

# Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

FEATURE ARTICLE

**Thirst for liquor market**  
Australia's two biggest players in pubs and liquor



# 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.

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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

The momentum is set to continue with Australia's best collection of commercial properties to be auctioned in March. Our second auction of the year will showcase an offering of essential service investments including childcare, retail fuel, restaurants and medical.



**TAB Investment - 10 Year Lease + Options p. 34**

Location: Neutral Bay (Sydney) NSW  
Income: \$154,674 pa + GST  
Auction



**Booming ASX-Listed Tenant p. 20**

Location: Kingston (Hobart) TAS  
Income: \$216,678 pa + GST  
Auction



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Location: Brisbane QLD  
Income: \$672,379 pa + GST  
Auction



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Location: Klemzig (Adelaide) SA  
Income: \$106,923 pa + GST  
Auction



**Nationally Tenanted Investment p. 28**

Location: Conder ACT  
Income: \$694,912 pa + GST  
EOI

# Welcome



EDITOR Andrew Goodall

[in](#) ANDREW.GOODALL

While we were certainly confident that the momentum for commercial investment from last year would continue, the results from our first Portfolio Auction of 2021 were truly remarkable.

The results were huge – 27 properties sold, a combined value of \$87 million, record yields, full auction rooms in Melbourne and Sydney and almost 3,000 investors tuning in to watch the auction live across the world.

This was our largest February campaign ever and compared to last year, our enquiry levels were triple.

A key feature of the portfolio was diversity. Investments ranged from \$485,000 to in excess of \$8 million. This brought an influx of first time investors to the market, a group that has been starved of stock for most of last year. At the other end of the range, we have a large group of unsatisfied underbidders from previous campaigns who are keen to invest. This created the perfect storm for our vendors and incredible results across the two auction days.

To say we have started the year with a bang is an understatement. Investors are hungry and are increasingly turning to the security of bricks and mortar investment.

And it isn't just commercial investments that are attracting interest far and wide.

Our Canberra team launched its Projects Division in late 2020, bringing a number of mixed-use residential and commercial projects to market in our capital.

Investors looking to diversify their portfolios have been attracted to these new options, especially with the sharp yields many of the apartment projects are delivering. These results are supported by strong rental prices (the most expensive in the nation) and record low vacancy rates of under 1.1%.

This new area of our business has brought new energy and new faces to our team and as always, allows us to provide our clients with more investment options.

Our teams in each state are available to discuss your investment needs at any time to assist you on your property journey.



## Portfolio Team

EDITOR Andrew Goodall  
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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.

# Thirst for liquor market

Without a doubt, commercial property has been the investment class of choice during the disruptive economic conditions of last year. Investors are diversifying their portfolios to include investments with defensive qualities like retail fuel and childcare. However, there is a new darling of commercial property investment – hotels, pubs and liquor.

“Liquor and pubs are some of the most sought-after classes of commercial property,” said Michael Gilbert, Burgess Rawson’s Director of Sales in Sydney. “Investing in commercial property is not just investing in the physical property but the tenant as well and in the case of liquor and pubs, Australian brands are rock solid.”

Research firm IBIS Worldwide has calculated that the liquor retailing sector in Australia is growing by 4.55% annually, to a total value of \$15.5 billion in 2021.

“Figures this appealing are attracting plenty of interest from investors,” said Mr Gilbert. “Offering benefits such as ASX-listed tenants, triple net leases and strategic locations, it is easy to see why.”

Melbourne Director Jamie Perlinger agrees stating that the sector performed well during COVID-19 and despite pub and hotel closures at various stages of lockdown, the sector has bounced back remarkably.

Continue to next page...





“Take Australia’s largest hotelier and liquor retailer for instance, Endeavour Group. In February, Endeavour reported a 10% increase in half year revenue (H1 FY21 compared to H1 FY20) despite the impacts of COVID-19,” said Mr Perlinger. “Endeavour Group was the result of the merger of Woolworths’ Liquor business, anchored by Dan Murphy’s and BWS, and their pub business, ALH Group. In February, Woolworths announced a 335% rebound in the ALH Group half year profit (H1 FY21 compared to H2 FY20) and a 24% increase in Dan Murphy’s and BWS profits (H1 FY21 compared to H1 FY20) demonstrating that the diversification succeeded and now – together – they can prosper through a pandemic.”

“Go back 20 years or so; Woolworths and Coles’ entry to the pub market was the “multiplier” for their respective liquor businesses,” said Mr Gilbert.

“Retailers are unable to operate a bottle shop in Queensland without a pub license,” said Mr Gilbert. “Consequently, most Queensland Dan Murphy’s and First Choice stores are located on hotel sites.”

The year ahead looks just as buoyant for the sector, as it continues to innovate and diversify.

“We are seeing liquor brands diversifying their product offering and pubs have future-proofed their business so they can adapt to changing market conditions,” said Mr Perlinger. “Hotels are offering online capabilities including pre-ordered meals and delivery services,” said Mr Perlinger. “With such a quick bounce back to profitability, we expect Endeavour Group will be actively looking to expand their network this year.”

While the market continues to grow and innovate, and consequently attract more attention from savvy investors, Mr Gilbert says stock levels remain low.

“In the specific case of hotels, these high-profile locations are tightly held. Licenses are incredibly hard to get and are not easily transportable which underpins both the land value and the ongoing security of the investment,” said Mr Perlinger. “In terms of long-term returns, I really think this is a sector to watch in 2021.”

Interested in liquor or hotel investments? In our current portfolio, we have several fantastic opportunities in New South Wales, Victoria and Queensland.

## Australia’s Two Biggest Players in Pubs and Liquor



The Endeavour Group is Australia’s largest integrated hotelier and liquor retailer, with sales of approximately \$10 billion and EBITDA of \$1 billion.<sup>1</sup>

The Group is currently 85.4% owned by Woolworths Group Limited.

Its businesses includes Dan Murphy’s, BWS, Cellarmasters, ALH Group, Endeavour Marketplace, Jimmy Brings, Pinnacle Drinks, Langton’s and Endeavour Delivery.

### At a glance:

- + Number of Dan Murphy’s stores nationally: **242**
- + Number of BWS stores nationally: **1,374**
- + Number of venues: **330** pubs and five managed clubs

### Endeavour Group Q2 results<sup>2</sup>

- + **24%** increase in the profit of liquor business (H1 FY21 compared to H1 FY20)
- + **335%** rebound in pubs profit (H1 FY21 compared to H2 FY20)



50/50 Joint Venue with Coles Group and Australian Venue Co that owns 87 hotels in QLD, SA and WA.

Coles is also a national liquor retailer with more than 900 stores trading as Liquorland, Vintage Cellars, First Choice Liquor and First Choice Liquor Market and an online liquor retail offer.<sup>3</sup>

### At a glance:

- + Number of stores nationally: **925** (up 15 stores since FY20)
- + 50% interest in **87** pubs across QLD, SA and WA
- + Total sales revenue: **\$1.9 billion**

### 2021 First Quarter Results

The Group reported in its 2021 first quarter results that consumers were favouring large format retail outlets, with First Choice Liquor a clear favourite. Sales per metre were up 11.4%.<sup>4</sup>

Sales growth has been driven by strong performance across all banners, channels and categories.

“Go back 20 years or so; Woolworths and Coles’ entry to the pub market was the “multiplier” for their respective liquor businesses.”

*Michael Gilbert*

Source: <sup>1</sup>Australian Financial Review, 30 January 2020  
<sup>2</sup>Woolworthsgroup.com.au <sup>3</sup>Colesgroup.com.au  
<sup>4</sup>Drinkstrade.com.au 29 October 2020



# The Ultimate Investment Property Arena

No one else does it better.

Our iconic Portfolio Auctions are held every six weeks in Melbourne and Sydney, bringing together the very best commercial investments across Australia.

The numbers speak for themselves. Since COVID, Burgess Rawson has sold \$662 million worth of property across 210 sales, making us the most active commercial agent in Australia.

Looking to invest or divest? Your first call should be to our expert team.

ACT 02 6152 9113

SA/NT 03 9613 0400

NSW 02 9232 6288

VIC/TAS 03 9613 0400

QLD 07 3220 3611

WA 08 9288 0288



Australia's Property People  
[burgessrawson.com.au](http://burgessrawson.com.au)



# Investment Portfolio Auctions

**SYDNEY**

11AM AEDT  
TUESDAY 30 MARCH 2021

**MELBOURNE**

10:30AM AEDT  
WEDNESDAY 31 MARCH 2021

## Sydney Portfolio Auction Listings

11am AEDT Tuesday 30 March 2021,  
Yallamundi Rooms, Sydney Opera House

Tenant	Location	State	Income pa	Page
Office & Mixed Use Buildings	Rockdale (Sydney)	NSW	\$157,129	30
Office & Mixed Use Buildings	Rockdale (Sydney)	NSW	\$134,123	30
Centrepoint Arcade	Kempsey	NSW	\$221,486	32
Salvos	Maitland	NSW	\$203,296	33
TAB	Neutral Bay (Sydney)	NSW	\$154,674	34
Chemist Warehouse	Nowra	NSW	\$151,500	35
My Dental Team	Shellharbour	NSW	\$150,000	36
Star Discount Chemist	Cardiff (Newcastle)	NSW	\$117,500	37
Liquorland	Cairns (Kewarra Beach)	QLD	\$62,340	43

## For Sale Listings

Tenant	Location	State	Income pa	Sale Method	Page
Club Lime/Wonderschool	Conder	ACT	\$694,912	Expressions of Interest	28

### Upcoming Sydney Auction Dates:

Yallamundi Rooms, Sydney Opera House, Sydney

Portfolio 144 11 May 2021	Portfolio 145 22 June 2021	Portfolio 146 3 August 2021	Portfolio 147 14 September
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## Melbourne Portfolio Auction Listings

10:30am AEDT Wednesday 31 March 2021, Crown Casino, Melbourne  
Registered bidders only

Tenant	Location	State	Income pa	Page
Crest Children's Sanctuary	Dandenong	VIC	\$388,500	46
Victoria State Government	Warrnambool	VIC	\$287,100	47
Cheap as Chips/Flight Centre	Bairnsdale	VIC	\$258,716	48
Bar/Restaurant	St Kilda	VIC	\$190,398	22
The Top Pub	Morwell	VIC	\$145,130	14
Dental Clinic	Epping North	VIC	\$70,191	49
Day Spa	Oakleigh	VIC	\$62,995	50
Pizza 1B	Craigieburn	VIC	\$42,677	51
Brisbane City Childcare	Brisbane CBD	QLD	\$672,379	18
Pelican Waters Tavern	Caloundra	QLD	\$448,156	14
Imagine Childcare	Toowoomba	QLD	\$357,201	38
Kedron Park Hotel	Kedron (Brisbane)	QLD	\$348,720	14
Kedron Park Hotel	Kedron Park (Brisbane)	QLD	\$229,003	14
Industry Beans	Newstead	QLD	\$210,163	40
Government + Medical Centre	Mount Isa	QLD	\$153,351	41
Affinity Education	Kelso (Townsville)	QLD	\$148,732	24
Shell/Viva Energy	Childers	QLD	\$122,387	26
Car Wash	Townsville	QLD	\$115,320	42
Dulux/Cash Converters	Morphett Vale	SA	\$229,335	44
Medical Centre	Mount Gambier	SA	\$186,129	45
Shell/Viva Energy	Klemzig	SA	\$106,923	26
Nubco Hardware	Hobart	TAS	\$216,678	20
Nubco Hardware	Hobart	TAS	\$108,594	20
Nubco Hardware	Burnie	TAS	\$71,823	20
Sparrow Early Learning	Quinns Rocks (Perth)	WA	\$145,865	24

### Upcoming Melbourne Auction Dates:

Crown Casino, Melbourne

Portfolio 144 12 May 2021	Portfolio 145 23 June 2021	Portfolio 146 4 August 2021	Portfolio 147 15 September
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CALOUNDRA QLD

# 4 Trophy Pub Investments 25 Year Triple Net Leases to 2028 Plus Options

## Secure Leases to ALH Australia's Largest Pub Operator



Morwell VIC  
Kedron (Brisbane) QLD  
Kedron Park (Brisbane) QLD  
Caloundra (Sunshine Coast) QLD

25 year leases to 2028  
plus 4 x 10 year options to 2068

**Net Incomes from  
\$145,130 pa + GST**

- + ALH: 85.4% owned subsidiary of Endeavour Drinks (100% owned by Woolworths)
- + Rare Triple Net Leases (except land tax in Queensland)
- + Large strategic land parcels, up to 18,290 sqm
- + Most properties have BWS liquor stores attached
- + Easily managed single tenant investments

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**Investment Portfolio Auction**  
10.30am AEDT  
Wednesday 31 March  
Crown Casino,  
Melbourne, VIC  
To be sold individually





MORWELL VIC



KEDRON PARK QLD



KEDRON QLD



CALOUNDRA QLD

## 4 Freehold Pub Investments

## 25 Year Triple Net Leases to 2028 Plus Options

**The Top Pub Hotel**  
Morwell VIC  
311-327 Princes Drive

- + Strategic Princes Drive location
- + Massive 18,290 sqm land area
- + Public bar for 100 patrons, Bistro for 140 patrons & BWS drive-thru
- + TAB area plus gaming area
- + 160 car parking spaces
- + PLUS 17 bedroom motel & BWS
- + **Net Income: \$145,130 pa + GST**

**Edinburgh Castle Hotel**  
Kedron (Brisbane) QLD  
421 Gympie Road

- + High profile location on main arterial road
- + Just 10.7 km from Brisbane CBD
- + Important 4,140 sqm land area
- + Sports bar, gaming room & separate bistro
- + Includes a strong trading BWS
- + 65 car parking spaces
- + **Net Income: \$348,720 pa + GST\***

**Kedron Park Hotel**  
Kedron Park (Brisbane) QLD  
693 Lutwyche Road

- + Highly visible 6,008 sqm site with major frontage to A3 Lutwyche Rd
- + 7.4 km to Brisbane CBD
- + Sports bar, gaming room & family Bistro plus kids play area
- + 105 car parking spaces
- + **Net Income: \$229,003 pa + GST\***

**Pelican Waters Tavern**  
Caloundra (Sunshine Coast) QLD  
38 Pelican Waters Boulevard

- + Booming Sunshine Coast location
- + 8,695 sqm of waterfront land plus jetty/mooring lease
- + Outdoor dining area front canal
- + Includes sports bar, gaming bar & family bistro
- + Walk in BWS liquor store
- + 158 car parking spaces
- + **Net Income: \$448,156 pa + GST\***



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**Investment Portfolio Auction**  
10.30am AEDT  
Wednesday 31 March  
Crown Casino,  
Melbourne, VIC  
To be sold individually

\*Incomes for Queensland properties calculated on an individual single holding basis for land tax.

# Rare Brisbane CBD Freehold Investment



\*Outline/Boundaries  
Indicative Only

## Brisbane City Freehold Brand New 12 Year Childcare Lease



Brisbane CBD  
86 Astor Terrace

New 12 year net lease to 2033

Fixed 3% annual rent increases

**Net Income: \$672,379 pa + GST**

- + Brisbane City Child Care: highly qualified provider, since 2004
- + Secure long term lease with future development upside (STCA)
- + Tenant pays all usual outgoings including land tax
- + Premium CBD 816 sqm landholding with building area of 1,303 sqm, secure on-site parking plus four levels of childcare accommodation
- + Brisbane: population of 2.4M, forecast to increase to 3.1M by 2031



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**Investment Portfolio Auction**

10.30am AEDT  
Wednesday 31 March  
Crown Casino,  
Melbourne, VIC

# Three Freestanding Nubco Investments Attractive Net Leases



KINGSTON TAS

## Booming ASX-Listed Tenant with Guaranteed Rental Growth

Nubco is a subsidiary of the Coventry Group Ltd (ASX: CYG), a market leading hardware, industrial supply and fluid hydraulics business with a market cap of \$92.7 million

All net leases, tenant responsible for council rates, land tax, landlord insurance, water and sewerage charges

- + Securely leased to 2027 plus two 5 year options to 2037
- + Annual, fixed compounding 3% rent increases
- + Tasmania remains Australia's best performing economy ranked first on relative population growth, equipment investment, dwelling starts and retail trade<sup>#</sup>

Hobart TAS:  
Kingston, 176 Channel Highway

- + Prominent 4,138sqm\* site with easy access to Channel Highway and Southern Outlet
- + Bunnings, United, Beaurepairs, Mitre 10, Harvey Norman and Australian Antarctic division all within 600 metres\*
- + Kingston: Suburb of Kingborough, 15kms from Hobart CBD, one of Tasmania's fastest growth regions
- + Estimated net rent: \$216,678 pa\*

Hobart TAS:  
Mornington, 14 McIntyre Street

- + Located in leading industrial precinct with 3,151sqm\* site area and 768sqm\* build area
- + Bunnings, Mitre 10, Reece Plumbing, Australia Post and Repco all within 300 metres
- + Mornington: Located within City of Clarence, 5km from Hobart CBD, with growing population of 58,707\* <
- + Estimated net rent: \$108,594 pa\*

Burnie TAS:  
Wivenhoe, 17 Main Road

- + High profile 1,716sqm\* site located on Main Road (Bass Hwy) with over 17,000 vehicles passing daily
- + Bunnings, Mitre 10, Reece Plumbing and Impact Fertilisers all within 1km\*
- + Burnie: Second largest city North West TAS, major service centre for over 100,000\* people
- + Estimated net rent: \$ 71,823 pa\*

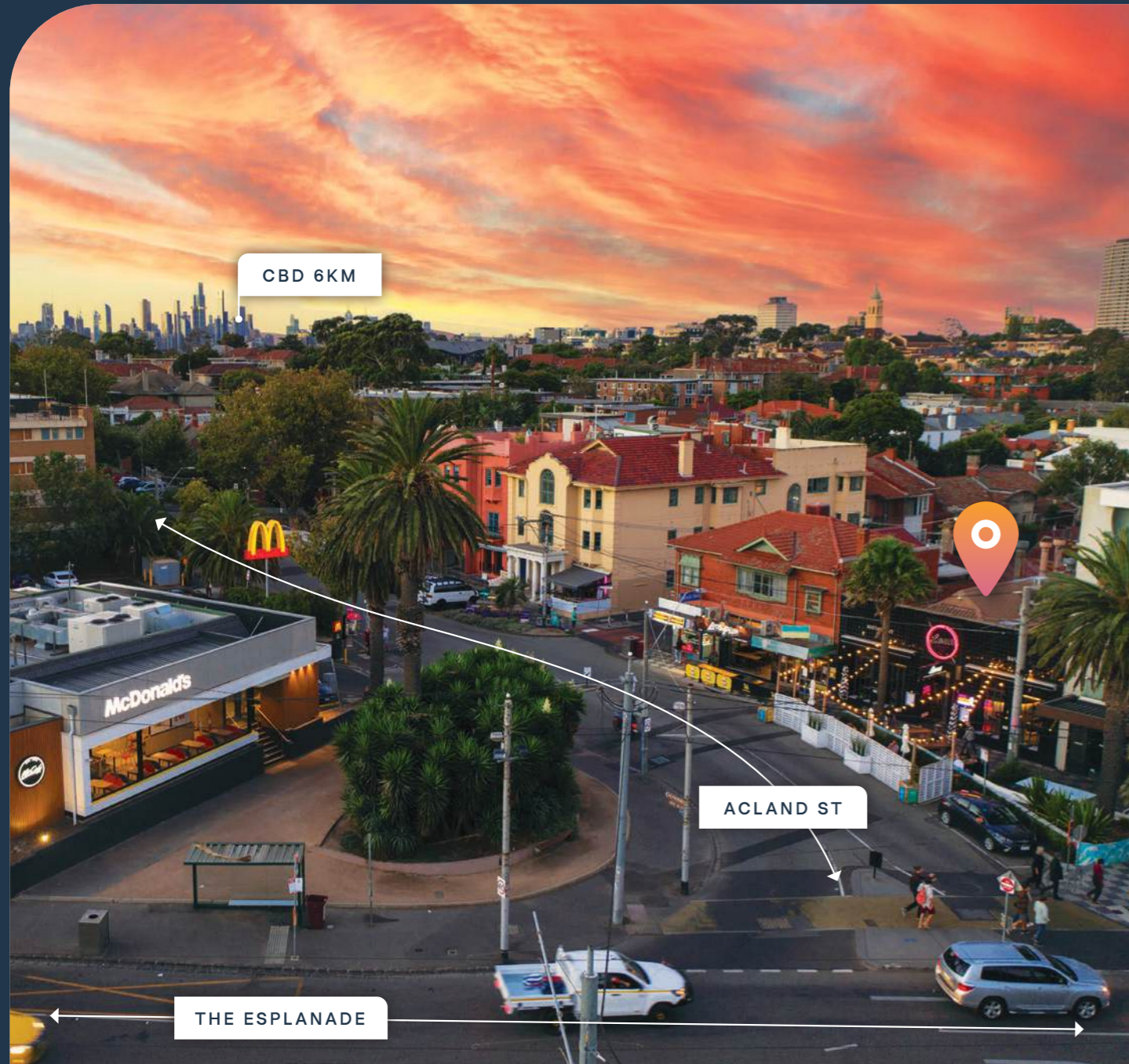


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**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 31 March  
Crown Casino, Melbourne, VIC  
To be sold Individually

<sup>#</sup>CommSec <sup>\*</sup>approx <sup><</sup>ABS



# Iconic St Kilda Beachside Location

## Acland Street Trophy Opposite McDonald's Major Future Redevelopment Opportunity

St Kilda VIC  
64-66 Acland Street

Secure Five (5) year lease to August 2024 plus option to 2029

Tenant pays all usual outgoings excluding Land Tax

**Net Income: \$190,398 pa + GST**

- + Lona: Popular bar and function venue with indoor/outdoor dining
- + Rare 617sqm landholding with 12m frontage and ROW access
- + Zoning allows for redevelopment up to 4 storeys (STCA)
- + Irreplaceable position opposite McDonald's and Luna Park
- + St Kilda: World renowned location only 6km from Melbourne CBD

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**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 31 March  
Crown Casino,  
Melbourne, VIC



KELSO QLD



QUINNS ROCKS WA



## Two Affordable Childcare Investments Secure Triple Net Leases to National Tenants

Long lease tenure to industry-leading operators

Sought-after “Essential Service” asset class

+ Tenant pays 100% of outgoings including: all maintenance (both capital and structural), land tax, rates, management fees and insurance

+ Minimum annual rent increases plus ratchet provisions at market review, ensuring rent cannot reduce



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**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 31 March  
Crown Casino, Melbourne, VIC  
To be sold individually

Kelso (Townsville) QLD  
57 Yvette Street



- + 15 + 5 + 5 year lease to Affinity to 2038
- + Minimum 2.5% annual rent increases
- + Affinity Education: 150+ early learning centres throughout Australia
- + Long established 75 LDC place centre with recent capital upgrade
- + Strategic position 100m from Kelso Primary School and only 15km south from Townsville CBD
- + Net Income: \$148,732 pa + GST

Quinns Rocks (Perth) WA  
14 Duncombe Grove



- + 20 + 10 + 10 year lease to Sparrow to 2056
- + Minimum 3% annual rent increases
- + Sparrow: 59 centres nationally and subsidiary of HK - listed Fullshare Holdings (Market Cap HK\$3.35B)
- + Purpose-built 72 LDC place centre
- + Popular coastal suburb located 38km north from the Perth CBD
- + Net Income: \$145,865 pa + GST



# Two Freestanding Viva Energy (ASX: VEA) Investments Rare Triple Net Leases

## Set-and-Forget Investments Under \$2.5 million with Guaranteed Rental Growth

Annual fixed 3% rent increases  
Corner sites over 2,350sqm  
Sought after sub \$2.5-million investment opportunities  
Stamp duty free investment opportunity (Klemzig SA)  
Strategic essential service investments

- + Rare triple net leases, tenant responsible for rates, land tax, insurance, structural maintenance and repairs (including fuel tanks)
- + Viva Energy Limited (ASX: VEA), blue-chip \$2.8 billion ASX200 company and Shell's Australian licensee with over 1,300 retail sites<sup>1</sup>
- + Viva Energy control 24% of Australia's retail fuel market, with sales volume up 28% since June 2020<sup>1</sup>
- + Securely leased to August 2026 plus seven 10 year options to 2096

For more information and campaign updates go to:  
[www.burgessrawson.com.au/vivaportfolio](http://www.burgessrawson.com.au/vivaportfolio)

Adelaide SA:  
Klemzig, 44 O. G. Road

- + Major 2,391sqm corner site with 23,000 vehicles passing daily<sup>2</sup>
- + Strong future development potential (STCA)
- + Coles, Reece, Tradelink, Primary School and Klemzig Transport Interchange all within 900 metres
- + Inner city suburb 6km from Adelaide CBD
- + Estimated net rent: \$106,923 pa

Bundaberg Region QLD:  
Childers, 154-156 Churchill St

- + Prime 2,380sqm CBD site at the junction of Bruce and Isis Hwy
- + Directly opposite McDonald's restaurant and drive thru
- + Woolworths, Childers Base Hospital, IGA and Home Hardware all within 500 metres
- + Childers: Bundaberg Region has \$4.2billion capital projects under planning or construction<sup>3</sup>
- + Estimated net rent: \$122,387 pa



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**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 31 March  
Crown Casino, Melbourne, VIC  
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<sup>1</sup>VIVA Energy <sup>2</sup>Gapmaps  
<sup>3</sup>Bundaberg Regional Council



# Nationally Tenanted Investment



## Long Leases to National Tenants From 3.25%–4% Annual Increases

Conder (Canberra) ACT  
26 Sidney Nolan Street

Childcare: 20 year lease plus options with 3.25% increases

Gym: 10 year lease plus option with 4% increases

**Net Income: \$694,912 pa + GST**

+ Gym: Clublime, ASX listed top performing leisure group with over 320 locations

+ National Childcare Provider: Wonderschool – this centre with 109 placements

+ Single title building with strong depreciation

+ Land area: 3,842 sqm



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Expressions of Interest  
Offers Closing  
4pm AEDT  
Wednesday 31 March



# 2 Sydney Freehold Commercial Buildings

Prime Princes Hwy Location  
Opposite Rockdale Plaza

Rockdale NSW  
631 Princes Highway

- + 3 storey mixed use commercial building
- + Established occupants including Government sponsored tenant
- + Two street access
- + 8 parking spaces on title
- + Land area 556 sqm
- + Building area 568 sqm (FSR 2:1)
- + Net Income: \$134,123 pa + GST

Rockdale NSW  
633 Princes Highway

- + 4 storey mixed use commercial building
- + Long term tenants, secure leases
- + Two street access
- + 12 secure covered parking spaces
- + 6 person passenger lift
- + Land area 563 sqm
- + Building area 950 sqm
- + Net Income: \$157,129 pa + GST



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**Investment Portfolio Auction**  
11am AEDT  
Tuesday 30 March  
Yallamundi Rooms,  
Sydney Opera House  
To be sold individually





## Prime CBD Freehold Investment 21 Shop Arcade, Circa 7.5% Yield

Kempsey NSW  
14 Smith Street

Strategic 2,837 sqm  
landholding

Substantial improvements,  
21 shops included

**Net Income: \$221,486 pa + GST**

- + Varied tenancy mix including jeweller, beauty, footwear & gym
- + Long history of high occupancy
- + Kempsey, important hub between Port Macquarie & Coffs Harbour
- + Population forecast to soar by over 13% by 2036
- + High vehicular & foot traffic area
- + Future development upside (STCA)



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**Investment Portfolio Auction**  
11am AEDT  
Tuesday 30 March  
Yallamundi Rooms,  
Sydney Opera House



## New 7 Year Lease to Salvos Stores 'Essential Service' - 100+ Year History



Maitland NSW  
439 High St (corner Elgin St)

Salvos: 7 year lease to March  
2027 plus options to 2037

RPM Global: 3 year lease to  
July 2023 plus option to 2026

**Net Income: \$203,296 pa + GST**

- + Salvos Stores: Important government funded retail chain with 350+ stores nationally
- + RPM Global: ASX listed, 22 locations, 14 countries
- + Well presented freehold building on Maitland's busiest corner
- + Fixed 3.5% annual rent increases
- + Maitland: Capital of the Hunter Valley, the largest regional economy in Australia<sup>#</sup>



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**Investment Portfolio Auction**  
11am AEDT  
Tuesday 30 March  
Yallamundi Rooms,  
Sydney Opera House

<sup>#</sup>New South Wales Government



## Lower North Shore TAB Investment 10 Year Lease Plus Options to 2036



Neutral Bay NSW  
G02/128 Military Road

Secure 10 year lease to 2026 +  
options extending until 2036

Attractive 3% annual increases

**Net Income: \$154,674 pa + GST**

+ Immaculate 175 sqm premises,  
part of the modern 'Bay Central'  
completed 2016, close to Coles,  
Woolworths & Oaks Hotel

+ Tabcorp: world-class diversified  
gambling entertainment group,  
with revenue of \$5.224m in FY20

+ TAB: 4,400+ locations nationally

+ Prime Military Rd position with  
110,000+ passing vehicles daily



**Contact**  
Kieran Bourke 0417 418 007



**Investment Portfolio Auction**  
11am AEDT  
Tuesday 30 March  
Yallamundi Rooms,  
Sydney Opera House

## Pharmacy Essential Service Freehold Investment on 1,087sqm CBD Landholding



Nowra (South Coast) NSW  
5 Nowra Lane

Renewed 3 +3 year lease to  
Chemist Warehouse

Prominent 1,087 sqm  
landholding, 2 street frontages

**Net Income: \$151,500 pa + GST**

+ Chemist Warehouse: Australia's  
largest pharmacy retail group with  
300+ stores & 9,500 employees

+ Substantial 550 sqm building  
plus 15 on site car spaces

+ Growth South Coast area with  
major infrastructure upgrades  
within easy 2 hr drive of Sydney

+ Nowra: major commercial hub  
with growing 34,000 population

+ Future rental upside potential



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



**Investment Portfolio Auction**  
11am AEDT  
Tuesday 30 March  
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Sydney Opera House



## Premium Dental Investment New 5 Yr. Net Lease, Fixed 2.5% Increases



Shellharbour (Wollongong) NSW  
Unit 12B&C, 75 Cygnet Avenue

- + New 5 year lease to 2026 + options to 2041
- + My Dental Team: established tenant in this location since 2011
- + High performing practice adjacent pharmacy, pathology & GP
- + Impressive dental fitout including 7 consulting rooms
- + Shellharbour population forecast to soar by over 24% to 94,877 by 2041

Net lease, tenant pays outgoings, as per the lease

Fixed 2.5% annual rental increases (\$165,572 in 2025)

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



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



**Investment Portfolio Auction**  
11am AEDT  
Tuesday 30 March  
Yallamundi Rooms,  
Sydney Opera House

## Longstanding Pharmacy Investment New 10 Year Lease to 2031 + Options to 2051



Cardiff (Newcastle) NSW  
Lots 1 & 2/50 Harrison Street

New 10 year lease to March 2031 plus options to 2051

Fixed 3% pa rent increases

**Net Income: \$117,500 pa + GST**

- + Leased to Star Discount Chemist: member of Star Pharmacy Group with 58 stores nationally
- + Busy retail corner location opposite ALDI and Woolworths
- + Extensively fitted out 297 sqm premises with retail and dispensary areas
- + Recognised medical precinct with 2 medical centres, radiology and pathology services
- + On title parking at rear



**Contact**  
Dean Venturato 0412 840 222



**Investment Portfolio Auction**  
11am AEDT  
Tuesday 30 March  
Yallamundi Rooms,  
Sydney Opera House

# Brand New Trophy Childcare Investment

GRAND CENTRAL SHOPPING CENTRE – ANCHORED BY MYER, WOOLWORTHS, COLES, BIG W, KMART & MANY MORE



\*Outline/Boundaries Indicative Only



## Blue Chip CBD Childcare Asset High Exposure. Growth Location

Toowoomba QLD  
18 Hill Street

Brand new 15 year lease

Favourable, fixed, compounding  
3% annual rent increases

**Approximate Net Income:**  
**\$357,201 pa + GST**

- + Imagine Childcare & Kindergarten: long established & highly successful provider with 14 centres nationally
- + Huge depreciation benefits, approx. 30% of first year's income being tax free
- + Significant CBD landholding of 2,428 sqm, 2 street frontages
- + Ideally located in the CBD of Toowoomba, opp. Grand Central
- + Toowoomba: Australia's second largest inland city with a growing population of 169,000 (ABS)



**Contact**

- Pat Kelly 0412 244 456
- Jamie Dewe 0410 350 273
- Doug Doyle 0400 564 623
- Adam Thomas 0418 998 971
- Michael Vanstone 0403 580 528



**Investment Portfolio Auction**

- 10:30am AEDT
- Wednesday 31 March
- Crown Casino, Melbourne



\*Outline/Boundaries Indicative Only



\*Outline/Boundaries Indicative Only



## Blue-Chip Inner City Freehold Investment Secure 10 Year Lease to 2028 Plus Options



Newstead (Brisbane) QLD  
18 Proe Street

Annual, fixed, compounding  
3.5% rent increases

Ideally located between  
Gasworks & James St precincts  
Brisbane's urban renewal hotspot  
**Net Income: \$210,163 pa + GST**

- + Impressive building with innovative capital intensive tenant fit-out – circa \$2.5million
- + 603sqm site with future Dev upside
- + Industry Beans: iconic coffee wholesaler/retailers and cafe network with 6 key metro sites in Melbourne, Sydney & Brisbane
- + Affluent growth location and rapidly emerging residential & commercial precinct

**Contact**  
Jamie Perlinger 0413 860 315  
Doug Doyle 0400 564 623

**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 31 March  
Crown Casino,  
Melbourne, VIC

## Essential Services, Multi-Tenanted High Yielding Investment



Mount Isa (Morningson) QLD  
13 Isa St (Cnr. Simpson St)

Purpose-built centre on  
1,012 sqm site strategically  
adjacent to Mount Isa Hospital  
Annual 3% increases & CPI reviews  
**Net Income: \$153,351 pa + GST**

- + Secure 5 year lease to Queensland Government (Dept of Resources) plus options to 2029
- + 3 year leases to QML Pathology & Leithard Medical plus options
- + Important 15 car spaces on title with security
- + Newly refurbished with air conditioning & carpet
- + Mount Isa: Administrative, Commercial and Industrial Hub of North West Queensland

**Contact**  
Craig Chapman 0427 110 132  
Raoul Holderhead 0413 860 304

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Wednesday 31 March  
Crown Casino,  
Melbourne, VIC



## Brand New 15 Year Lease To 2036 Premium Car Wash Facility



Townsville (North Shore) QLD  
6 Galax Entrance

- + Dominant, high exposure 2,019 sqm site adjacent to new Bunnings & opp. Caltex & McDonald's
- + Northshore Car Wash: proven and successful operator
- + Tenant pays all usual outgoings including management fees
- + Built 2019, significant depreciation benefits
- + Townsville: the capital of North Queensland and Australia's largest city north of Sunshine Coast with population of 195,430

Brand new 15 year lease to 2036 + options to 2056

Fixed, compounding  
3% annual rent increases

**Net Income: \$115,320 pa**

**Contact**  
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**Investment Portfolio Auction**  
10.30am AEDT  
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Melbourne, VIC

## Quality Liquorland (Coles) Investment 6 Year Net Lease, Fixed 4% Increases



Cairns (Kewarra Beach) QLD  
3/2-6 Cottesloe Drive

- + Renewed 6 year lease to 2026 + options to 2046
- + Liquorland established 15 years in this location
- + Wholly owned subsidiary of Coles Group Ltd
- + Busy location near doctor, pharmacy & Supermarket
- + Kewarra Beach, popular seaside suburb of rapidly growing Cairns

Net lease, tenant pays outgoings, as per the lease

Fixed 4% annual rental increases (\$72,929 in 2025)

**Net Income: \$62,340 pa + GST**

**Contact**  
Rhys Parker 0451 101 042  
Craig Chapman 0427 110 132

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11am AEDT  
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Sydney Opera House



## High Profile Freehold Investment New Secure Leases to Listed Tenants



Morphett Vale (Adelaide) SA  
121 Main South Road

- + Fixed 3% rent increases
- + Well presented 1,035sqm building incorporating two showrooms and an additional 130sqm of rear storage
- + Large 3,718sqm landholding with 32 car spaces on-title
- + Morphett Vale: SA's largest suburb, 20km south from Adelaide CBD

New 5 year lease to Dulux  
(Nippon/Japan) to 2025 + options

5 year lease to Cash Converters  
(ASX Listed) to 2024 plus option

**Net Income: \$229,335 pa + GST**

**Contact**  
Adam Thomas 0418 998 971  
Shaun Venables 0411 860 865  
RLA 293472

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## As-New Medical Centre, Constructed 2019 Sought-After 'Essential Service' Investment



Mt Gambier SA  
18-20 Sturt St (cnr Ferrers St)

- + Opposite new \$35M Shopping Centre, Coles, ALDI & nearby Woolworths, Dan Murphy's etc
- + 1,742sqm site, dual 74m frontage, 33 on-site car spaces
- + Striking 225sqm facility incl new & fully renovated buildings with significant depreciation benefits
- + Mt Gambier: South Australia's second largest urban city, population of 27,000+

Secure 10, 5 & 3 year leases  
with options

Diverse income stream includes  
cardiology, obstetrics, pathology  
& plastic surgery

**Income: \$186,129 pa (July 2021)**

**Contact**  
Beau Coulter 0413 839 898  
Raoul Holderhead 0413 860 304  
RLA 293472

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10:30am AEDT  
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Indicative for illustrative purposes only

## Strong-Trading Childcare Investment New 15+10+10 Year Net Lease to 2056



Dandenong VIC  
57-59 Stud Road

- + Crest Sanctuary: premium private operator with over 8 years industry experience
- + Impressive 762 sqm double-storey facility, licensed for 111 LDC places
- + Prime 1,474 sqm main road site, metres from Dandenong Hospital, Dandenong Market and 28km from the Melbourne CBD

Fixed 3% annual rent increases

Tenant pays all outgoings including land tax

**Net Income: \$388,500 pa + GST**



**Contact**  
Adam Thomas 0418 998 971  
Natalie Couper 0413 856 983



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Melbourne, VIC

## Security Plus - Brand New 7 Year Govt Lease Triple Net, Including Land Tax



Warrnambool VIC, 571-575  
Raglan Pde (Princes Hwy)

- + Prime position next to McDonald's close to KFC & Coles
- + 1,504sqm\* site with 28 metres\* frontage and on-site parking
- + Fixed 2% rent increases
- + 1,305sqm\* building with potential future tax depreciation benefits
- + Warrnambool: Victoria's largest coastal city (outside Port Phillip Bay) with a growing trade catchment circa 100,000\*

Secure 7 year Government lease plus 5 + 5 year options to 2038

Significant tenant refurbishment due for completion July 2021

**Net Income: \$287,100 pa\* + GST**

**KordaMentha** Agent for the Mortgagee In Possession



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\*Approx





## High Profile Freehold Investment Anchored by Cheap as Chips, Flight Centre



Bairnsdale VIC, 58-66  
Nicholson St (& Riverine St)

10 yr lease to Cheap as Chips to Sep 2027 + 10 yr opt to Sep 2037

Cheap as Chips: Discount retailer with 42 stores nationally

**Rent: \$258,716 pa + GST (\$280,000 fully let basis)**

- + Prominent 2,054sqm building with 3 specialty tenancies including Flight Centre and gourmet Butcher
- + Significant 3,655sqm landholding with 93 car spaces on-title and direct access from Riverine St
- + Prime CBD position nearby Woolworths, Coles & Australia Post
- + Bairnsdale: Major commercial centre servicing East Gippsland region, 42,000+ trade catchment

**Contact**  
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Beau Coulter 0413 839 898

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## Long 7 Year Net Lease + Options to 2034 'Essential Service' Medical Investment



Epping North (Wollert) VIC  
18 Matilda Ave (Cnr Zoe Dve)

Long 7 year lease to Aug 2024 plus options to Aug 2034

Rare fixed 4% annual rent increases assuring growth

**Net Income: \$70,191 pa + GST**

- + Dental One: Established dental group, 4 locations across metro Melb
- + Pristine 156sqm clinic including consult & surgery rooms
- + Tenant pays all usual outgoings
- + Positioned in key commercial complex with 15 retailers
- + Epping North: Situated in Melbourne's northern growth corridor with an estimated 52% population growth by 2041

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## High Exposure Freehold Investment Renewed 7 Year Lease to Longstanding Tenant

Oakleigh VIC  
196 Warrigal Road

- + 250sqm well presented 2 level building with high quality capital intensive fit-out
- + Prime 137sqm site with premium Commercial 1 Zoning
- + Irreplaceable position at the intersection of Warrigal Road and North Road
- + Oakleigh: 2km from Chadstone Shopping Centre and 15km from the Melbourne CBD

Renewed 7 year lease to Aug 2027 plus options to 2041

Tenant pays usual outgoings

**Net Income: \$62,995 pa + GST**

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Melbourne, VIC

## Secure Entry Level Investment Positioned on Woolworths' Doorstep

Craigieburn VIC  
1B/38 Craigieburn Road

- + 1B Pizza: Experienced operators, 40+ years in the food industry
- + 65sqm pizzeria benefiting from 300+ car spaces at the shop front
- + Prime retail position located metres from Woolworths entrance
- + Craigieburn: Situated in Melbourne's northern growth corridor with estimated 54% population growth by 2041

Secure 5 year lease to Nov 2022 plus options to Nov 2032

Fixed 3% annual rent increases assuring rental growth

**Net Income: \$42,677 pa + GST**

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

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