



# Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

FEATURE ARTICLE

**When Big is Best**  
Large Format Retailers kicked off the decade with a bang





# 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. In the last 12 months, Burgess Rawson has sold \$606 million worth of property across 192 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	1800 328 986	WA	08 9288 0288



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

CONTENTS

## What's inside

When Big is Best – Large Format Retailers kicked off the decade with a bang .....6

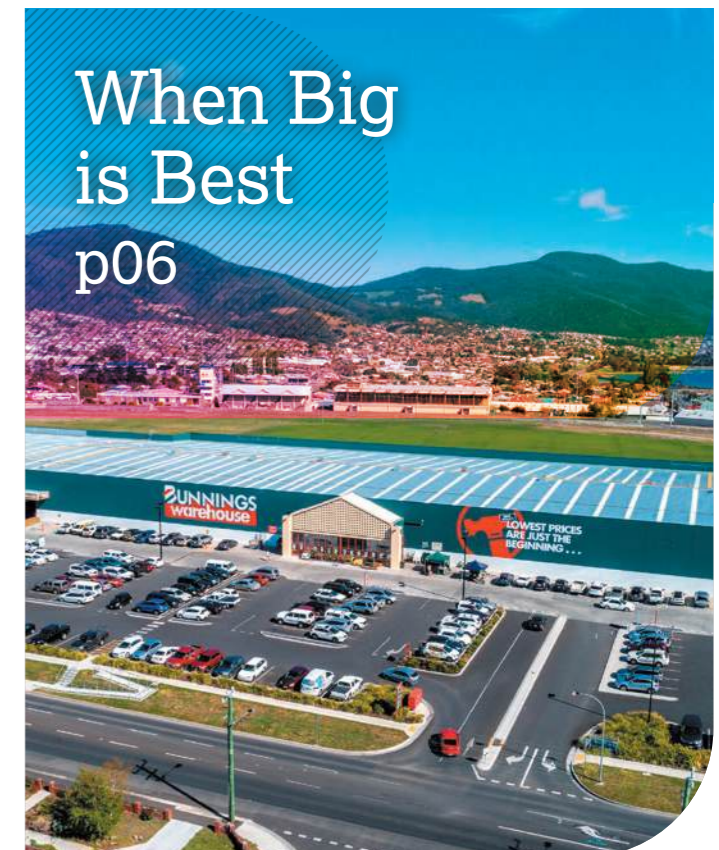
Portfolio Auction 144 .....10

Listings .....12

Portfolio Auctions  
p10



When Big is Best  
p06



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

Our May portfolio campaign is here, and once again, Burgess Rawson brings the very best commercial investments across the country to market. The portfolio of 42 properties includes all asset classes from essential service, government and retail assets, with prices to suit every budget.



**One of WA's Leading Hungry Jack's Stores p. 16**

Location: Port Kennedy (Perth) WA  
Income: \$200,000 pa + GST  
Auction



**Freestanding Officeworks, Brand New Lease p. 12**

Location: Albury NSW  
Income: \$525,000 pa + GST  
Auction



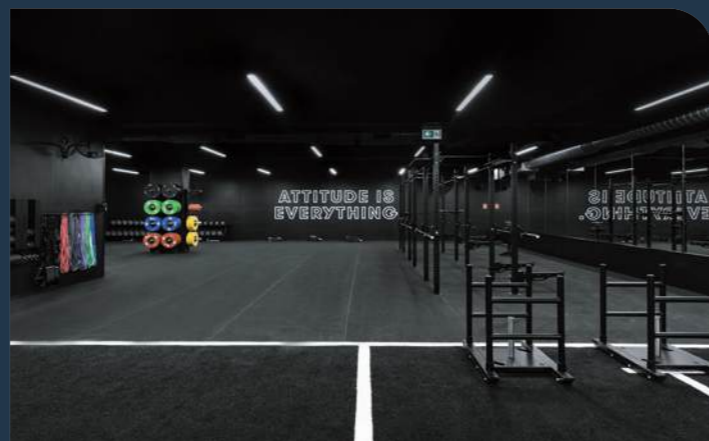
**7-Eleven in Landmark Location p. 20**

Location: Lansvale (Sydney) NSW  
Income: \$246,048 pa + GST  
Auction



**High Profile Fully Leased Investment p. 29**

Location: Morayfield QLD  
Income: \$388,718 pa + GST  
Auction



**ASX Listed, National Fitness Provider p. 18**

Location: Phillip ACT  
Income: \$125,750 pa + GST  
Auction

# Welcome



EDITOR Phillip Harrison

PHILL.HARRISON

A warm welcome to the third edition of Portfolio for 2021.

There is certainly a feeling of confidence and stability as we head into the final quarter of FY20/21.

The economy is rebounding faster than expected; three year interest rate levels remain stable; the COVID vaccine program is underway; and even the harshest of restrictions have eased.

Our upcoming portfolio is huge – across the two auction events, we will offer 42 properties with a combined value of \$160 million.

And as our last campaign showed, investors are eager to spend with plenty of undeployed capital sitting frustratingly idle. Consequently, with low stock levels, yields are contracting as investors are comfortable buying at lower yields in order to secure an investment.

A clear example of this was the recent sale of Sparrow Early Learning which sold prior to auction for \$2.72m, achieving a record yield of 5.36%. This is the sharpest ever yield for a childcare investment in Western Australia. A private investor couldn't wait until auction day, snapping up the property on a coveted 20-year, triple net lease.

To add to the pent up demand is fresh interest from residential investors who have been outpriced of the housing market. The appeal of long leases, reliable rent and 6-month bonds is proving irresistible.

This confidence in commercial investment has extended to our asset management clients nationally. Prior to the conclusion of JobKeeper at the end of March, 96% of our tenants were already no longer receiving JobKeeper payments while also seeing low levels of deferred rental payments. Business was returning to normal, and in many cases, thriving once more.

Like our sales team counterparts, enquiry levels have skyrocketed. What has been most encouraging is that the majority of the enquiry is from operators willing to take the plunge into business for the first time.

After nine years as Head of Asset Management of the Melbourne business, I am delighted to be appointed to a Director role. All Directors nationally must actively work in the day-to-day running of the business and each is responsible for a strategic area of Burgess Rawson.

And with this feeling of positivity and renewed energy we look forward to the next financial year.



## Portfolio Team

EDITOR Phillip Harrison  
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.



# When big is best

The Large Format Retail sector employs 441,807 people nationally and represents more than 24.7% of all retail sales.<sup>[1]</sup> While certain sectors of the retail industry were adversely impacted in 2020, large format retailing – think Officeworks, Bunnings and JB Hi-Fi – commenced the decade with a bang.

As Harvey Norman Chairman Gerry Harvey reported in his company's 2020 Annual Report, the biggest consumer change from the pandemic both here and overseas "is the elevated importance of family, home, work and study from home, cooking and entertainment from home."

Certainly, looking at the half yearly results for several large format brands in Australia, many have been able to capitalise on this consumer shift. It has been a very lucrative time indeed.







# Big box retailing boom

Burgess Rawson Melbourne Director Billy Holderhead said sales revenue has surged across the board.

“Most retailers in the LFR sector are classed as ‘discretionary’, but COVID-19 has completely tipped that on its head with record sales performance reported right across the LFR sector,” said Mr Holderhead.

For instance:

- + Home improvement retailer Bunnings, also part of the Wesfarmers group, reported half yearly revenue growth of 24.4% to \$9bn<sup>[2]</sup>
- + Wesfarmers’ Officeworks announced a 23.7 % increase in total revenue to \$1.52bn for the first half of the 2021 financial year<sup>[2]</sup>
- + Homemaker brand Harvey Norman reported revenue growth of 27% to \$2.3bn<sup>[3]</sup>
- + Consumer goods retailer JB Hi-Fi announced half yearly sales growth of 23.7% to \$4.9bn<sup>[4]</sup>
- + Hardware retailer Mitre-10 saw half yearly sales increase by 20.6% to \$1.3bn<sup>[5]</sup>

- + Super Retail Group, owner of Supercheap Auto, enjoyed a 23.1% bump in first half revenue<sup>[6]</sup>

“The move to working from home and change in consumer spending, due to an increase in home improvement projects, gardening and maintenance, will underpin ongoing demand for these retailers.”

Billy Holderhead.

“This success has certainly translated to strong property investor interest,” he added. “The most desirable properties in the market are top-tier retail investments, such as Officeworks and Bunnings, as they traded so well during the pandemic.

“These are blue-chip investments and very few freestanding properties have been publicly marketed in the last 18 months,

so we expect strong competition for anything that is put up on the open market.”

Burgess Rawson Sydney Director Dean Venturato agrees, saying that large format retail has several attributes that continue to generate demand in the \$7.5 million plus range.

“Strategic locations, often with highway frontages, substantial parcels of land; ASX-listed tenants and secure leases all add up to a very desirable investment,” said Mr Venturato.

This appeal heightened during 2020 as large format retail continued to trade during lockdown.

“A huge benefit of large format retail outlets during COVID was the vast car parking areas,” Mr Holderhead said. “Retailers moved quickly to outdoor and socially distanced ‘click and collect’ services, with customers not even needing to leave their vehicles.”

Burgess Rawson is a market leader in sales and leasing of large format retail investments nationally.

Burgess Rawson’s recent LFR activity includes the \$18.68 million sale of Bunnings in Lawnton, QLD, on a yield of 4.69%; the sale of Officeworks in Mona Vale, NSW for \$14.75 million achieving a yield of 5.32%; AMX Clyde, NSW, \$6.675 million investment sale on a yield of 2.91%; the record 3.13% yield for Bunnings in Glenorchy, TAS, and all lease negotiations for Bunnings’ \$12 million 2020 expansion and upgrade at Kangaroo Flat in Bendigo, VIC.

See pages 12 and 22 for our latest large format retail investments:

**Officeworks in Albury and Harvey Norman in Armidale.**

[1] LFRA  
 [2] Wesfarmers  
 [3] AFR  
 [4] JB Hi-Fi  
 [5] Metcash  
 [6] Super Retail Group

## Key Large Format Retail Players

### Bunnings

- + Part of the Wesfarmers Group
- + Bunnings is the leading retailer of home improvement and outdoor living products in Australia and New Zealand
- + 376 trading locations and employs more than 54,000
- + Recently employed 6,000 new team members to service increased demand
- + Two new stores opening in Victoria and planning approval granted for a store in Sydney<sup>[1]</sup>

### Officeworks

- + Australia’s leading retailer and supplier of office products and solutions for small and medium-size businesses, students and households
- + Part of the Wesfarmers Group
- + 167 stores nationally, 9,000 employees<sup>[2]</sup>

### Harvey Norman

- + An ASX-listed leading homemaker brand with 220 stores across eight countries (193 stores in Australia)
- + Harvey Norman operates under a franchise system in Australia
- + Estimated to employ 10,000 across the nation

### JB Hi-Fi

- + JB Hi-Fi is a publicly-listed Australian retailer that sells and specialises in consumer goods
- + 303 stores nationally
- + In September 2016, JB Hi-Fi announced the acquisition of The Good Guys for \$870 million<sup>[4]</sup>

### Mitre-10 <sup>[5]</sup>

- + Mitre-10 is part of Metcash Limited’s Independent Hardware Group (IHG), the largest independent hardware group in Australia
- + In 2020, Metcash announced the acquisition of a 70% interest in Total Tools, the largest independent tool network in Australia

### Super Retail Group <sup>[6]</sup>

- + \$2.7 billion retailer, listed on the ASX, with 697 retail stores across Australia and New Zealand
- + Brands include Supercheap Auto, Rebel Sport, BCF and Macpac



## Sydney Portfolio Auction Listings

11am AEST Tuesday 11 May 2021,  
Yallamundi Rooms, Sydney Opera House

Tenant	Location	State	Income pa	Page
BP Service Station	Scone	NSW	\$257,300	19
7-Eleven	Lansvale	NSW	\$246,048	20
Industrial Investment	Somersby (Gosford)	NSW	\$226,498	21
Harvey Norman	Armidale	NSW	\$222,030	22
Car Dealership	Narrabri	NSW	\$144,000	23
Pizza Hut	Waterloo	NSW	\$127,759	24
Hiit Republic	Phillip	ACT	\$125,750	18
CBA	Batemans Bay	NSW	\$119,000	26
Office/Mixed Use Building	Grafton	NSW	\$66,615	27
Development Site	Seven Hills	NSW	n/a	28

### Upcoming Sydney Auction Dates:

Yallamundi Rooms, Sydney Opera House, Sydney

Portfolio 145 22 June 2021	Portfolio 146 3 August 2021	Portfolio 147 14 September	Portfolio 148 26 October
-------------------------------	--------------------------------	-------------------------------	-----------------------------

## Melbourne Portfolio Auction Listings

10:30am AEST Wednesday 12 May 2021, Crown Casino, Melbourne  
Registered bidders only

Tenant	Location	State	Income pa	Page
Explorers Early Learning	Williams Landing (Melbourne)	VIC	\$521,683	33
Mazda	Warrnambool	VIC	\$426,142	34
Story House Early Learning	Noble Park (Melbourne)	VIC	\$322,089	35
Australia Post	Bendigo	VIC	\$322,007	36
One Early Education Group	Truganina (Melbourne)	VIC	\$294,775	37
Industrial	Shepparton	VIC	\$260,378	38
Victoria State Government	South Morang	VIC	\$185,615	39
Victoria State Government	Shepparton	VIC	\$126,725	40
Bendigo Bank + Retail	Kyabram	VIC	\$108,310	41
Retail + Office Complex	Leongatha	VIC	\$62,225	42
Malaysian Cafe Restaurant	Truganina (Melbourne)	VIC	\$57,712	43
Blue Tongue Pizza	Epping North	VIC	\$49,944	44
Cellarbrations	Epping North	VIC	\$49,494	45
Taco Bill	Hawthorn	VIC	\$40,500	46
Officeworks	Albury	NSW	\$525,000	12
16 Apartments	Albury	NSW	\$125,900	25
Hog's Breath Cafe + Baskin Robbins	Morayfield	QLD	\$388,718	29
O'Malley's Tavern	Mooloolaba	QLD	\$317,742	30
MEGT (Australia) Ltd	Milton	QLD	\$204,324	31
Goodstart Early Learning	Manunda (Cairns)	QLD	\$155,773	32
Nubco Hardware	Launceston	TAS	\$203,454	14
Nubco Hardware	Hobart	TAS	\$180,862	14
Nubco Hardware	Devonport	TAS	\$163,315	14
Nido Early School	Balcatta (Perth)	WA	\$216,000	47
Hungry Jack's	Port Kennedy (Perth)	WA	\$200,000	16

### Upcoming Melbourne Auction Dates:

Crown Casino, Melbourne

Portfolio 145 23 June 2021	Portfolio 146 4 August 2021	Portfolio 147 15 September	Portfolio 148 27 October
-------------------------------	--------------------------------	-------------------------------	-----------------------------





# Freestanding Officeworks Brand New Lease

Major 4,924sqm Site in Thriving Highway Precinct Occupied by Officeworks Since 1999

Albury NSW, 423 Smollett Street (corner Riverina Highway)

Blue-chip tenant, wholly-owned subsidiary of \$60 billion Wesfarmers Ltd

Tenant responsible for rates, insurance and land tax

Estimated Net Rent: \$525,000 pa

+ Renewed lease to January 2027 plus options

+ Officeworks: leading essential service retailer, sales up 23.6%<sup>1</sup>

+ Strategic CBD gateway corner site surrounded by Good Guys, Dan Murphy's, Mercedes Benz and Petbarn, all within 300 metres

+ Albury/Wodonga: booming 100,435 population<sup>2</sup> with 290% increase in housing demand since March 2020<sup>3</sup>



**Contact**

Billy Holderhead 0422 817 696  
 Jamie Perlinger 0413 860 315  
 Beau Coulter 0413 839 898  
 Zomart He 何梓轩 0488 220 830  
 Dean Venturato 0412 840 222



**Investment Portfolio Auction**

10:30am AEST  
 Wednesday 12 May  
 Crown Casino, Melbourne, VIC

<sup>1</sup>Wesfarmers <sup>2</sup>id <sup>3</sup>realestate.com.au





INVERMAY TAS

# Final 3 Freestanding Nubco Investments

## 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 \$103.97 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:  
Derwent Park, 13A Lampton Ave

- + Located in Northern Hobart's most sought-after industrial precinct with 2,368sqm\* site area and 1,534sqm\* building area
- + Bunnings, Total Tools, United Tools, Motors, Searoad Logistics, ABS and other leading industrial tenants all within 500 metres\*
- + Derwent Park: Suburb of Glenorchy, population of 71,558 within 6km radius
- + Estimated net rent: \$180,862 pa\*

Launceston TAS:  
Invermay, 93 Forster Street

- + Outstanding 4,131sqm\* site with 2,490sqm\* building area superbly positioned in Launceston's premier industrial precinct
- + Bunnings, JB Hi-Fi, Officeworks, McDonald's and Boral all within 700 metres\*
- + Invermay: Well established suburb of Launceston located 2.2km\* from the CBD, home to UTAS Launceston
- + Estimated net rent: \$203,454 pa\*

Devonport TAS:  
Devonport, 31 Wenvoe Street

- + High profile, dual frontage to Wenvoe Street and Formby Road, 1,998sqm\* building area and site area of 2,555sqm\*
- + Formby Road: main arterial road into Devonport CBD, surrounded by Beaufairs, Shell and Caltex
- + Devonport: Largest north west coast city, major service centre and tourism link to Melbourne and major TAS attractions
- + Estimated net rent: \$163,315 pa\*



**Contact**  
Beau Coulter 0413 839 898  
Billy Holderhead 0422 817 696



**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino, Melbourne, VIC  
To be sold Individually

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





# One of WA's Leading Hungry Jack's Stores

## New 10 Year Head Office Company Lease Thriving Metropolitan Perth Store



Port Kennedy (Perth) WA  
 Corner of Port Kennedy Drive  
 and Warnbro Sound Avenue

Brand new 10 year net lease to Hungry Jack's + options to 2041

Fixed annual 2% increases

**Income: \$200,000 pa\* + GST**

- + Tenant is wholly owned subsidiary of Competitive Foods Australia Pty Ltd - \$1.81b revenue FY19-20
- + Tenant pays usual outgoings
- + Long proven and established 24 hour store with drive-thru, established 18 years
- + Important 41 on-site car spaces with integration to adjoining Caltex
- + Prime 3,435sqm\* corner site with huge exposure to 14,600 VPD\*

**Contact**  
 Raoul Holderhead 0413 860 304  
 Rob Selid 0412 198 294  
 Beau Coulter 0413 839 898  
 Chris Carcione 0415 393 082

**Investment Portfolio Auction**  
 10:30am AEST  
 Wednesday 12 May  
 Crown Casino, Melbourne, VIC

\*Approx





## ASX Listed, National Fitness Provider Secure Investment in Town Centre



Phillip (Canberra) ACT  
G05/35 Furzer Street

- + Long 10 year net lease + option to ASX listed tenant: Viva Leisure with 335 locations nationally
- + Assure growth, 3.5% increases
- + Area: 503 sqm in Woden Town Centre close to Westfield
- + Brand new asset with depreciation available
- + 12,500 people in the public sector within 100 m radius

No Land Tax payable

Stamp Duty as a Tax Deduction in Full Year 1

**Net Income: \$125,750 pa + GST**



**Contact**  
Guy Randell 0430 272 999  
James Baker 0421 863 040  
Kieran Bourke 0417 418 007



**Investment Portfolio Auction**  
11am AEST  
Tuesday 11 May  
Yallamundi Rooms,  
Sydney Opera House

## Fuel & Convenience Investment Built 2010, Adjacent McDonald's



Scone (Hunter Valley) NSW  
26 Kelly Street

- + Extended 15 year lease to 2025 + options to 2035
- + Impressive canopy & convenience store + ample parking
- + Large 4,224 sqm landholding with wide 62 m frontage
- + Upper Hunter Valley west of Newcastle, 280 km from Sydney
- + Easily managed single tenant investment with depreciation benefits

Guaranteed rental growth, minimum of 3% annual rental increases

Net lease, tenant pays outgoings as per the lease

**Net Income: \$257,300 pa + GST**



**Contact**  
Simon Staddon 0413 640 851  
Rhys Parker 0451 101 042



**Investment Portfolio Auction**  
11am AEST  
Tuesday 11 May  
Yallamundi Rooms,  
Sydney Opera House





## High Volume Service Station Landmark Hume Hwy Location



Lansvale (Liverpool) NSW  
44 Hume Hwy (Cnr Knight St)

15 year lease expiring  
Oct. 2026 + options to 2041

Fixed 4% pa rent increases

**Net Income: \$246,048 pa + GST  
(as at 1 Nov. 2021)**

- + Securely leased to 7-Eleven
- + Busy highway location – over 63,000 cars passing daily
- + Large under-developed site of 4,874 sqm with about 1,500 sqm of surplus land area
- + Massive 83 metre corner frontage to Hume Hwy
- + Net lease with tenant responsible for R & M and replacement of fuel tanks and equipment



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



**Investment Portfolio Auction**  
11am AEST  
Tuesday 11 May  
Yallamundi Rooms,  
Sydney Opera House



## Freehold Industrial Investment Multinational Group Tenant



Somersby (Central Coast) NSW  
10 Pile Road

Strategic 5,729 sqm landholding  
1,595 sqm office/warehouse  
built in circa 2004

**Net Income: \$226,498 pa + GST**

- + Spanish Stock Exchange listed global leader in the pool & wellness industry
- + Secure 10 year lease to 2025 + option to 2035
- + Central Coast, population to grow by 16% to 414,615 by 2036
- + Under-utilised 28% site coverage – potential for more development STCA
- + 1 km to the M1 Pacific Motorway – 1 hour from Sydney



**Contact**  
Dean Venturato 0412 840 222  
Rhys Parker 0451 101 042



**Investment Portfolio Auction**  
11am AEST  
Tuesday 11 May  
Yallamundi Rooms,  
Sydney Opera House





## Direct Harvey Norman Lease Just Renewed to 2028 + Option to 2033



Armidale NSW  
Unit 6, 4 Queen Elizabeth Drive

- + Harvey Norman: ASX listed giant with over \$3.55 Bn in annual revenues
- + Armidale: wealthy Northern Tablelands City with growing population
- + Major beneficiary of decentralisation with strong education, agriculture & service sectors
- + Easily managed premium tenant investment

Dominant trading store in busy Armidale, over 20 years trading history

The only Harvey Norman in 100 km radius

**Net Income: \$222,030 pa + GST**

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

**Investment Portfolio Auction**  
11am AEST  
Tuesday 11 May  
Yallamundi Rooms,  
Sydney Opera House

## High Exposure Car Dealership New 5 Year Net Lease, 3% Increases



Narrabri NSW  
7 Caroline Way

- + New 5 year lease to 2026 + option to 2031
- + Narrabri, set to benefit from recently approved Santos gas project
- + 100 metre+ Newell Hwy exposure
- + Net lease, tenant pays outgoings, as per the lease
- + Fixed 3% annual rental increases
- + Modern construction, significant depreciation benefits

Prime 10,360 sqm landholding near new Bunnings

1,259 sqm improvements incl. showroom & service centre

**Net Income: \$144,000 pa + GST**

**Contact**  
Rhys Parker 0451 101 042  
Darren Beehag 0411 226 223

**Investment Portfolio Auction**  
11am AEST  
Tuesday 11 May  
Yallamundi Rooms,  
Sydney Opera House





## Inner City Fast Food Investment Leased to 2027 – 3.75% Increases

Waterloo (Green Square) NSW  
22/1 Archibald Avenue

10 year parent company lease to  
October 2027 + option until 2032

Fixed 3.75% annual increases  
with tenant paying outgoings

**Net Income: \$127,759 pa + GST**

- + Immaculate 130 sqm ground floor retail premises + 2 car spaces
- + Dynamic inner Sydney location with 230,000+ residents within a 3 km radius
- + High density apartment living just 4 km from CBD
- + Licenced premises offering eat-in & takeaway
- + Part of “Diversity” development incl. QE Foodstores & Zambrero



**Contact**  
Simon Staddon 0413 640 851  
Kieran Bourke 0417 418 007



**Investment Portfolio Auction**  
11am AEST  
Tuesday 11 May  
Yallamundi Rooms,  
Sydney Opera House

## 16 Residential Apartments on One Title Immaculate Presentation and 100% Occupancy

Albury NSW  
521-527 Cowper Street

Strong occupancy history,  
leases as long as 10 years

Potential for future subdivision  
and on-sale STCA

**Net Income: \$125,900 pa**

- + Large 1,185sqm R1 (General Residential) zoned landholding with 36m frontage
- + Situated in an established residential area, Mercy Hospital and golf course within 350m
- + Easy access to Dean St and CBD
- + Albury/Wodonga: booming 100,435 population<sup>1</sup> and 25% unit price growth since November 2020<sup>2</sup>



**Contact**  
Billy Holderhead 0422 817 696  
Beau Coulter 0413 839 898  
Dean Venturato 0412 840 222



**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC

<sup>1</sup>.id <sup>2</sup>realestate.com.au





\*Outline/Boundaries Indicative Only

## Renewed 100% Leased to CBA South Coast Freehold – 3% Increases



Batemans Bay (South Coast) NSW  
19 Orient Street

- + One of Batemans Bay's best main street positions
- + Substantial building on 753 sqm landholding inc. 11 car spaces
- + Fixed 3% annual increases with tenant paying outgoings as per the lease
- + Canberra's closest seaside town & 3.5 hrs drive from Sydney
- + Eurobodalla Shire commercial hub with circa 40,000 population

100% of income secured by top ASX listed tenant

Recently renewed 3 year lease with options to 2028

**Net Income: \$119,000 pa + GST**



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



**Investment Portfolio Auction**  
11am AEST  
Tuesday 11 May  
Yallamundi Rooms,  
Sydney Opera House

## Fully Leased Office Building Affordable Entry Level Investment



Grafton NSW  
81-83 Victoria Street

- + Freehold 553.9 sqm corner with 3 street frontages
- + Attractive two storey office building + garage
- + High quality commercial fitouts & ample signage
- + Grafton, the main service hub for the fast growing Clarence Valley
- + Surrounded by professional services in legal & accounting precinct

Anchored by financial & community services tenants  
LP Wealth Creation, Connect Northern Rivers Inc, Acumentis, Real Estate firm & State Super Financial Services

**Net Income: \$66,615 pa + GST**



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



**Investment Portfolio Auction**  
11am AEST  
Tuesday 11 May  
Yallamundi Rooms,  
Sydney Opera House






## Sydney Metro Development Site

Seven Hills NSW  
155 Prospect Highway

Prime 1,708 sqm highway site  
Zoning allows up to 24m HOB

Ideal for fast food, childcare  
retail, commercial or industrial

- + Bustling position next to the important five-way intersection
- + 57,000+ passing vehicles daily
- + Train Station with 1,315 car spaces, Woolworths, ALDI, Bunnings, McDonald's, M7 and M2 Motorways and major industrial and logistics hub all within 2.5 km
- + Seven Hills, part of Blacktown City with forecast population growth of 37% by 2036

 **Contact**  
Kieran Bourke 0417 418 007

 **Investment Portfolio Auction**  
11am AEST  
Tuesday 11 May  
Yallamundi Rooms,  
Sydney Opera House

## High Profile Fully Leased Investment Adjoining Woolworths and Coles


Morayfield QLD  
9 Devereaux Drive

Hog's Breath Café & Café 63  
on 10 year leases

Baskin-Robbins (5 years) and  
Master Noodle (6 years)

Fixed 3% & 3.5% rent increases  
**Net Income: \$388,718 pa + GST**

- + Superb location adjoining Hungry Jack's, Westpac and Morayfield SC anchored by Woolworths, Coles, Big W, Target and JB Hi-Fi
- + Significant 4,047sqm freehold site with 3 street frontages and 55 on-site car spaces
- + Building area 941sqm
- + Morayfield: 40km from Brisbane CBD, part of Moreton Bay forecast population growth of 50% to 690,000 by 2041

 **Contact**  
Glenn Conridge 0413 873 337  
Raoul Holderhead 0413 860 304

 **Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC







## 10+10+10+10 Year Lease to ALH Thriving Sunshine Coast



Mooloolaba QLD, O'Malley's Shops 19 and 20, 1 Venning St

Market leading tenant, currently majority-owned by Woolworths

Tenant responsible for all usual outgoings including land tax

**Net Income: \$317,742 pa + GST**

- + Strategic tavern investment in Mantra Mooloolaba Beach complex, Coles, BWS and Aus Post, all within 150 metres
- + Endeavour Group: Australia's #1 hotelier and liquor retailer with 332 ALH hotels, 1,384 BWS and 246 Dan Murphy's stores
- + 3 detached BWS licenses entirely dependent on O'Malley's license
- + Boom sea-change location, house prices up 15.5% since Jan 2020<sup>1</sup>

**Contact**  
 Billy Holderhead 0422 817 696  
 Glenn Conridge 0413 873 337  
 Matthew Wright 0458 290 588  
 Jamie Perlinger 0413 860 315

**Investment Portfolio Auction**  
 10:30am AEST  
 Wednesday 12 May  
 Crown Casino,  
 Melbourne, VIC

<sup>1</sup>realestate.com.au

## Exclusive City Fringe Investment International Tenant Occupied Since 2014



Milton QLD  
 Lot 5, 5 Gardner Close

5 year lease to 2024

Attractive fixed 3.5% annual rent increases

**Net Income \$204,324 pa + GST (as at July 2021)**

- + Position in the highly desirable inner city business hub of Milton
- + MEGT: employing 400+ staff in over 60 locations across Australia for over 40 years
- + Top floor 575sqm offices plus exclusive 336sqm terrace
- + 10 on-title secured car spaces
- + Milton: 2km to Brisbane CBD and minutes to the famous Park Road café & restaurant precinct

**Contact**  
 Glenn Conridge 0413 873 337  
 Raoul Holderhead 0413 860 304

**Investment Portfolio Auction**  
 10:30am AEST  
 Wednesday 12 May  
 Crown Casino,  
 Melbourne, VIC





## Renewed Triple Net Lease to 2029 Australia's Largest Childcare Provider



Manunda (Cairns) QLD  
160-162 Hoare Street

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

Min 2.5% annual rent increases

Goodstart: Australia's largest early education provider with 649 centres nationally

Net Income: \$155,773 pa (June 2021)

- + Long established facility, licensed for 68 LDC places
- + Prominent 1,288sqm main road site opposite school and 400m from Woolworths-anchored Raintrees Shopping Centre



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



**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC

## High Occupancy Childcare Investment 15 Year Lease to 2034 + Options to 2064



Williams Landing (Melbourne)  
VIC, 2 Fogarty Street

- + Explorers Early Learning: high-end provider with 15 centres across Melbourne

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Significant depreciation benefits

Net Income: \$521,683 pa + GST

- + Consistent occupancy of over 95%

- + As new facility, licensed for 168 LDC places

- + Strategic 2,900sqm corner site with favourable "Priority Development" zoning, and only 20km from the Melbourne CBD

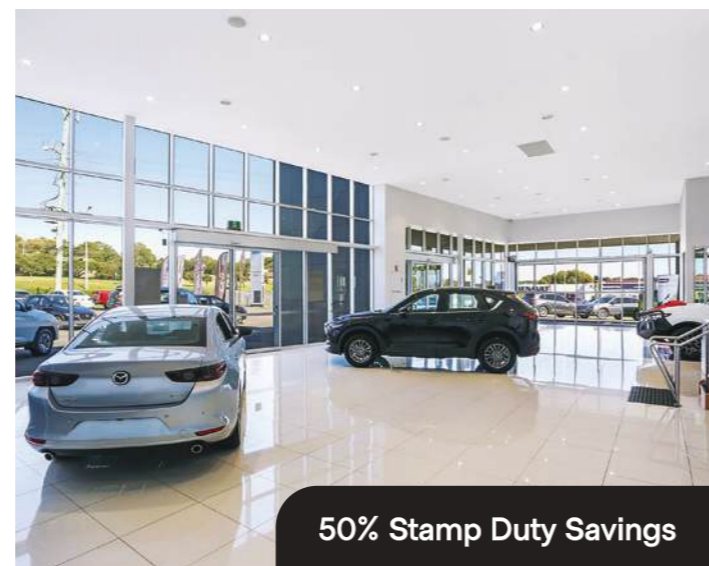


**Contact**  
Adam Thomas 0418 998 971  
Natalie Couper 0413 856 983  
Zomart He 何梓轩 0488 220 830



**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC





## Premium Automotive Investment Highway Site Adjoining Woolworths



Warrnambool VIC  
168 Raglan Parade (Princes Hwy)

- + Warrnambool Automotive Group: Largest auto group in Warrnambool with 3 locations
- + Modern dealership including showroom, offices and servicing
- + Irreplaceable location next to Woolworths, Gateway Plaza
- + Major 3,870sqm highway site plus 3,687sqm additional land
- + Warrnambool: Vic's largest coastal city (outside Port Phillip Bay) with a trade catchment of circa 100,000

Secure 10 year lease to Sep 2025 plus options to 2035

Tenant pays all usual outgoings  
Fixed 2.5% annual rent increases

**Net Income: \$426,142 pa + GST**

**Contact**  
Jamie Perlinger 0413 860 315  
Beau Coulter 0413 839 898

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC

## Impressive Childcare Investment 20 Year Net Lease to National Tenant



Noble Park (Melbourne) VIC  
61-63 Chandler Road

- + Story House: experienced early education provider with a network of 37 centres nationally
- + Impressive double storey facility, licensed for 92 LDC places
- + Strategic main road position, 600m from the Princes Highway/Eastlink junction, and only 25km from the Melbourne CBD
- + Significant depreciation benefits

Secure 20 year lease to 2040 with options to 2055

Fixed 3% annual rent increases  
Tenant pays all outgoings including land tax

**Net Income: \$322,089 pa + GST**

**Contact**  
Adam Thomas 0418 998 971  
Natalie Couper 0413 856 983  
Zomart He 何梓轩 0488 220 830

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC





50% Stamp Duty Savings



## Australia Post On-site for 25+ Years Recent \$2.5 million Major Upgrade



Bendigo VIC, 39-43 Williamson Street (corner Hargreaves St)

Australia Post: 5 year lease to Dec 2024 + option to 2029

Millson Business Centre: 5 year lease to 2026 + option to 2031

**Net Income: \$322,007 pa + GST**

- + Key Australia Post site including retail store, 1,500 PO Boxes & 24/7 parcel lockers
- + Fully occupied 1,216sqm two level building offering significant depreciation benefits
- + Prime 1,094sqm site, 110m triple st frontage & 8 car parks on-title
- + Bendigo: Victoria's largest inland City with population forecast to grow to 155,000 by 2036

**Contact**  
Jamie Perlinger 0413 860 315  
Beau Coulter 0413 839 898

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC

## Brand New Childcare Investment 14 Year Lease to 2035 + Options to 2065



Truganina (Melbourne) VIC  
40 Mainview Boulevard

Fixed 3% annual rent increases  
New 110 LDC place centre

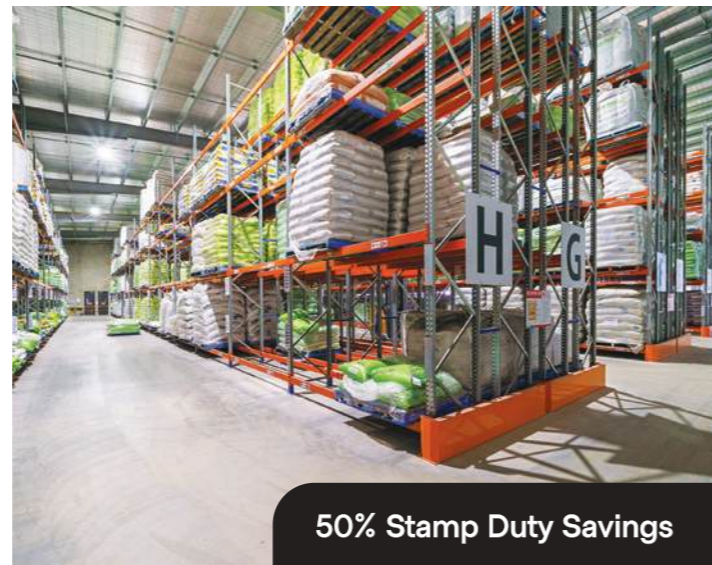
Significant depreciation benefits  
**Net Income: \$294,775 pa + GST**

- + One Education: highly regarded and experienced operator with a network of 7 Melbourne centres
- + Strategic 2,100sqm site metres from St Clare's Primary School, Doherty's Creek P-9 College and maternal health centre
- + Wyndham City: one of Australia's largest growth areas, with forecast population of 512,591 (70% increase) residents by 2041

**Contact**  
Natalie Couper 0413 856 983  
Adam Thomas 0418 998 971  
Zomart He 何梓轩 0488 220 830

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC





## 8 Yr Lease to International Powerhouse \$4m National HQ Constructed 2019



Shepparton VIC  
13 Future Court

Long 8 year lease to October  
2026 plus options to 2046

Fixed 2.5% rent increases

Tenant pays usual outgoings

**Net Income: \$260,378 pa + GST**

+ Seedforce: Wholly owned subsidiary of European seed giant RAGT with 50 locations worldwide

+ Newly constructed 3,715sqm facility on 6,753sqm site incorporating office, manufacturing, warehouse and extensive hardstand

+ Significant depreciation benefits

+ Shepparton: Heart of Australia's \$394 million 'Food Bowl'

**Contact**  
Beau Coulter 0413 839 898  
Shaun Venables 0411 860 865

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC

## Victorian State Government Lease New 5 Year Lease, Fixed 3.5% Increases



South Morang VIC, Lots 5b & 9-11,  
545 McDonalds Road

Renewed 5 year net lease to  
2026 plus option to 2031

Tenant pays usual outgoings

Capital intensive fit-out

**Net Income: \$185,615 pa + GST**

+ Quality 863sqm premises with lift access and 28 metre exposure to McDonalds Road

+ Includes 146sqm vacancy (with rental guarantee) providing potential further rental uplift

+ Important 16 on-site car spaces

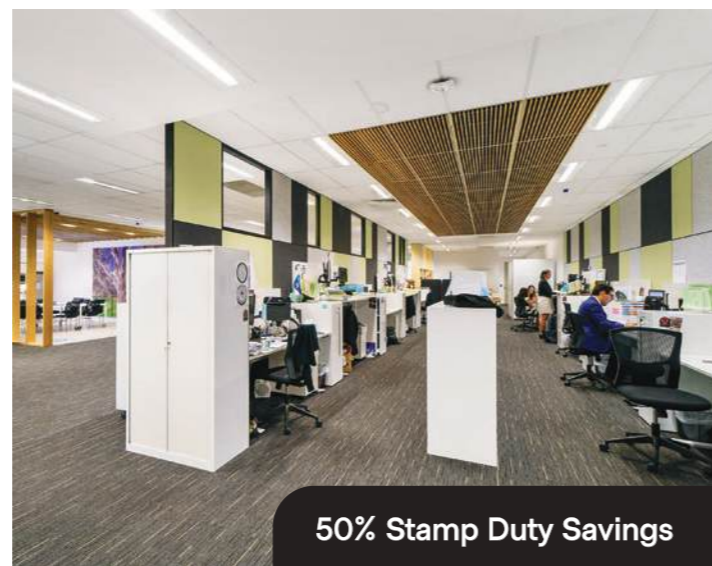
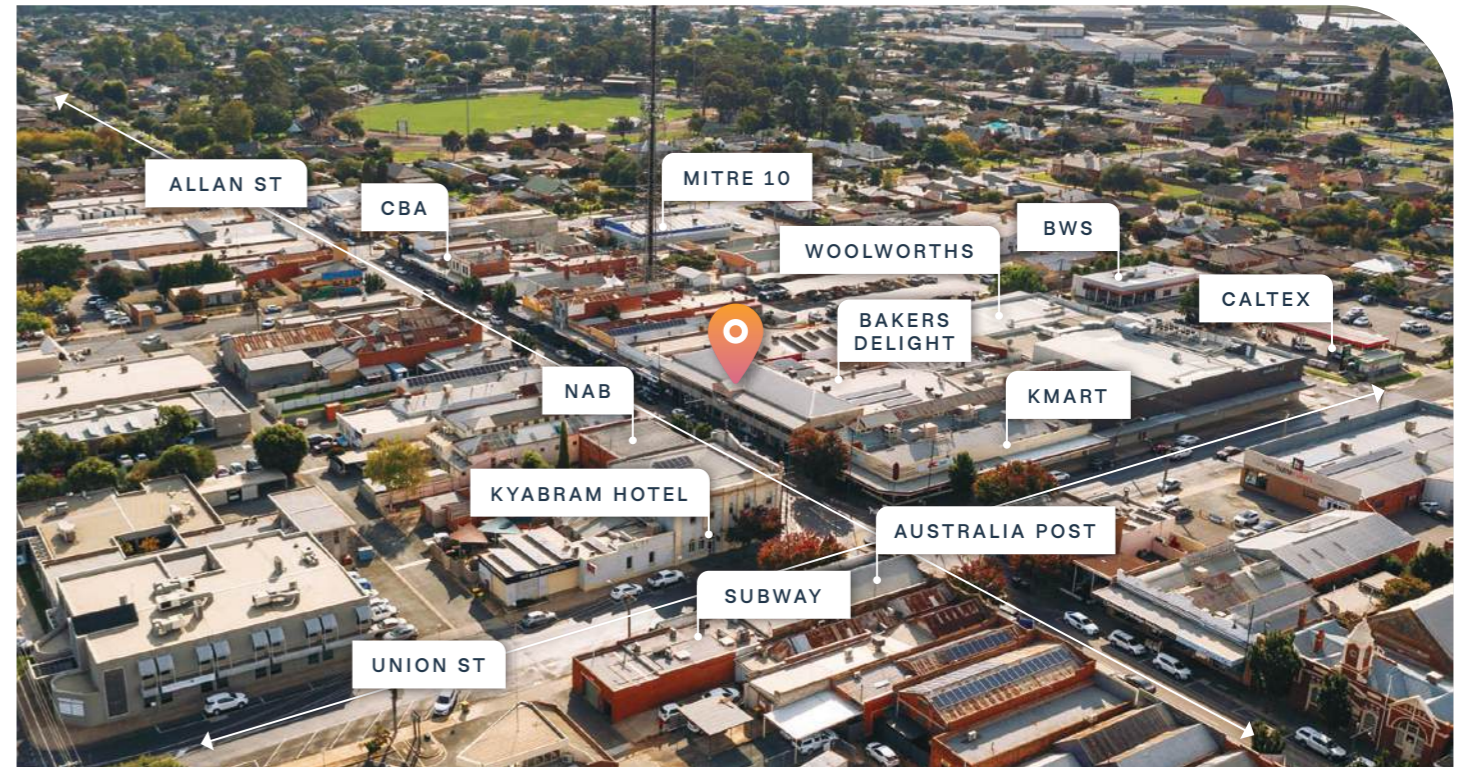
+ McDonalds Road: 15,000 vehicles daily connecting Plenty Road to Westfield Plenty Valley SC

+ South Morang: strategic metro location 24km north of Melbourne

**Contact**  
Matthew Wright 0458 290 588  
Beau Coulter 0413 839 898  
Raoul Holderhead 0413 860 304

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC





50% Stamp Duty Savings



## Essential Service Investment Securely Leased to the State Government



Shepparton VIC,  
320-322 Wyndham Street

- + Victoria Legal Aid: Government funded agency providing free legal advice and representation
- + Fixed 3% annual rent increases
- + Immaculate 480sqm double fronted premises with 10 car parks on-title
- + Prime CBD position nearby Australia Post, ANZ, CBA and new \$73 million Law Courts
- + Shepparton: Major regional city with a trade catchment of 100,000

Long 10 year lease to June 2026 plus options to 2036

Tenant pays all usual outgoings

**Net Income: \$126,725 pa + GST (as at July 2021)**

**Contact**  
Beau Coulter 0413 839 898  
Zomart He 何梓轩 0488 220 830  
Billy Holderhead 0422 817 696

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC

## Bendigo Bank Anchored Retail Complex Between Woolworths & Kmart



Kyabram VIC, Lots 4 & 12-14,  
175-177 Allan Street

- + 100% occupancy including Bendigo Bank (new 5 year lease), ACM, Sureway and Hair Salon
- + Combined 767sqm NLA with 50 metres retail frontage
- + Important link from Allan Street to Kmart & Woolworths SC
- + Kyabram: Commercial and retail service centre in diverse Goulburn Valley region

Long proven occupants with diverse tenant mix

Landlord friendly net leases with annual reviews

**Net Income: \$108,310 pa + GST**

**Contact**  
Matthew Wright 0458 290 588  
Raoul Holderhead 0413 860 304

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC





\*Outline/Boundaries Indicative Only



## Versatile Retail/Office Freehold Complex High Yielding – Long Time Proven Performer

Leongatha VIC  
52a Bair Street

Long term tenants with diverse mix including soil & livestock nutrition services, real estate, IT, dairy & bulk liquid transport

New net leases, annual reviews  
**Net Income: \$62,225 pa + GST**

- + All tenants on brand new leases
- + Fully occupied 365sqm two level building, including guarantee
- + 506sqm retail site with 20 metre frontage including ROW
- + Important on-site car parking
- + Leongatha: capital of South Gippsland, rich dairy and beef 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**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC



## Long 10 Year Lease + Option to 2033 Established Malaysian Café Restaurant

Truganina VIC  
Shop 3/451 Leakes Road

Long 10 year lease to Oct 2028 plus option to Oct 2033

Fixed 3% annual rent increases assuring rental growth

**Net Income: \$57,712 pa + GST**

- + Prime position within thriving commercial destination
- + Tenant pays all usual outgoings
- + Capital intensive tenant fit-out with full commercial kitchen
- + 128 sqm premises plus 34sqm alfresco area
- + Wyndham City: one of Australia's largest growth areas – forecast population increase of 70% to 512,591 residents by 2041

**Contact**  
Shaun Venables 0411 860 865  
Zomart He 何梓轩 0488 220 830  
Beau Coulter 0413 839 898

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC





## Entry Level Investment with Secure 7 Year Lease Popular Pizza Restaurant in Growth Hot Spot

Epping North (Wollert) VIC  
Shop 2/ 1A Lucinda Road

Long 7 year lease to July 2024  
plus options to 2034

Rare fixed 4% annual rent  
increases assuring growth

**Net Income: \$49,944 pa + GST**

- + Established & successful operator
- + 111sqm pizzeria positioned in key commercial complex with 15 supporting retailers
- + Tenant pays usual outgoings
- + Epping North: Situated in Melbourne's northern growth corridor with an estimated 52% population growth by 2041

**Contact**  
Shaun Venables 0411 860 865  
Zomart He 何梓轩 0488 220 830  
Beau Coulter 0413 839 898

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC

## Cellarbrations Liquor Investment Northern Melbourne Growth Corridor

Epping North (Wollert) VIC  
Shop 4/ 1A Lucinda Road

Long 7 year lease to 2023 plus  
options to 2033

Rare fixed 4% annual rent  
increases assuring growth

**Net Income: \$49,494 pa + GST**

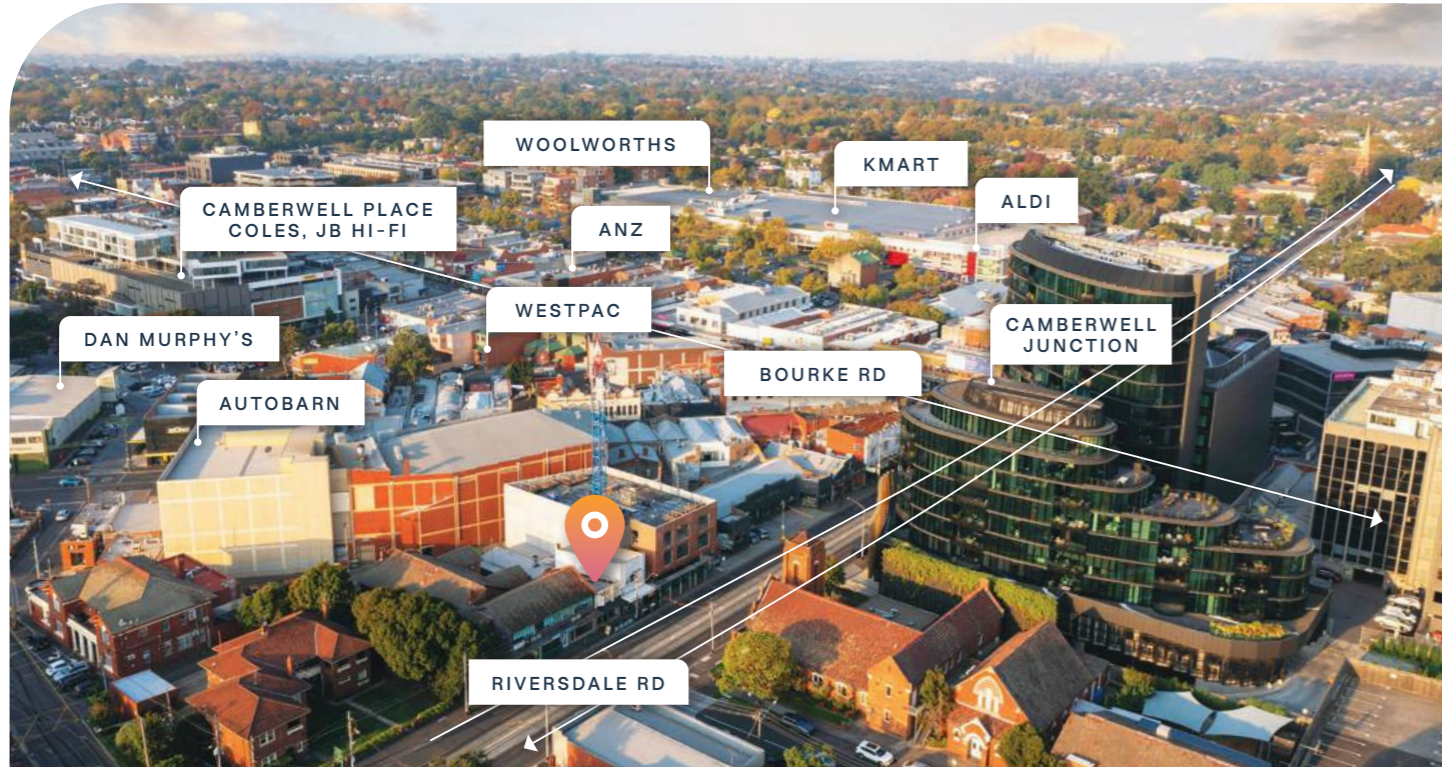
- + Cellarbrations: Hugely successful independent liquor chain with over 500 stores
- + Tenant pays usual outgoings
- + 111sqm premises with new high quality tenant fit-out
- + Epping North: Situated in Melbourne's northern growth corridor with an estimated 52% population growth by 2041

**Contact**  
Shaun Venables 0411 860 865  
Zomart He 何梓轩 0488 220 830  
Beau Coulter 0413 839 898

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC







## Rare Affordable Hawthorn Freehold Long Proven Performer Circa 35 Years



Hawthorn East VIC  
465 Riversdale Road

5 year net lease to 2025 plus options to 2030

Highly sought-after Camberwell Junction precinct

**Net Income: \$40,500 pa + GST**

- + Long proven business occupied since 1986
- + Fixed 3% increases assuring rental growth
- + Tenant pays all usual outgoings
- + 193sqm\* C1Z site with ROW plus on-site parking
- + Rare affordable freehold within one of Melbourne's most prestigious and best performing retail and lifestyle precincts



**Contact**  
Matthew Wright 0458 290 588  
Zomart He 何梓轩 0488 220 830  
Raoul Holderhead 0413 860 304



**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC

\*Approx

## Strong Trading Childcare Investment 15 Year Lease to 2035 + Options to 2065



Balcatta (Perth) WA  
31 Amelia Street

Strong underlying occupancy of over 90%

Fixed 3% annual rent increases  
Significant depreciation benefits

**Net Income: \$216,000 pa + GST**

- + Impressive 570sqm centre licensed for 72 LDC places
- + Strategic 1,673sqm corner site opposite West Balcatta Primary School and Balcatta Senior High School
- + Excellent access to major arterial roads including the Mitchell Freeway and Erindale Road, and only 10km from the Perth CBD



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



**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 12 May  
Crown Casino,  
Melbourne, VIC





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

---

**AUSTRALIAN CAPITAL TERRITORY**

T 02 6152 9113  
A G03/19 Challis Street  
Dickson ACT 2602  
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 1800 328 986  
A Level 27, 480 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