

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES



FEATURE ARTICLE

Setting the benchmark
Celebrating women in commercial property

2021

YEAR OF THE OX

HAPPY LUNAR NEW YEAR

农历新年快乐

WE WISH YOU GOOD HEALTH
AND LASTING PROSPERITY


牛年大吉, 阖家幸福



Welcome



EDITOR Glenn Conridge

 GLENN.CONRIDGE

Welcome to 2021!

It goes without saying that last year presented us with more twists and turns than ever before.

Despite the challenges, we achieved incredible results for our valued clients, including record breaking sales for our investors; attracting and securing new tenants for our leasing clients and assisting our asset management clients to navigate a complex and rapidly changing market.

After enjoying a well-earned break over the festive season, we look forward to a 'covid normal' 2021 with renewed energy.

There are certainly good indicators with Australia technically out of the COVID recession. In the September quarter, GDP increased by 3.3% as restrictions began to ease. Several vaccines are looking promising, money remains cheap and readily available, and Governments continue to inject billions of dollars of stimulus into the economy.

At Burgess Rawson, we have strong expectations for 2021, anticipating yet another record year of investment sales. We know that there are a large number of underbidders following our highly successful portfolio auctions in early December. The auctions in Sydney and Melbourne resulted in a combined 90% clearance rate with over \$100 million of property transacted over the two days.

This great momentum is expected to continue as we move towards our first auctions for 2021. If the line-up of properties is any indication, this year will be stellar!

We wish you the best for your property journey in 2021 and look forward to working closely with you to help achieve your goals.

And to our Chinese friends, Happy Lunar New Year! We wish you good health and lasting prosperity.



Portfolio Team

EDITOR Glenn Conridge
ASSOCIATE EDITOR Bianca Fernando
PRODUCTION MANAGER Amanda King
ADVERTISING Stephen Lovison
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.



Setting the benchmark

The number of women in commercial real estate is certainly low compared to other industries but at Burgess Rawson, we are bucking the trend.

From senior management to sales and property management, Burgess Rawson celebrates diversity.

And the talent of our team is being recognised Australia-wide with two of our female team members receiving industry accolades.

Burgess Rawson Melbourne Managing Director Ingrid Filmer was recently awarded a REB Women in Real Estate Award for 'Principal of the Year' as well as the coveted overall 'Excellence Award'. This wonderful industry recognition concluded a highly successful year for Burgess Rawson. The industry panel of judges was impressed by Ingrid's leadership during a complex and challenging time, displaying both innovation and tenacity.

And the recognition didn't end there. Childcare Specialist Natalie Couper was named finalist in the REB Women in Real Estate Awards for 'Sales Agent of the Year'. It is well-deserved acknowledgment for Natalie's persistence during 2020, along with her focus on providing the best results for her clients.



INGRID FILMER

Women in Leadership



Ingrid Filmer
Melbourne
Director



Katie Goodall
Canberra
Director Asset Management



Natalie Couper
Melbourne
Childcare Specialist



Lauren Battams
Brisbane
Head of Asset Management



Maria DeLeon
Sydney
Sales Administrator



Jane Pinney
Melbourne
Office Manager



Sarah Calautti
Perth
Sales Executive



Mary Isac
Melbourne
Senior Asset Manager



Bianca Fernando
Melbourne
Communications Manager



Amanda King
Melbourne
Marketing Manager

The impact of COVID-19 was felt deeply across Australia. Here, Ingrid and Natalie sit down to discuss how Burgess Rawson adapted, nationally.

How did you navigate the challenges and complexities of 2020?

Ingrid: When COVID-19 hit, we had three clear goals: to maintain sales; to instil confidence in vendors, investors and clients; and to enable our team to achieve these goals remotely, while juggling the demands of young families and home schooling.

Essentially, it was a case of how to run things 'business as un-usual'!

How did you adapt your approach to continue selling investments during the COVID-19 pandemic?

Natalie: COVID-19 has certainly provided more challenges than we ever expected.

However, even with the lockdowns, our results remained strong with most of the properties purchased sight unseen. A remarkable effort particularly in Victoria where investors could not even do a drive by of a property.

COVID-19 provided no hurdle for investors wanting to purchase without being able to physically inspect. Nationally we overcame this challenge with detailed videography of each of the properties together with agent virtual walk-throughs, allowing the investor to feel connected to the asset.

We are pleased with the way we adapted quickly, managing to sell a centre for \$7 million that had temporarily closed due to a positive COVID-19 case!

With lockdown in Melbourne and closed borders throughout Australia, how did you manage the iconic Portfolio Auction events during this time?

Ingrid: We are renowned for our Portfolio Auctions which are held in Melbourne and Sydney every six weeks. Thankfully, our Sydney team was able to continue their auction events and during COVID-19, launched their new venue in one of the world's most iconic buildings, the Sydney Opera House (Yallamundi Rooms), in October 2020. However, here in Melbourne with the introduction of stage 3 and 4 restrictions, we needed to pivot...and fast.

“Despite the pandemic impacting states in different ways and at different times, data shows that investors were confident making cross-border transactions for quality properties, even without a physical inspection.”

Ingrid Filmer

Adjusting our auction process to meet COVID-19 restrictions and to keep our vendors and investors comfortable and safe was the priority.

In June, we held the first major commercial property auction event in Victoria since COVID-19 restrictions eased. All eyes were on the auction as it was a solid test of the commercial property market.

The auction was held at Crown Casino but looked completely different to our last 135 auction events.

All bidders were required to pre-register and pay a deposit to enable them to bid.

We had a reduced capacity in our auction room so we needed to establish additional rooms to accommodate the number of people attending. All seating was positioned at least six feet apart.

Bidding was available in-person, or via phone to our agents.

Of the 15 properties listed at the Portfolio Auction, 13 sold under the hammer or just

before auction, translating to a success rate of 87%. Total sales exceeded \$46.8 million.

What sets you apart from competitors in the childcare investment space?

Natalie: I eat, sleep and breathe everything childcare!

I don't just see myself as a selling agent, but someone that gives guidance on all aspects of childcare from development, leasing and sales through to property management.

Childcare is an intricate investment class with several key stakeholders including Federal and State governments. With ongoing, strong bipartisan support, the appetite for this investment class remains high.

In fact, we celebrated a proud milestone this year - in the last ten years, Burgess Rawson has sold 328 freehold centres nationally with a combined value that has now surpassed the \$1 billion milestone.

How did the investor market respond?

Ingrid: Despite the pandemic impacting states in different ways and at different times, data shows that investors were confident making cross-border transactions for quality properties, even without a physical inspection.

Restrictions changed the way we did business. As demand remained high throughout the year, purchasing behaviour adjusted through the use of virtual property inspections and online bidding.

Consequently, the negative sentiment regarding property assets, transaction levels and price stability, were proven wrong.

Investors were introduced to a new rule book during the last financial year with added complexities and challenges.

Burgess Rawson needed to adapt quickly, and we saw this as a great opportunity. We needed to flip the negative market commentary on its head. And we certainly did just that.

Sydney Portfolio Auction Listings

11am AEDT Tuesday 23 February 2021,
Yallamundi Rooms, Sydney Opera House

Tenant	Location	State	Income pa	Page
Prime Restaurant	Sydney	NSW	\$364,730	17
ANZ + Others	Singleton	NSW	\$301,358	20
Westpac	Bathurst	NSW	\$180,000	21
My Smile Dental	Eastwood	NSW	\$164,035	22
Surf Retail	Port Macquarie	NSW	\$146,631	23
G8 Childcare	Harrington Park	NSW	\$143,204	24
Sails Real Estate	Merimbula	NSW	\$60,763	25
Cafe 63	Nundah	QLD	\$96,619	29

For Sale Listings

Tenant	Location	State	Income pa	Sale Method	Page
Goulburn Valley Equine Hospital	Shepparton (Congupna)	VIC	\$210,320	Expressions of Interest	33
4 Premium Retail Opportunities	Drummoyne	NSW	From \$33,504	Expressions of Interest	18

Upcoming Sydney Auction Dates:

Yallamundi Rooms, Sydney Opera House, Sydney

Portfolio 143 30 March 2021	Portfolio 144 11 May 2021	Portfolio 145 22 June 2021	Portfolio 146 3 August 2021
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Melbourne Portfolio Auction Listings

11am AEDT Wednesday 24 February 2021, Crown Casino, Melbourne
Registered bidders only

Tenant	Location	State	Income pa	Page
Shell/Viva Energy + Mycar	Torquay	VIC	\$420,327	12
Woodlands Early Learning	Truganina	VIC	\$398,775	31
Little Acorns Childcare	Mount Martha	VIC	\$306,305	14
AutObarn	Eltham	VIC	\$249,444	32
LiveWell Medical Centre	Truganina	VIC	\$208,535	34
Metro Petroleum	Kyabram	VIC	\$197,000	35
Shepparton Skin Clinic	Shepparton	VIC	\$159,600	38
G8 Education	Castlemaine	VIC	\$106,594	36
Evolve Education	Bairnsdale	VIC	\$95,640	36
Bottlemart Liquor	Hampton Park	VIC	\$49,494	40
Dental Clinic	Hampton Park	VIC	\$42,436	40
Medical Centre	Hampton Park	VIC	\$42,436	40
Pizza & Cafe	Hampton Park	VIC	\$40,000	40
Florist	Kangaroo Flat	VIC	\$39,618	39
Financial Services	Leongatha	VIC	\$36,000	42
Re/Max Real Estate	Lakes Entrance	VIC	\$30,000	43
Insight Early Learning	Throsby	ACT	\$408,870	16
Caltex/Ampol	Gladstone	QLD	\$526,256	10
Subway + Retail	Sunshine Coast	QLD	\$168,126	26
Domino's & Star Liquor	Sunnybank	QLD	\$153,160	27
The Cottage ELC	Ashmore	QLD	\$131,790	28
Wattyl Paint	Port Adelaide	SA	\$100,000	30

Upcoming Melbourne Auction Dates:

Crown Casino, Melbourne

Portfolio 143 31 March 2021	Portfolio 144 12 May 2021	Portfolio 145 23 June 2021	Portfolio 146 4 August 2021
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High Profile Investment Leased to ASX Listed Ampol – Australia’s Largest Fuel Network

Secure Corporate 15 Year Lease to Ampol – Formerly Caltex Australia

Gladstone (Benaraby) QLD
48813 Bruce Highway

Long term 15 year lease to 2032
+ options to 2052

Significant income upside
opportunity via leasing of
drive-thru tenancy

Net Income: \$526,256 pa + GST

- + Ampol: Australia’s fuel market leader with 1,900+ sites across the nation – Market Cap \$7.7B
- + Excellent depreciation benefits with 55% of first year’s rent potentially free of income tax
- + Tenant pays all usual outgoings incl. rarely recovered management fees, as per lease
- + Enormous 2.1Ha freehold site, major Ampol Truck Stop – 250m frontage to Bruce Highway



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Investment Portfolio Auction
11am AEDT
Wednesday 24 February



Outline/Boundaries Indicative Only



National & International Giants Booming Growth Location

Torquay (Surf Coast) VIC
Surf Coast Hwy (20 Winki Way)

Viva Energy & Mycar: Both on 10 year leases to 2029 plus options to 2049

Significant depreciation benefits
Combined Income: \$420,327 pa

+ Viva Energy, blue chip \$2.9 billion ASX200 company with 1,292 retail sites

+ Continental AG, major €23.6 billion international auto company

+ Substantial 4,001sqm site with 58m exposure to Surf Coast Hwy

+ Torquay: The Surf Coast's fastest growing location with 52% population growth by 2036



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Investment Portfolio Auction
 11am AEDT
 Wednesday 24 February
 Crown Casino,
 Melbourne, VIC



Trophy Bayside Childcare Investment



10+10+10 Year Net Lease to 2050
Fixed 3.5% Annual Rent Increases

Mount Martha VIC
 4 Watson Rd (cnr Langrigg Rd)

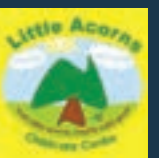
Tenant pays all usual outgoings

Prime 1,040sqm corner site

Significant depreciation benefits

Net Income: \$306,305 pa + GST

- + Little Acorns: long established early education provider with three Mornington Peninsula locations
- + Stunning 706sqm double-storey centre, licensed for 80 LDC places
- + Constructed by industry leading builder – LLOYD
- + Mount Martha: popular bayside suburb only 48km from the Melbourne CBD



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Investment Portfolio Auction
 11am AEDT
 Wednesday 24 February
 Crown Casino,
 Melbourne, VIC



State-of-the-Art Childcare Investment New 15 + 5 + 5 Year Net Lease to 2045

Throsby (Canberra) ACT
1 Pademelon Street

Newly constructed 108 place
centre in high-demand area

Desirable 3.25% annual rental
increases – assuring growth

Net Income: \$408,870 pa + GST

- + Insight Early Learning: premium early education provider with a network of 6 centres nationally
- + Strategic triple street frontage site within rapidly expanding residential location
- + Stunning 947 sqm facility close to high quality primary and secondary schools
- + Tenant pays outgoings, as per lease
- + Substantial depreciation benefits plus stamp duty claimable



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Investment Portfolio Auction
11am AEDT
Wednesday 24 February



Prime Sydney CBD investment Secure Lease to Award Winning

Sydney CBD
4 Bridge Street

10-year lease to 2028 plus
7 year option to 2035

Historic building on corner of
Bridge & George Streets

Net Income: \$364,730 pa + GST

- + Award winning tenant, multi-outlet operator
- + Stunning fitout costing over \$1m, at tenant expense
- + Rare small bar liquor licence
- + Tenant responsible for all increases in outgoings
- + Valuable fixed 3% annual rent reviews



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Investment Portfolio Auction
11am AEDT
Tuesday 23 February
Yallamundi Rooms,
Sydney Opera House



Inner West Sydney 4 Affordable Investments

*Outline/Boundaries Indicative Only



Brand New Development

Drummoyne NSW,
Tempo, 77-105 Victoria Road

Shops 5, 6 & 7
Hacker Kitchens



- + 6 year lease to 2025 plus option to 2030
- + Hacker Kitchens – precision German technology since 1898
- + Ideal location in home improvement precinct
- + Property area: 381 sqm incl. 10 car spaces
- + 3.25% annual rent increases
- + **Net Income: \$176,336 pa + GST**

Shops 10 & 11
Rachael Louise Medispa



- + 6 year lease to 2024 plus option to 2029
- + Luxury medispa + hi-tech beauty treatments
- + Booming business, expanding from 1 shop to 2 shops
- + Property area: 250 sqm incl. 7 car spaces
- + 3.5% annual rent increases
- + **Net Income: \$107,392 pa + GST**

Shop 13
Haus of Trims



- + 3 year lease to Nov 2022 plus option to 2024
- + Busy men's barber in key location
- + Dominant local business with expensive fitout
- + Property area: 115 sqm incl. 4 car spaces
- + 3.5% annual rent increases
- + **Net Income: \$35,022 pa + GST**

Shop 9
Makeup by Anastasia



- + 3 year lease to 2023 plus option to 2026
- + Premium makeup business and school
- + Award winning operator
- + Property area: 100 sqm including 3 car spaces
- + 3.25% annual rent increases
- + **Net Income: \$33,504 pa + GST**



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Expressions of Interest
Offers Closing
11am AEDT
Thursday 25 February



Circa 9%+ High Yielding Investment ANZ Anchored Medical/Office Freehold



Singleton (Hunter Valley) NSW
126 John Street

Vibrant main street location
surrounded by national brands

Diverse tenancy mix including
ANZ, medical and cafe

Net Income \$301,358 pa + GST

- + Strategic 1,100 sqm dual frontage landholding
- + Convenient walk-thru to Woolworths/Coles/Big W Shopping Centre
- + Established 17,233 resident catchment within 10 km radius
- + Household income well above state and national average (\$115,890 pa)
- + Potential upside for strata title conversion (STCA)



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Investment Portfolio Auction
11am AEDT
Tuesday 23 February
Yallamundi Rooms,
Sydney Opera House



80% Income from Westpac – ASX Listed Classic Building on Huge CBD Landholding



Bathurst NSW
86-88 William Street

Landmark freehold anchored
by ASX Listed Tenant

Westpac lease to mid 2024 +
options to 2033

**Net Income \$180,000 pa + GST
(as at June 2021)**

- + Westpac occupy entire ground floor plus separately leased first floor 4 BR residence & office
- + Westpac: 3% Annual increases
- + Core CBD location, growing population of circa 45,240
- + Massive 1,480 sqm site including up to 13 on-site car spaces



Contact
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Investment Portfolio Auction
11am AEDT
Tuesday 23 February
Yallamundi Rooms,
Sydney Opera House



Premium Sydney Medical Investment Highly Sought-After Eastwood Location



Eastwood NSW
641 Blaxland Road

7 year lease to My Smile Dental to 2027 plus options extending to 2042

Guaranteed rental growth, fixed 3% annual rental increases

Net Income \$164,035 pa + GST

- + Dental Practice established in Eastwood since 1945
- + Strategic 675 sqm freehold Blaxland Road corner
- + Brilliant exposure to 32,000+ vehicles daily
- + Significant tenant investment in high quality fitout
- + Ample patient parking at the rear
- + Includes 3 bedroom apartment with independent access



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Investment Portfolio Auction
11am AEDT
Tuesday 23 February
Yallamundi Rooms,
Sydney Opera House

Prime Main Street Freehold Investment New Lease to 2024 + Options to 2033



Port Macquarie NSW
62-64 Horton Street

Strategic 426 sqm Horton Street landholding with rear lane access

Epicentre of retail hub surrounded by national brands

Net Income: \$146,631 pa + GST

- + Established surf & skate-wear brand since 2010, Stormriders boast 10 locations in NSW
- + Port Macquarie, popular beachside tourism destination
- + Resident population forecast to soar by over 28% to 112,484 by 2041
- + Impressive two-storey building with high-quality fitout & valuable onsite parking
- + Extremely busy location with constant passing pedestrian & vehicular traffic



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Investment Portfolio Auction
11am AEDT
Tuesday 23 February
Yallamundi Rooms,
Sydney Opera House



High Occupancy Childcare Investment Booming Western Sydney Growth Area



Harrington Park (Narellan) NSW
53-55 Glenrowan Drive

Modern purpose built
56 place centre

10 year lease expires
2024 + options to 2039

Net Income: \$143,204 pa + GST

- + Long history of high occupancy and waiting list
- + 10 schools within 5 min. drive
- + G8 Education Ltd: largest ASX listed early education provider with 470+ centres nationally
- + Large 1,358 sqm site, 14 car spaces
- + Harrington Park: 5 times higher population growth & 40% more <4yo children than NSW average
- + Annual rent increases CPI +1%

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Investment Portfolio Auction
11am AEDT
Tuesday 23 February
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

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Investment Portfolio Auction
11am AEDT
Tuesday 23 February
Yallamundi Rooms,
Sydney Opera House



Outline/Boundaries Indicative Only



Outline/Boundaries Indicative Only



Premium Retail Investment Thriving Blue-Chip Growth Location



Kawana (Sunshine Coast) QLD
Building 2, 10 Capital Place

15 year head lease to Subway

Fixed, compounding 4% & 3%
rent increases and CPI reviews

Net Income: \$168,126 pa + GST

- + Major retail location incl. Bunnings, Stockland (Coles, Aldi), Anaconda & Spotlight
- + Thriving businesses: Subway, Decisions Café, Mint Espresso Bar and Body & Face Co.
- + Tenants pay all usual outgoings
- + Excellent depreciation benefits, circa 43% of 1st year income tax free
- + Key growth location. Sunshine Coast population forecast to grow by over 32%, from 351,424 to 518,004 by 2041



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Investment Portfolio Auction

11am AEDT
Wednesday 24 February

High Profile Corner Retail Centre National Tenants, Long Leases



Sunnybank (Brisbane) QLD
581 Beenleigh Rd (Cnr Wynne St)

Strategic fully leased retail
freehold on busy arterial road

50 m frontage, superb exposure

Net Income: \$153,160 pa + GST

- + Includes Domino's (head office), Star Liquor (national tenant – 70+ stores)
- + Established Japanese & Asian restaurants and Hairdresser
- + All tenancies, 5 & 7 year leases
- + All leases have fixed 3%, or CPI + 2% rent increases
- + Building area 488 sqm
- + On-site parking for 21 vehicles
- + Sunnybank: sought after Brisbane suburb 12 km to CBD



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Investment Portfolio Auction

11am AEDT
Wednesday 24 February



High Quality Childcare Investment 15+10+10 Year Net Lease to 2056



Ashmore (Gold Coast) QLD
56 Freda St (corner Cotlew St)

- + The Cottage: boutique early education provider with 8+ years industry experience
- + Recently updated 46 place centre rated 'Exceeding' under the National Quality Framework (NQF)
- + Strategic 1,018sqm corner site, opposite Trinity Lutheran College's Junior Campus (P-5) and metres from Southport Nerang Rd

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$131,790 pa



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Investment Portfolio Auction
11am AEDT
Wednesday 24 February
Crown Casino,
Melbourne, VIC

Affordable Metropolitan Retail Investment 10 Year Lease plus Option Until 2037



Nundah (Brisbane) QLD
105/1 Aspinall Street

- + Well presented 122 sqm premises plus exclusive use alfresco area
- + Modern development, completed 2017
- + Tenant is a franchisee of popular and rapidly growing Cafe 63 with 38 locations
- + Nundah: a dynamic and growth cosmopolitan suburb 10 km to Brisbane Airport or 20 km to CBD
- + Central position amongst high rise residential/commercial towers, close to train station and Woolworths shopping centre

10 year lease to 2027
plus 10 year option until 2037

Attractive 3% fixed increases
assuring growth

Net Income: \$96,619 pa + GST



Contact
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Investment Portfolio Auction
11am AEDT
Tuesday 23 February
Yallamundi Rooms,
Sydney Opera House



Prime Freehold – Leased to Global Giant New 10+5+5 Year Net Lease to 2040



Port Adelaide SA
222-226 Commercial Road

Annual 3.5% rent increases with ratchet provisions at market review

Irreplaceable 855sqm main road site with 16 on-title car spaces

Net Income: \$100,000 pa + GST

- + Strategic 307sqm retail showroom with triple street frontage of 85m
- + Wattyl: wholly owned subsidiary of Sherwin Williams Co – Fortune 500 Co with a market cap of USD\$17.98 billion
- + Port Adelaide: port side capital growth suburb, undergoing significant transformation and gentrification

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Investment Portfolio Auction
11am AEDT
Wednesday 24 February
Crown Casino,
Melbourne, VIC

High Performing Childcare Investment 15+10+10 Year Net Lease to 2054



Truganina (Melbourne) VIC
451 Leakes Rd (cnr Forsyth Rd)

Fixed 3% annual rent increases

Established purpose-built centre, licensed for 134 places

Net Income: \$398,775 pa + GST

- + Woodlands: highly regarded operator with two further Melbourne metro locations
- + Strategic position only 500m from both St Clare's Primary School and Doherty's Creek P-9 College
- + Wyndham City: one of Australia's largest growth areas – forecast population increase of 70% to 512,591 residents by 2041

Contact
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Investment Portfolio Auction
11am AEDT
Wednesday 24 February
Crown Casino,
Melbourne, VIC



*Outline/Boundaries Indicative Only



*Outline/Boundaries Indicative Only



High Exposure Auto Retail Investment AutO Barn On-Site 15+ Years



Eltham VIC
Showroom 9, 256 Bolton Street

10 year lease to November 2025
plus 10 year option to 2035

Tenant pays all usual outgoings

Longstanding franchisee
operating since 2005

Net Income: \$249,444 pa + GST

- + AutO Barn: 135+ stores across Australia, a wholly owned subsidiary of ASX-Listed Bapcor Ltd
- + Immaculate 1,157sqm retail showroom including workshop and service bays
- + Strategic retail position amongst McDonald's, Bunnings, KFC, Hungry Jack's – 19,400+ vehicles passing daily
- + Eltham: Blue chip Metro Melbourne suburb 18km from the CBD

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Investment Portfolio Auction
11am AEDT
Wednesday 24 February
Crown Casino,
Melbourne, VIC

World Class Equine Hospital Est 1989 Net Lease to the University of Melbourne



Congupna (Shepparton) VIC
905B Goulburn Valley Highway

Secure 6 year lease to 30 June
2023 plus 6 year option to 2029

Goulburn Valley Equine
Hospital Pty Ltd: wholly owned
by the University of Melbourne
Net Income: \$210,320 pa + GST

- + Incorporating equine hospital, reproduction centre and international quarantine facility
- + Significant 33.99ha (85 acres) site land bank/rezone opportunity (STCA)
- + Capital intensive infrastructure includes over 3,800sqm of buildings, steel fencing etc
- + Strategic location within Victoria's most populous horse region

Contact
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Expressions of Interest
Offers Closing
4pm AEDT
Wednesday 10 March



Immaculate Medical Centre Investment Western Melbourne Growth Corridor



Truganina (Melbourne) VIC
341C Forsyth Rd (cnr Leakes Rd)

Secure 7 year lease to April
2026 plus options to 2039

Fixed 3% rent increases

Net Income: \$208,535 pa + GST

- + Newly constructed (2019) 355sqm standalone premises
- + Depreciation excellent
- + Destinal commercial complex supported by neighbouring dental, childcare plus national tenants
- + Tenant pays all usual outgoings including management fees
- + Wyndham City: one of Australia's largest growth areas – forecast population increase of 70% to 512,591 residents by 2041



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Investment Portfolio Auction
11am AEDT
Wednesday 24 February
Crown Casino,
Melbourne, VIC

Fully Refurbished Service Station New 10 Year Lease to Metro Petroleum



Kyabram VIC
275 Allan Street

10 year lease to 2030 + options

50% stamp duty concession

Minimum 2.8% rental increases

Net Income: \$197,000 pa + GST

- + Large Commercial 1 site with 34 metre retail frontage
- + Fully refurbished service station including convenience store and tank upgrades
- + Metro Petroleum: One of the largest independent service station networks with 270 sites across the eastern seaboard
- + Kyabram: Commercial and retail service centre in diverse Goulburn Valley region



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Investment Portfolio Auction
11am AEDT
Wednesday 24 February
Crown Casino,
Melbourne, VIC



CASTLEMAINE VIC



BAIRNSDALE VIC



Two Entry Level Childcare Investments Secure Net Leases to ASX Listed Tenants

Secure lease tenure to industry-leading early education providers

Sought-after 'essential service' asset class

- + Tenants pay all outgoings including: maintenance, land tax, rates, insurances and management fees
- + Annual rent reviews with ratchet provisions at market review, ensuring rent cannot reduce



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Castlemaine VIC
54-56 Ray Street



G8 Education^{ltd}

- + Renewed net lease to G8 Education to 2027
- + G8 Education (GEM): Australia's largest ASX-listed early education provider with over 470 centres
- + Strong underlying business with high occupancy
- + Purpose-built 70 LDC place centre with recent capital upgrade
- + Net Income: \$106,594 pa + GST

Bairnsdale VIC
382 Main Street



- + Triple net lease to Evolve Education to 2033
- + Two further 5 year options to 2043
- + 100% occupancy with wait list for 2022
- + Evolve Education (EVO): 120 centres across Australia and New Zealand
- + Well maintained centre, licensed for 45 LDC places
- + Net Income: \$95,640 pa + GST (as at Feb 2021)



Specialist Medical Investment Recent \$475k Building Upgrade

Shepparton VIC
43-45 Benalla Rd (cnr Lorraine St)

Brand new 5 year lease to Dec 2025 plus options to Dec 2035

Tenant pays usual outgoings

Fixed 2% rent increases

Net Income: \$159,600 pa + GST

- + Shepparton Skin Clinic & Aesthetics: Respected clinic with 6 experienced GP's
- + Significant 2,072sqm corner site with 84 metre dual street frontage and 30 car parks on-title
- + Recently upgraded 532sqm building incorporating consult, treatment and surgery
- + Shepparton: Major regional city with a trade catchment of 100,000+



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Entry Level Freehold Investment with Upside Brand New 5 Year Lease

Kangaroo Flat (Bendigo) VIC
123-127 High St (Midland Hwy)

Brand new 5 year lease to 2025 plus options to 2030

Fixed 5% annual rent increases

50% stamp duty savings

Net Income: \$39,618 pa + GST

- + Substantial 899sqm Commercial 1 Zoned land with future upside & expansion opportunities (STCA)
- + Surrounded by national retailers including ALDI, Chemist Warehouse, Australia Post, McDonald's and KFC
- + Bendigo: Victoria's largest inland city forecast to grow to over 155,000 residents by 2036



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New Entry Level Essential Service Investments



Hampton Park (Dandenong) VIC

Anchored and supported by adjoining ALDI and Chemist Warehouse

City of Casey: Melbourne's major South-Eastern growth corridor. Population forecast to grow to 550,000* by 2041[^]

To be sold individually

Dental Clinic
Shop 1, 41-43 Kirkwood Cres

- + 5 year lease to Oct 2023 plus 2x5 years to 2033
- + Fixed 3% rent increases
- + Lessee pays usual outgoings
- + Prominent corner position
- + Impressive fit-out with total 100sqm floor area
- + Net Income: \$42,436 pa + GST

Medical Centre
Shop 2, 41-43 Kirkwood Cres

- + 7 year lease to Oct 2025 plus options to 2039
- + Part of the Southern Cross GP network with 15 centres across Victoria
- + Fixed 3% rent increases
- + Lessee pays usual outgoings
- + High quality tenant fit-out
- + Net Income: \$42,436 pa + GST

Bottlemart Liquor
Shop 3, 41-43 Kirkwood Cres

- + 7 year lease to Oct 2025 plus options to 2039
- + Bottlemart: over 700 locations nationwide
- + Fixed 4% rent increases
- + Tenant pays all usual outgoings
- + 110sqm premises with brand new fit-out
- + Net Income: \$49,494 pa + GST

MJ Pizza & Pasta Cafe
Shop 4, 41-43 Kirkwood Cres

- + Brand new 10 year lease from 1 Sept 2020 to an experienced operator with options to 2040
- + Fixed 3% rent increases
- + Tenant pays all usual outgoings
- + Intensive tenant fit-out with commercial kitchen
- + 97.5sqm premises plus alfresco area
- + Net Income: \$40,000 pa + GST

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To be sold individually

*approx ^profile.id



Rock Solid Entry Level Investment Secure 5 Year Net Lease to 2025

Leongatha VIC
58 Bair Street

- + Long established accounting office since 1998
- + Annual rent reviews
- + 506sqm site with 10 metre frontage and 6 car spaces on-title
- + Quality 220sqm building recently improved with new roof & air-con
- + Leongatha: capital of South Gippsland, rich dairy region, trade catchment circa 15,000, 75km SE of metro Melbourne

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Secure 5 year lease plus 5 year option through to 2030

Net lease with tenant paying all usual outgoings

Net Income: \$36,000 pa + GST

New 6 Year Lease – 3% Increases Thriving Tourist Mecca

Lakes Entrance VIC
Shop 1, 247 Esplanade

- + RE/MAX: more than 700 offices globally and 120,000+ employees
- + Fixed 3% annual increases - assuring rental growth
- + Prime 100sqm retail premises opposite Ferrymans Café, close to NAB, KFC and Australia Post
- + Lakes Entrance: year round tourist mecca, trade catchment circa 5000 swelling to circa 25,000 over summer

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Brand new 6 year lease to 2027 plus 6 + 6 year options to 2039

Net lease with tenant paying all usual outgoings

Net Income: \$30,000 pa + GST





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

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