hwy, 30 km from Hervey Bay and the gateway to Fraser Island
- + Net Income: \$148,732 pa + GST (Dec 2020)

Wulguru (Townsville) QLD  
 213-217 Stuart Drive



- + Long triple net lease to Guppy's to 2033
- + Two further 5 year options to 2043
- + Guppy's EL: highly experienced early education provider with 15 centres across Queensland
- + Purpose-built 74 LDC place centre with recent capital upgrade
- + Townsville: the 'Capital' of Far North Qld, a thriving economy with a Gross Regional Product of \$11.74B
- + Net Income: \$148,732 pa + GST (Dec 2020)





## 20 Year Triple Net Lease Entry Level Gold Coast Investment



Tamboorine Mountain (Gold Coast) QLD  
117-119 Curtis Road

- + Goodstart Early Learning Ltd, Australia's largest childcare provider with 649 centres nationwide and 13,000+ staff
- + Tenant pays all outgoings incl. maintenance & Land Tax
- + Prime 1,992 sqm corner opposite school
- + Exclusive precinct 20 km from Surfers Paradise
- + 16 on-site car spaces
- + Annual CPI reviews

20 year lease to Dec. 2026  
+ option to 2031

Licensed for 75 day care places

**Net Income: \$119,985 pa + GST**



**Contact**  
Glenn Conridge 0413 873 337  
Michael Gilbert 0430 024 790



**Investment Portfolio Auction**  
11am AEDT  
Tuesday 27 October  
Yallamundi Rooms,  
Sydney Opera House

## New 10 Year Lease + Options to 2039 National Pet Sales Retailer



Maryborough QLD  
Lot 1, 312 Alice Street

- + Situated in thriving retail hub opposite KFC, Station Square Shopping Centre with Coles, Big W and Best & Less
- + Tenant pays all outgoings as per the lease
- + Attractive 3.5% fixed rent increases
- + Modern attractive 506 sqm building with on-site parking & adjoining Autobarn

Pets Domain are a national retailer of pet products with 35 stores nationally  
10 year lease to Dec. 2029 plus options to Dec. 2039  
**Net Income: \$99,774 pa + GST (as at Dec. 2020)**

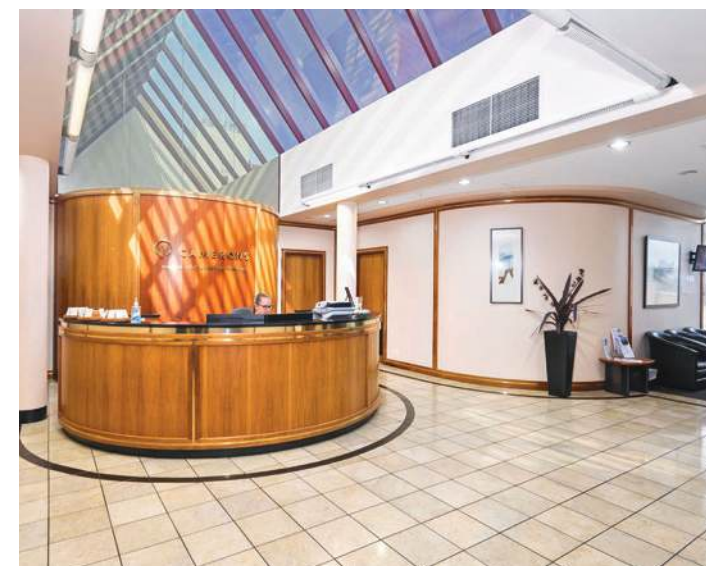


**Contact**  
Glenn Conridge 0413 873 337  
Michael Gilbert 0430 024 790



**Investment Portfolio Auction**  
11am AEDT  
Tuesday 27 October  
Yallamundi Rooms,  
Sydney Opera House





## Long Proven Highway Position Renewed 5 Year Lease, 3% Increases



Leongatha VIC  
South Gippsland Hwy

Renewed 5 year Net lease to 2025 – no further option

Head office company lease to Subway Realty Pty Ltd

**Income: \$40,680 pa + GST**

- + Subway: the world's largest restaurant chain, 38,330 + stores
- + Subway pays outgoings as per lease
- + Strategic fast food location opposite McDonald's & KFC
- + 606sqm site with important on-site parking
- + Leongatha: capital of South Gippsland, rich dairy region, trade catchment circa 15,000, 75km SE of metro Melbourne

**Contact**  
Beau Coulter 0413 839 898  
Raoul Holderhead 0413 860 304

**Investment Portfolio Auction**  
11am AEDT  
Wednesday 28 October

## The Prestigious 'Cameron's Building' Global Branded & Government Tenants



Launceston CBD TAS  
44-56 Cameron St (cnr George St)

Immaculate 2,834 sqm three level complex with 29 car spaces

Leased to quality tenants offering multiple income streams

**Income \$567,542 pa (1 July 2020)**

- + Prime 2,791 sqm CBD corner site, within established financial and legal precinct
- + Two titles, 89m frontage inc ROW
- + Tenants include Camerons Accountants, Knight Frank, State (Health) and Federal Governments (Liberal Senator)
- + 4 Star Nabers Energy Rating
- + Substantial taxation depreciation

**Contact**  
Raoul Holderhead 0413 860 304  
Shaun Venables 0411 860 865

**For Sale by EOI**  
Closing 4pm AEDT  
Thursday 12 November





SONIC HEALTHPLUS SOUTH HEDLAND WA

\*Outline/Boundaries Indicative Only



## Medical Giant Tenant Investment Essential Service – 10% Yield Anticipated



South Hedland (Port Hedland) WA  
10 Hedditch Street (Cnr Lawson St)

Sonic Healthcare:  
Top 50 ASX Company

3,572 sqm landholding  
improved with medical centre,  
ex gym & manager's residence

**Net Income: \$503,000 pa + GST**

- + Sonic lease to May 2024 plus option to 2029
- + Port Hedland: Australia's largest bulk export port
- + Largest healthcare centre in area
- + Valuable 5% annual rent increases
- + Sonic pays outgoings incl. management, as per lease
- + \$1.8M tenant fitout contribution



**Contact**

Rhys Parker 0451 101 042  
Michael Gilbert 0430 024 790  
Rob Selid 0412 198 294



**Investment Portfolio Auction**

11am AEDT  
Tuesday 27 October  
Yallamundi Rooms,  
Sydney Opera House

# Our Asset Management team is here to help you.

Now more than ever, entrust your investment with a highly experienced asset management team.

Throughout COVID-19, more and more landlords have turned to Burgess Rawson to protect their investments.

We have been on the front foot from the very beginning, working proactively with our landlords and tenants to manage the challenges of a global pandemic.

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 and identify opportunities for growth.







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

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**AUSTRALIAN CAPITAL TERRITORY**

T 02 6152 9113  
A Unit 152, Level 1, 41 Eastlake Parade  
Kingston ACT 2604  
E canberra@burgessrawson.com.au

**NEW SOUTH WALES**

T 02 9232 6288  
A Level 18, 15 Castlereagh Street  
Sydney NSW 2000  
E sydney@burgessrawson.com.au

**QUEENSLAND**

T 07 3220 3611  
A Level 24, 324 Queen Street  
Brisbane QLD 4000  
E brisbane@burgessrawson.com.au

**SOUTH AUSTRALIA/NORTHERN TERRITORY**

T 03 9613 0400  
A Level 7, 140 Bourke Street  
Melbourne VIC 3000  
E melbourne@burgessrawson.com.au

**VICTORIA/TASMANIA**

T 03 9613 0400  
A Level 7, 140 Bourke Street  
Melbourne VIC 3000  
E melbourne@burgessrawson.com.au

**WESTERN AUSTRALIA**

T 08 9288 0288  
A Level 10, 225 St Georges Terrace  
Perth WA 6000  
E perth@burgessrawson.com.au