

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

FEATURE ARTICLE

Fast Food Sector Upsizing
Fundamentals of fast food investment

Highlights

The strength of the commercial investment market will be on full display at our next Portfolio Auctions in June.

An extraordinary portfolio of 56 assets will go under the hammer, covering the breadth of essential service sectors.

Headlined by Bunnings and KFC, and dominated by childcare; fuel; fast food; supermarkets and banks, this portfolio is a fitting finale to the financial year.



Brand New Freestanding Bunnings p. 22

Location: Plainland QLD
Income: \$935,000 pa + GST
Auction



Entry Level KFC Investment p. 38

Location: Forster NSW
Income: \$83,520 pa + GST
Auction



The Ultimate Childcare Investment p. 14

Location: Glen Huntly VIC
Income: \$303,955 pa + GST
Auction



New Brisbane KFC Investment p. 26

Location: Berrinba QLD
Income: \$169,760 pa + GST
Auction



As New Convenience Retail Investment p. 66

Location: Southern River WA
Income: \$328,878 pa + GST
Auction

Welcome



EDITOR Ingrid Filmer

INGRID.FILMER

Welcome to the June edition of Portfolio magazine.

We are certainly concluding the financial year on a high note. Confidence in the commercial investment market right now is remarkable. Investors are highly motivated.

At our last auctions, we assembled a buyer pool of more than \$630 million between registered bidders in the rooms, online and on the phone, so we know there is a large number of unsatisfied underbidders still looking to invest.

There is a real flight to essential services assets. Our recent sales results reinforce the appeal of long-term leases, quality tenants, solid returns and low volatility that essential service investments provide. The security of bricks and mortar investment prevails.

Sales data from Burgess Rawson's first auctions of the year also show changes in investor behaviour.

As there is plenty of undeployed capital and continued low stock levels, investors are prepared to make cross border transactions.

For instance, at a recent auction, three Tasmanian investments leased to hardware retailer Nubco were purchased separately by Melbourne investors.

And in Queensland, local investors are showing a real appetite for commercial investments in their own backyard. In the past, Queensland investors looking to purchase in their state were overwhelmed by Melbourne and Sydney based investors who were attracted to the 'bang for buck' that the Queensland market offered.

But that trend is now changing, with a large number of Queensland investors more active, not only to invest in their own state, but also across borders. It's not so easy for Melbourne and Sydney investors to pounce, so the Queensland market is really heating up.

Traditionally, the June portfolio is the most comprehensive and this year's line-up is no exception. In fact, you'll notice that this edition of Portfolio magazine is huge, comprising high quality properties across Australia. As always, we aim to bring you the very best investments on the market right now.



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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.



Australians have a love affair with fast food. The \$17 billion industry sees 4.5 million transactions daily, with each Australian on average consuming takeaway 65 times a year.^[1]

With those numbers it is no surprise that the fast food property market has seen unprecedented growth and yield compression over recent years, making it a firm favourite with investors.

Here, we put the spotlight on this investment class and reveal how the sector survived and thrived during the global pandemic.

Fast Food Sector Upsizing



Fast food sector upsizing

While many sectors were hit hard during 2020, the fast food industry moved quickly to adapt and innovate.

Sydney Director Darren Beehag said Australia's fast food giants could pivot into drive-thru and delivery services due to widespread health concerns and a growing hesitancy among consumers to visit public spaces, including dining rooms.^[2]

"The response was swift," said Mr Beehag. "Restaurants quickly implemented temperature checks, QR code check-ins, cashless payment and contactless delivery.

"In addition, we saw changes to menus and food offerings. At McDonald's, for example, consumers could grab staples such as milk, bread and eggs along with a Big Mac."

The result? Fast food restaurants not only remained open, but many quality brands also reported solid growth.

"Collins Foods' KFC network, for instance, reported record sales growth of 12.4% in its half yearly results for the FY21 year," said Melbourne Director Billy Holderhead.

"Despite COVID, they also opened nine new restaurants and completed 16 major remodels. This is no mean feat."^[3]

KFC is certainly not alone.

McDonald's recently announced record profitability with seven consecutive years of sales growth. This makes Australia one of the global brand's strongest performing markets.

McDonald's Australia chief executive Andrew Gregory praised the Australian Government's response to COVID-19 which enabled fast food restaurants to not only continue trading but grow.

In McDonald's case, home delivery volumes doubled during the pandemic and they launched 19 new restaurants.

However, this is just the beginning of a huge investment program recently announced. Over the next three years, McDonald's will invest \$600 million, launching 100 new outlets throughout Australia to meet growing demand.^[4]

Pizza chain Domino's also experienced record growth, delivering an astounding three pizzas per second during the global lockdown.^[5] Half yearly results revealed a 32.8% increase in profit of \$96.2 million, sending shares soaring to \$105 from \$52 before the declaration of the pandemic in March 2020.

Melbourne Leasing Director David Mark said anecdotally, drive-thrus at fast food restaurants experienced an increase in sales of 30-50%.

"The flow on effects were positive," said Mr Mark. "By trading through lockdowns and moving quickly to adapt, fast food tenants continued to meet their rental obligations. Consequently, we have happy landlords and huge, growing demand for fast food investments."

Mr Mark said that the industry will continue to innovate.

"We will definitely see more drive-thru facilities moving forward," he said. "During COVID, we worked with Collins Foods on the leasing of its first Taco Bell drive-thru restaurant in Victoria and more

recently in Cairns. This will bring their Australian network to 16."

Mr Holderhead said that from an investment perspective, drive-thru facilities are certainly an advantage.

"We've seen this clearly at our last few auctions, where we sold drive-thru freeholds leased to Hungry Jack's, Starbucks and Carl's Jr on record yields of 4.17%, 4.20% and 4.62% respectively," he said.

Mr Holderhead added that fast food operators will continue to invest in, and upgrade, their restaurants with most invariably seeking long-term lease commitments.

"For investors, this often means lease terms and options spanning 20 to 30 years," he said.

Have an appetite for fast food investments? Take a look at the impressive line-up in this portfolio including KFC and Carl's Jr. restaurants.

“The fast food property market has seen unprecedented growth and yield compression over recent years.”

Fundamentals of fast food investment

Key factors that have contributed to continued yield compression and strong investor demand include:

1. Global brands

Identifiable global brands have embraced digital technology to drive consumer demand and sales growth.

2. Riding economic volatility

Multi-nationals have proven track records during economic downturns.

3. Land value

Strong underlying land values are underpinned by basic tenant requirements including main road locations, high profile sites with multiple access points and future development opportunity of sites.

In addition, there is a tendency for restaurants to be grouped together in high traffic locations as a "fast food" destination.

4. Government

Government planning controls restrict tenants' ability to find new suitable sites in established areas. Limits on cross overs, access, building envelope, activated frontages and queuing opportunities make new sites in established areas very difficult to find or replace.

5. Long-term leases

Strategic landmark sites are rarely vacated for fear of giving up market share to a competitor, and due to the relative scarcity of alternative high-profile locations.

6. Track record

The long track record and overall success of major tenants provides investors with the confidence that the parent company has undertaken considerable due diligence on a specific property and its location.

^[1] IBIS World Report ^[2] smh.com.au ^[3] collinsfoods.com
^[4] realcommercial.com.au ^[5] australian.com.au

Sydney Portfolio Auction Listings

11am AEST Tuesday 22 June 2021,
Yallamundi Rooms, Sydney Opera House

Tenant	Location	State	Income pa	Page
Shell/Oliver's/Carwash	Lithgow (South Bowenfells)	NSW	\$415,589	32
Mixed Retail + Telco	Dulwich Hill	NSW	\$256,356	33
Metro Petroleum	Innisfail	QLD	\$251,000	48
Janisson	Coffs Harbour	NSW	\$216,741	30
Appelation Oysters	Batemans Bay	NSW	\$200,000	34
KFC	Mudgee	NSW	\$184,370	35
Fitness Centre	Potts Point	NSW	\$170,879	36
The Italian Place	Braddon	ACT	\$131,412	28
Liberty	Buderim	QLD	\$124,800	51
Top Cat Couture Cleaner	Kingston	ACT	\$114,400	29
ANZ	Parkes	NSW	\$94,188	37
Reddies Supermarket	Cairns	QLD	\$87,573	53
KFC	Forster	NSW	\$82,933	38
Medical Centre	Liverpool	NSW	\$53,391	39
Thai Massage	The Entrance	NSW	\$43,692	40
St George Bank	Bega	NSW	\$41,943	41
Medical Centre	Gosford	NSW	\$33,800	42
The Good Dentist	Newcastle (Cooks Hill)	NSW	\$28,496	43

For Sale Listings

Tenant	Location	State	Income pa	Sale Method	Page
Coffs Harbour City Council	Coffs Harbour	NSW	\$1,276,498	For Sale	20
Coffs Harbour City Council	Coffs Harbour	NSW	\$850,000	For Sale	20
Medical Centre (Vacant Possession)	Erina	NSW	N/A	Private Treaty	44

Upcoming Sydney Auction Dates:

Yallamundi Rooms, Sydney Opera House, Sydney

Portfolio 146 3 August 2021	Portfolio 147 14 September	Portfolio 148 26 October	Portfolio 149 7 December
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Melbourne Portfolio Auction Listings

Wednesday 23 June 2021, Crown Casino, Melbourne
Registered bidders only

Tenant	Location	State	Income pa	Page
Bunnings	Plainland	QLD	\$935,000	22
Shell/Viva Energy Australia	Yarraville	VIC	\$623,520	54
Sunnybank Hills Shopping Village	Sunnybank Hills (Brisbane)	QLD	\$816,068	45
Commonwealth Bank	Cairns	QLD	\$554,181	46
Shopping Centre	Oxley (Brisbane)	QLD	\$446,800	47
The Bay Hotel	Mordiallac	VIC	\$420,069	24
Elements Childcare & Early Learning	Belmont (Geelong)	VIC	\$379,805	12
Victoria State Government	Wangaratta	VIC	\$355,000	55
Genius Childcare	Kearneys Spring (Toowoomba)	QLD	\$336,870	16
United Petroleum	Southern River (Perth)	WA	\$328,878	66
Evolve Education Group	Glen Huntly (Melbourne)	VIC	\$303,955	14
Gumboots Early Learning	Sunbury	VIC	\$301,665	17
Coles Express	Morwell	VIC	\$290,000	56
Genius Childcare	Hamilton Hill (Perth)	WA	\$289,203	18
Fernwood Fitness	Clayton (Melbourne)	VIC	\$281,477	57
Victoria State Government + CFA	Traralgon	VIC	\$279,490	58
Metalflex (Reece Plumbing)	Narangba	QLD	\$225,500	49
Government of South Australia	Seaford Meadows (Adelaide)	SA	\$185,529	65
KFC	Berrinba	QLD	\$169,760	26
Carl's Jr	Rockhampton	QLD	\$163,796	50
InfraBuild	Horsham	VIC	\$150,925	59
G8 Education	Ocean Grove	VIC	\$144,730	19
Salvos	Berrinba (Brisbane)	QLD	\$126,983	26
Residential Complex	Bundaberg	QLD	\$117,308	52
Burger Edge	Epping North	VIC	\$116,699	60
Sushi + Office	Windsor (Melbourne)	VIC	\$99,416	61
Foodworks	Sunbury	VIC	\$86,240	62
Findex	Sale	VIC	\$70,615	63
Laundromat	Epping North	VIC	\$40,045	64

Upcoming Melbourne Auction Dates:

Crown Casino, Melbourne

Portfolio 146 4 August 2021	Portfolio 147 15 September	Portfolio 148 27 October	Portfolio 149 8 December
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All eyes on childcare

In a show of strength, the childcare property investment market has started the calendar year with bold results and yield compression, according to sales data released by Burgess Rawson.

Across the three Portfolio Auctions held to date in 2021, Burgess Rawson has sold 20 childcare centres nationally for a combined value of \$116,501,000. To put these results in perspective, Burgess Rawson sold 37 childcare properties for a combined value of more than \$145 million for the whole of 2020.

Melbourne Director and childcare specialist Adam Thomas said to achieve such strong results in just a few short months demonstrates the huge appeal of childcare.

“We have certainly seen an uptick in sentiment this year with 100% success rates at each auction.”

“Investors are highly motivated and enquiry levels are triple that of last year,” said Mr Thomas.

Several key factors are contributing to the strong momentum.

“Unquestionably, the Federal Government’s ongoing support of the sector has instilled confidence in both investors and tenants,” said Mr Thomas. “In 2020/21 alone, the government invested \$10.3 billion in the childcare system, indicating the importance of childcare centres remaining open to keep the economy moving.”

This support is set to continue with the Federal Government allocating \$9.7 billion in the 2021/22 federal budget to reduce childcare costs for families. Furthermore, an additional \$1.7 billion over five years has also been committed to further reduce costs for families with multiple young children in childcare and to boost workforce productivity and participation.

“The economic return of increased workforce participation far outweighs the cost of childcare funding twofold” said Mr Thomas. “We anticipated that government investment would be increased as we rebuild the economy, and this childcare package will further underpin the sector for investment.”

Sydney Associate Director and childcare specialist Michael Vanstone added that while childcare investment had been traditionally seen as a specialist asset class,

experienced commercial and residential investors are increasingly seeing childcare as a safe haven investment, driving even more demand in the first quarter.

“Investors that typically purchase retail assets such as fuel or fast food are attracted to well-run childcare centres with high occupancy rates, quality construction and premium locations,” said Mr Vanstone. “By ticking these boxes, investors are prepared to diversify which is resulting in high enquiry numbers on all our portfolios in 2021.”

Mr Thomas agrees, adding that this momentum is expected to continue into the next quarter.

“Interest rates will remain low, and investors will continue to seek yield,” said Mr Thomas. “In the first quarter, yields ranged from 4.65% through to high 5%, which has resulted in record breaking sales. We expect to see more of the same in the coming months.”

Burgess Rawson’s next portfolio includes an extraordinary line-up of eight childcare assets across Australia, ranging from \$1.5m to \$8m. For details visit burgessrawson.com.au

2021 Childcare Sales Highlights



EXPLORERS
Williams Landing VIC
\$ \$10,980,000
% 4.75%



G8 EDUCATION
Harrington Park NSW
\$ \$3,105,000
% 4.65%



LITTLE ACORNS
Mount Martha VIC
\$ \$6,300,000
% 4.86%



NIDO EARLY SCHOOL
Balcatta WA
\$ \$4,325,000
% 4.99%



MONTESSORI ACADEMY
South Turrumurra NSW
\$ \$5,650,000
% 5.13%

Dominant Childcare + Coffee Drive Thru



Strong Trading Childcare Investment 100% Occupancy with Long Wait List



Belmont (Geelong) VIC
322-328 High St (Princes Hwy)

Elements: secure 15 year net lease plus options to 2044

Bean Squeeze: renewed 5 year lease plus options to 2045

Combined Income: \$379,805 pa

- + Modern early learning facility licensed for 120 LDC places
- + Elements: local boutique provider with 4 Surf Coast centres
- + Bean Squeeze: established 2006, with 10 stores in Greater Geelong
- + Tenants pay all usual outgoings
- + Substantial 4,449sqm hwy site, close to Waurm Ponds SC, with sub-division potential (STCA)

Contact
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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC

The Ultimate Melbourne Childcare Investment



Blue Chip Childcare Investment 10 Year Net Lease to ASX-Listed Tenant



Glen Huntly VIC
2A-4 Roseberry Grove

Secure 10 year net lease to 2029
plus 10 + 10 year options to 2049

Tenant pays all usual outgoings

**Net Income: \$303,955 pa
(October 2021) + GST**

- + Fixed 3% annual rent increases
- + Established 81 LDC place centre with strong occupancy history
- + Evolve (EVO): leading childcare provider with 127 centres across Australia & New Zealand
- + Prime 1,300sqm site within exclusive educational precinct and metres from Glen Huntly train station, Woolworths and retail centre

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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC



Long Established Childcare Investment Desirable 3.5% Annual Rent Increases



Kearneys Spring (Toowoomba)
QLD, 855 Ruthven Street

- + Genius: highly experienced early education provider with a network of 29 centres nationally
- + Substantial 3,007sqm main road site only 250m from Coles/Kmart-anchored Toowoomba Plaza
- + Toowoomba: commercial capital of the Darling Downs Region, located 125km west from the Brisbane CBD and with a trade catchment of circa 160,000 residents

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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC

Secure 25 year lease to 2031

Recently refurbished centre
with service approval for
130 LDC places

Net Income: \$336,870 pa + GST

Brand New Childcare Investment 15 Yr Net Lease to 2036 – 3% Increases



Sunbury VIC
85 Belleview Drive

- + Gumboots EL: experienced early education provider with three Melbourne locations
- + New 810sqm centre, with service approval for 112 LDC places
- + Strategic position within the award winning Jackson Hill Estate and 300m from Sunbury Primary School
- + Sunbury: satellite City 34km from Melbourne, and servicing a 65,000+ trade catchment population

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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC

Two 10 year options to 2056

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$301,665 pa + GST



Established Childcare Investment with Rare 30 Year Triple Net Lease to 2050



Hamilton Hill (Perth) WA
157 Rockingham Road

- + Genius: highly experienced early education provider with a network of 29 centres nationally
- + Tenant pays 100% of outgoings inc: maintenance (capital & structural), land tax, rates, insurance and management fees
- + Strategic 3,072sqm main road site 450m from two primary schools, and 23km from the Perth CBD

One further 10 year option to 2060
Min 2.5% annually increases, plus ratchet provisions at market review
Recently refurbished 99 place centre
Net Income: \$289,203 pa + GST

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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC

Affordable Childcare Investment Secure Net Lease to ASX-Listed Tenant



Ocean Grove VIC
73-75 Tareeda Way

- + G8 Education (GEM): Australia's largest ASX-listed early education provider with over 470 centres
- + Three 10 year options to 2054
- + Current rental (\$1,523 per place) well below market, with market review due in 2024
- + Prominent 2,032sqm site within established and rapidly expanding Bellarine Peninsula precinct

Secure 10 year net lease to 2024
Well maintained centre, licensed for 95 LDC places
Net Income: \$144,730 pa + GST

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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC



27-29 DUKE STREET



2 CASTLE STREET

2 Freehold Investments Under Council Instructions

27-29 Duke Street Coffs Harbour NSW

- + Prominent 3 storey freehold on high profile 2,023 sqm corner
- + 100% tenanted, new 3 year lease + options to Coffs Harbour City Council
- + Other major tenants: Property NSW & Uniting Church Australia
- + NLA: 4,185 sqm + 52 car spaces
- + 5.5-star NABERS Energy rating
- + **Net Income: \$1,276,498 pa + GST**

2 Castle Street Coffs Harbour NSW

- + Landmark 2 storey Council Chambers on 3,038 sqm site
- + New 3 year net lease + options to Coffs Harbour City Council
- + NLA: 3,172 sqm + 45 car spaces
- + B3 Commercial Core zoning and FSR of 4.5:1 allows future potential upside (STCA)
- + 5-star NABERS Energy rating
- + **Net Income: \$850,000 pa + GST**



Contact
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For Sale
Offers to purchase



New Freestanding Bunnings Warehouse Key Growth Corridor

Brand New 10 Year Lease to Australia's Leading DIY Home Improvement Retailer

Proudly Developed by **deluca**

Plainland QLD
4404 Warrego Highway

Bunnings: Blue-chip tenant, 2021 first half earnings up 39%¹

Tenant responsible for rates, insurance and land tax

Net Income: \$935,000 pa + GST

+ Booming growth location, 60 km west of Brisbane CBD, primary trade area population of 48,430, forecast 31% growth by 2041²

+ Strategic gateway site surrounded by Woolworths, McDonald's, KFC, Aldi (under construction) and new \$20 million Sophia College³, all within 500 metres

+ New store, opened June 2021, 53% of rent potentially tax deductible⁴

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Investment Portfolio Auction
Wednesday 23 June
Crown Casino, Melbourne, VIC

¹Wesfarmers ²Location IQ
³CoreLogic ⁴Napier & Blakeley



Outline/Boundaries Indicative Only

A Generational Bayside Trophy Investment

Iconic Bayside Hotel Freehold 10 Year Lease with Options to 2049



Mordialloc VIC
2-6 Centreway (cnr Beach Road)

Secure 10 year lease to 2029
plus options to 2049

Tenant pays all usual outgoings
excluding land tax

Net Income: \$420,069 pa + GST

- + Long established and successful bar, restaurant and function venue with beer garden
- + Prime 649sqm* landholding with triple street frontage and high underlying land value
- + Irreplaceable corner location opposite of beach club and Mordialloc Pier
- + Mordialloc: capital growth bayside suburb 24km from Melbourne CBD

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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC

*Approx



New Brisbane KFC and Salvos Investments to be Sold Separately

Berrinba QLD, Corner Browns Plains Rd and Wayne Goss Dve

Strategic Logan Motorway corridor location between QLD's three most important population centres, Brisbane CBD (22km), Gold Coast (45km) and Ipswich (32km)

- + Surrounded by major logistics facilities (Google, Charter Hall, GPT, Frasers, LOGOS, Toll, DHL, Metcash) and Woolworths shopping centre
- + 91,747 residents¹ plus 17,752 workers employed² within 5km
- + Logan: Local population forecast to grow by 50% to 500,000 by 2036³, attracting \$1.9 billion in industrial development in the last 2 years⁴



Units 302 and 303, 11 Peter Way

- + New 5 year lease plus options with annual 2.5% increases
- + Salvos is a 125 year old, government-funded retailer with over 330 stores nationally
- + Immaculate 641sqm* retail building on two titles
- + Estimated net rent: \$126,983 pa*



Unit 201, 486 Browns Plains Road

- + Brand new 10 year lease to Collins Foods Ltd, a \$1.3 billion ASX-listed company and Australia's #1 KFC operator with 251 stores nationally
- + Collins recently announced record KFC half year sales growth of 12.4%
- + Large 2,190sqm* site with 2-lane drive through and 29 car spaces
- + Annual compounding 2.5% rent increases
- + Significant depreciation, \$255,900 in potential year 1 tax deductions⁵
- + Estimated net rent: \$169,760 pa*

Proudly Developed by



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To be sold separately
Investment Portfolio Auction
 Wednesday 23 June
 Crown Casino, Melbourne, VIC

¹GapMaps ².id ³City of Logan
⁴The Urban Developer and Woolworths
⁵Napier & Blakeley *Approx



*Outline/Boundaries Indicative Only



Rare Inner City Investment Brand New 10 Year Lease



Braddon (Canberra) ACT
55/40 Mort Street

- + Brand new 10 year lease plus options to 2041
- + Area: 269 sqm in busy retail, office/hospitality precinct
- + Near new asset with depreciation benefits
- + Braddon is Canberra's inner city "place to be"
- + Steps away from Elouera Street Light Rail Terminal

No Land Tax Payable

Stamp Duty as a Tax Deduction in Full Year 1

Net Income: \$131,412 pa + GST

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Investment Portfolio Auction
11am AEST
Tuesday 22 June
Yallamundi Rooms,
Sydney Opera House

New 10 Year Lease, Established Tenant Premium Waterfront Precinct



Kingston (Canberra) ACT
158/45 Eastlake Parade

- + Brand new 10 year net lease from May 2021 + options to 2051
- + Area: 164 sqm in premium inner south location
- + Assured rental growth with annual 3% increases
- + Dominant corner in retail and residential waterfront precinct
- + Over \$700,000 in fit-out cost

No Land Tax Payable

Stamp Duty as a Tax Deduction in Full Year 1

Net Income: \$114,400 pa + GST

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Investment Portfolio Auction
11am AEST
Tuesday 22 June
Yallamundi Rooms,
Sydney Opera House

Trophy Office Building Investment



*Outline/Boundaries Indicative Only

ASX Listed Essential Services Tenant In Absolute Prime Location



Coffs Harbour NSW
394a Harbour Drive

Recently refurbished building in sought Jetty location

3 level office building close to cafes & restaurants

Net Income: \$216,741 pa + GST

- + 7 + 7 year lease to 2030
- + Fast growing ASX listed tenant
- + Asia-Pacific leader in the education sector, allied to Cambridge University subsidiary, Microsoft & Apple
- + Envious lifestyle location with easy access to the airport
- + Midway between Sydney and Brisbane, strong population growth
- + Tenant pays all outgoings, as per lease

 **Contact**
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 **Investment Portfolio Auction**
11am AEST
Tuesday 22 June
Yallamundi Rooms,
Sydney Opera House



GREAT WESTERN HWY

*Outline/Boundaries Indicative Only



“888” Trophy Highway Service Centre Coles Express, Car Wash & Fast Food



Lithgow (South Bowenfels) NSW
888 Great Western Highway

Pole position after proposed
Katoomba to Lithgow Tunnel

Great Western Highway
10,254 passing vehicles daily

Net Income: \$415,589 pa + GST

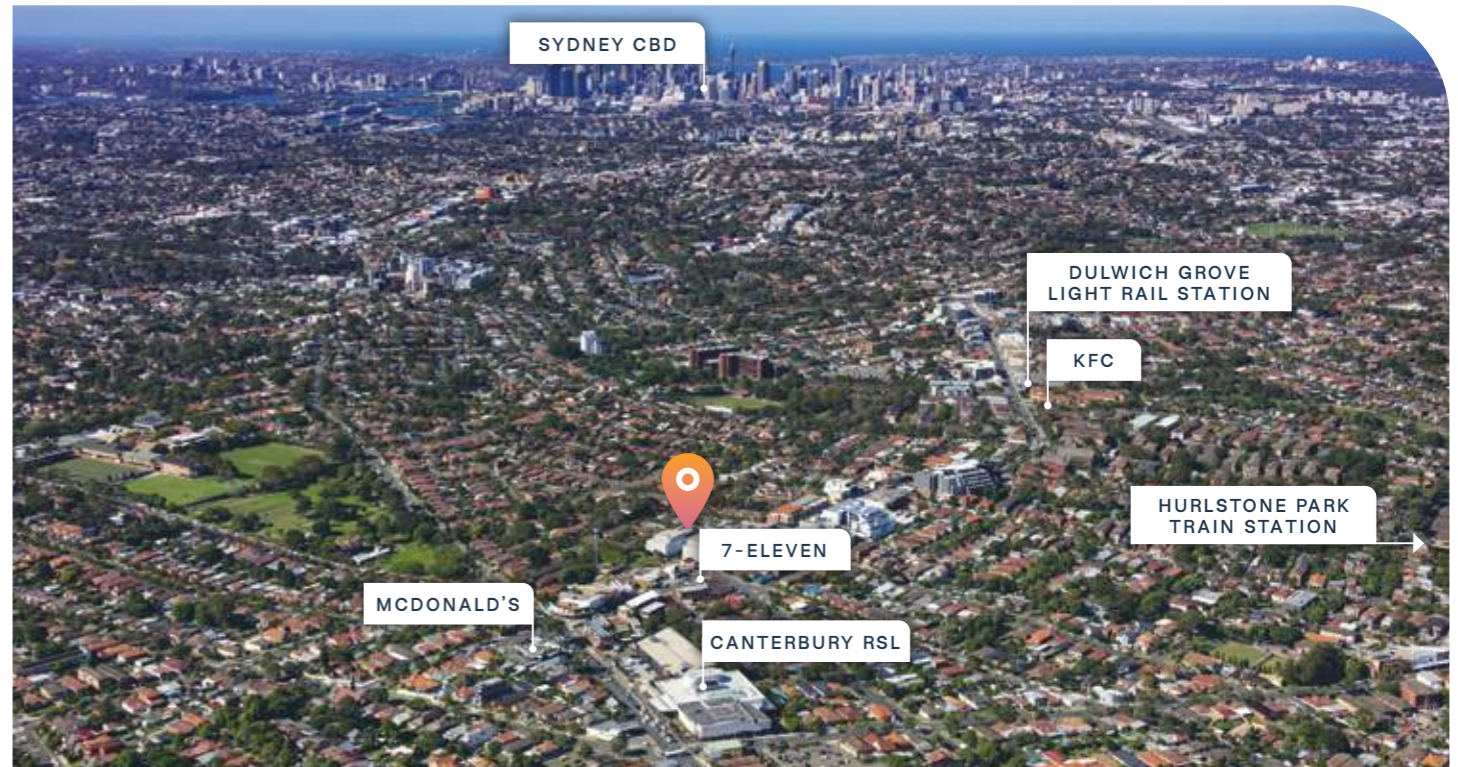
- + Viva Energy (Shell/Coles Express) lease to 2030 + options to 2050
- + Oliver's lease to 2031 + options to 2041, fixed 3% rental increases
- + Car wash lease to 2029 + option to 2034, fixed 3% rental increases
- + Important corner: strategic 4,513 sqm highway landholding
- + Net leases, tenants pay outgoings, as per the lease



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Investment Portfolio Auction
11am AEST
Tuesday 22 June
Yallamundi Rooms,
Sydney Opera House



SYDNEY CBD

DULWICH GROVE LIGHT RAIL STATION

KFC

HURLSTONE PARK TRAIN STATION

7-ELEVEN

MCDONALD'S

CANTERBURY RSL



Modern Development (2017)

Prime Inner West Sydney Investment 100% Leased to Established Tenants



Dulwich Hill (Inner Sydney) NSW
G.0 & G.02/805 New Canterbury Rd

Immaculate 539 sqm retail premises, 13 cars spaces, rooftop & exclusive lift for retail
100% leased to established tenants + telco income

Total Net Income: \$256,356 pa + GST

- + Home Impact: specialists in design and construction
- + Tony's Table: successful catering and restaurant business
- + Booming inner west Sydney location only 7.5 km to CBD
- + 161,000+ residents within 3 km radius
- + High traffic and visibility on major inner west arterial road
- + Close to 7-Eleven, KFC, McDonald's and minutes walk to light rail & train stations



Contact
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Investment Portfolio Auction
11am AEST
Tuesday 22 June
Yallamundi Rooms,
Sydney Opera House



*Outline/Boundaries Indicative Only

New 10 Year Lease – South Coast Hub “As New” Industrial Investment



Batemans Bay (South Coast) NSW
30 Cranbrook Road

10 year net lease to Australia’s
Oyster Coast plus options to 2041

State-of-the-art food
processing facility

Net Income: \$200,000 pa + GST

- + Large 3,466 sqm landholding
- + Rent paid quarterly in advance
- + Tenant pays outgoings as per lease
- + Rent increases – higher of 2.5% or CPI
- + Canberra’s closest seaside town & excellent access to Sydney /Melbourne
- + Eurobodalla Shire commercial hub with circa 40,000 population

Contact
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Investment Portfolio Auction
11am AEST
Tuesday 22 June
Yallamundi Rooms,
Sydney Opera House



Long Performing & Proven KFC Gateway Position Near McDonald’s & Aldi



Mudgee NSW
107-111 Church Street

Established 10 year net lease
to 2024

Large town centre site of
1,719 sqm plus 42 m frontage

**Net Income: \$184,370 pa + GST
(estimate as at 1 July 2021)**

- + Strategic gateway exposure amongst major occupants
- + Modern KFC restaurant comprising indoor & outdoor dining, drive-thru + 27 car spaces
- + Limited national fast food competition
- + Tenant pays all usual outgoings as per lease
- + Mudgee: growth NSW town with strong local economy and emerging tourist destination

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Sydney Opera House



High Yield Anticipated

Rare Inner City Investment Large 422 sqm Premises

Potts Point NSW
46A Macleay St (Cnr Crick Ave)

Secure 5 year lease ending
August 2023 + options to 2033

Huge 11.2m double frontage

**Net Income: \$170,879 pa + GST
(as at 8/8/2021)**

- + Tightly held Eastern Suburbs precinct with affluent catchment – double NSW average income per capita
- + Australia's 2nd highest densely populated LGA with 16,600 persons per sq km
- + Extensive and cutting edge fit-out by tenant
- + Leading fitness industry operator in growth phase with substantial tenant guarantees in place
- + Fixed annual 3% rent increases



Contact
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Michael Vanstone 0403 580 528



Investment Portfolio Auction
11am AEST
Tuesday 22 June
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Sydney Opera House

Renewed Lease to ASX Listed Giant Prime CBD Location, 3% Increases

Parkes NSW
211-213 Clarinda Street

Renewed secure lease to ANZ
plus options through to 2025

ANZ – ASX listed giant with
circa \$78.4 billion market cap

Net Income: \$94,188 pa + GST

- + Central 394sqm site with 12+ metre frontage
- + Large 282sqm freehold building
- + Central amongst many national traders, banks and close to Big W
- + Important regional branch servicing large area, 100km to nearest ANZ
- + Parkes: thriving mining, tourism, agricultural centre with trade catchment circa 15,000



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Investment Portfolio Auction
11am AEST
Tuesday 22 June
Yallamundi Rooms,
Sydney Opera House





Entry Level KFC Investment Below Replacement Value



Forster NSW
75 The Lakes Way

10 year lease to June 2026
plus 5 + 5 year options

Busy main road location

Net Income: \$82,933 pa + GST

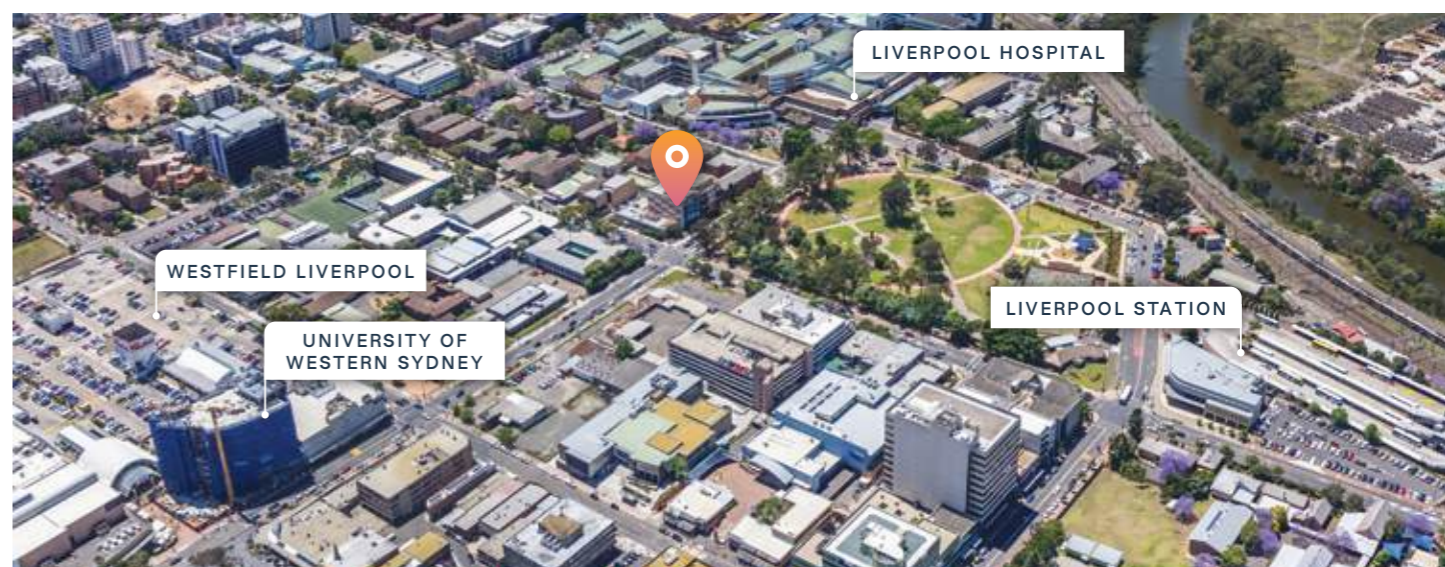
- + Highly prominent 1,975 sqm main road site with 30 car spaces
- + Located opposite Stockland Shopping Centre with Woolworths, Coles and Hungry Jack's
- + Recently refurbished store with internal/external seating and drive-thru facility
- + Forster: desirable "sea change" lifestyle location and popular holiday destination
- + Very low rental allows for significant future rental growth



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Investment Portfolio Auction
11am AEST
Tuesday 22 June
Yallamundi Rooms,
Sydney Opera House



Renewed 3 + 3 Year Lease to Medical Specialist Liverpool Hospital Medical Precinct

Liverpool NSW
Suite 6, 11 Elizabeth Street

Just renewed lease to a leading colorectal practice

Fixed 3% annual rent increases

Net Income: \$53,391 pa + GST

- + Well maintained building, leased to medical & Government tenants
- + 3 year + 3 year lease to 2027
- + Tenant occupied for 10+ years
- + Liverpool: fast growing SW Sydney location underpinned by the new international airport and major infrastructure spending
- + High profile location in the heart of Liverpool's medical precinct
- + Depreciation benefits available



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Sydney Opera House



Entry Level Retail Investment Booming NSW Central Coast Region



The Entrance (Central Coast) NSW
1/56 The Entrance Road

New 5 + 5 year lease to anchor tenant

Attractive 3% increases

Net Income: \$43,692 pa + GST

- + Brand new tenant fit out
- + Prime main street location
- + The Entrance: popular shopping, tourism and dining precinct
- + Central Coast with 333,119 population, forecast growth to 422,000 by 2031
- + One hour to Sydney or Newcastle via M1



Contact
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Investment Portfolio Auction
11am AEST
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Sydney Opera House



Affordable South Coast Freehold Top ASX Listed Tenant



Bega (South Coast) NSW
205 Carp Street

Bega: central regional hub with Shire population of 35,000

Leased to October 2022 plus options to 2031

Net Income: \$41,943 pa + GST

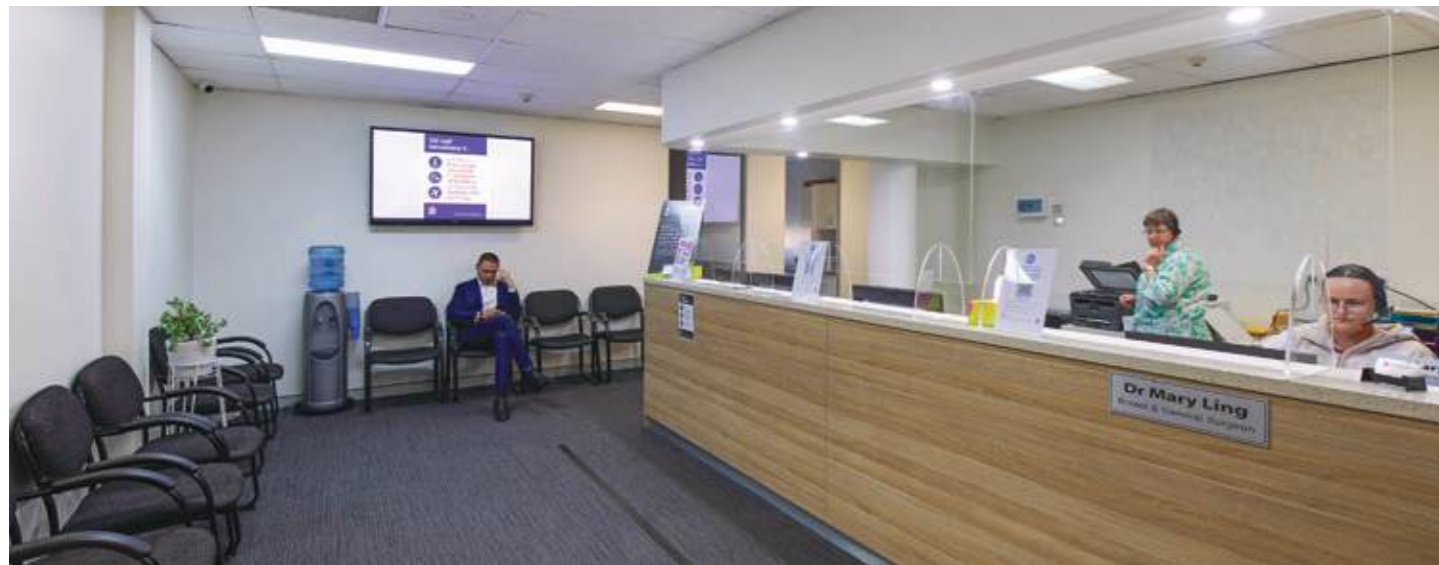
- + 100% leased to bank
- + 2.5% annual rent increases
- + Heart of Bega's retail precinct
- + 2 storey freehold building comprising 186 sqm
- + Tenant pays outgoings per lease



Contact
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Investment Portfolio Auction
11am AEST
Tuesday 22 June
Yallamundi Rooms,
Sydney Opera House



Entry Level Medical Investment Net Lease to 2025, 3% Rent Increases

Gosford (Central Coast) NSW
6/16-18 Hills Street

- + New lease to December 2025 + option to 2029
- + 3 secure undercover car spaces on title + on site storage
- + Bonus joint ownership of nearby land
- + Guaranteed rental growth, fixed 3% annual rental increases
- + Net lease, tenant pays outgoings, as per the lease

Established practice in the heart of Gosford's medical precinct

Exceptional medical fit-out – strong tenant commitment

Net Income: \$33,800 pa + GST



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Investment Portfolio Auction
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Tuesday 22 June
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Sydney Opera House

Entry Level Medical Investment 6 Year Lease + 3% Increases

Cooks Hill (Newcastle) NSW
1/91 Darby Street

- + Modern 88 sqm premises occupied by established dental surgery
- + Newcastle: second largest city in NSW, and the centrepiece of the fast growing Hunter region with a population of 650,000
- + Excellent demographics with 69,000 people located within 5 kilometres

Renewed 6 year lease until November 2026 + option to 2031

Attractive 3% fixed rent increases

Net Income: \$28,496 pa + GST



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Investment Portfolio Auction
11am AEST
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Sydney Opera House





Prime Freehold Medical Centre Tenant Vacating November 2021

Erina (Central Coast) NSW
415 Terrigal Drive

Lease out or occupy

Indicative Price: \$2,750,000

**Current Passing Income:
\$176,610 pa + GST**

- + Medical Centre established in this location since 1999
- + Large 2,005 sqm freehold site with future development upside (STCA)
- + Significant fitout ideal for medical use including reception/ waiting area & consulting rooms
- + Erina: popular suburb on the rapidly growing Central Coast
- + Ideal location near McDonald's & Erina Fair Shopping Centre

Contact
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Deadline Private Treaty
Offers Closing
4pm AEST
Thursday 24 June

Sunnybank Hills Shopping Village Fully Leased in Prime Brisbane Location

Sunnybank Hills QLD
397 Hellowell Street

Securely leased to supermarket, medical, bottleshop, government, newsagent, tobacconist, bakery, restaurants, take-away, laundromat & others

Net Income: \$816,068 pa + GST

- + High profile 9,706sqm corner site, 16 established tenancies
- + Directly adjoins the busy Lucky Star Tavern
- + Net lettable area of 1,402sqm
- + 112 on-grade car spaces
- + Tenants pay outgoings - most have fixed 3% & 4% rent increases
- + Sunnybank Hills: sought after suburb only 12km to Brisbane CBD

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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC



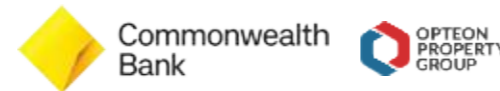
*Outline/Boundaries Indicative Only



*Outline/Boundaries Indicative Only



Only CBA in Cairns, On-site 30 Yrs High Foot Traffic Location



Cairns QLD
76 Lake Street

CBA: Secure 7 year lease plus options to 2034 (70% of income)

Significant tax depreciation benefits

Net Income: \$554,181 pa + GST (as at August 2021)

- + Secure leases to state, national & multinational corporate tenants
- + Large 1,421sqm two level freehold building with \$649k in capital upgrade works since 2011
- + Rare 1,012sqm inner CBD site with important 20m frontage to Lake Street
- + Cairns: Australia's 5th largest regional city with rapidly growing population of 168,449

Contact
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Investment Portfolio Auction
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Melbourne, VIC

Thriving Retail Shopping Centre High Profile Site 15kms to Brisbane CBD

Oxley QLD
1118 Oxley Road

Fully leased with 12 established retail & professional tenancies

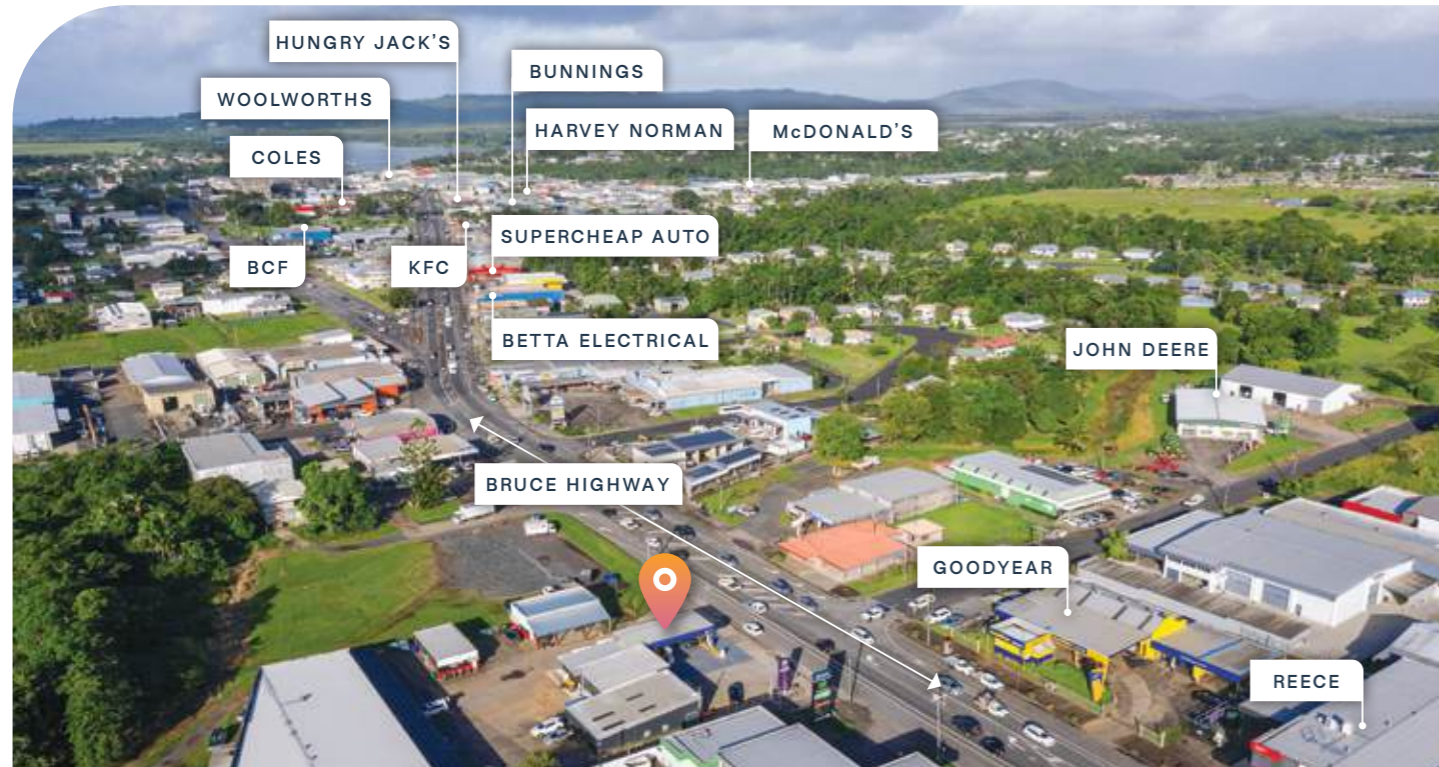
Tenants include Cartridge World, Medical, Restaurants, Bakery, Takeaways, Gym & others

Net Income: \$446,800 pa + GST

- + Most tenants established over 10 years in this centre
- + Substantial 2,412sqm site with 3 street frontages on 4 titles
- + Net lettable area of 1,100sqm
- + On-title parking for 30+ vehicles
- + Tenants pay all usual outgoings
- + Oxley: busy suburb only 15kms to Brisbane CBD

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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC



New 10 Year Lease, Fixed 3% Increases Circa 7% Net Yield Anticipated



Innisfail (Goondi Hill) QLD
9/159 Edith St (Bruce Hwy)

- + State-of-the-art new concept Metro Petroleum including Mr Whippy & Cold Rock Ice Cream
- + Large canopy + immaculate convenience store with ATM
- + Innisfail: coastal hub between Townsville & Cairns
- + Prime Bruce highway frontage at the gateway to the CBD
- + Two industrial warehouses included in sale

Brand new 10 year lease to 2031
+ options to 2051

Fixed 3% annual rental increases
+ significant depreciation benefits

Net Income: \$251,000 pa + GST



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Investment Portfolio Auction
11am AEST
Tuesday 22 June
Yallamundi Rooms,
Sydney Opera House

Rare Triple Net 10 Year Lease To National ASX Listed Tenant

metalflex™

Narangba QLD
34 Mineral Sizer Court

- + Tenanted by AC Components t/a Metalflex (wholly owned subsidiary of Reece Group)
- + New 1,507 sqm concrete tilt slab building
- + Land area: 3,935 sqm
- + 30 km from Brisbane Airport with exposure to 110,000 vehicles daily from Bruce Highway
- + Adjacent to North Lakes Town Centre
- + Excellent depreciation benefits

New 10 year lease to 2030
plus 3 x 5 year options

Minimum 2.5% pa rent reviews

Net Income: \$225,500 pa + GST



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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC



As New 15 Year Lease, 3% Increases Positioned Amongst Multi Nationals



Rockhampton QLD, 106 George St (Bruce Hwy) cnr Archer St

15 year lease to 2034 plus options to 2044

Fixed 3% annual rent increases

Net Income: \$163,796 pa + GST

- + 1,691sqm corner site opposite KFC, Red Rooster & Subway
- + Latest store format with full drive-thru facility (Dec 2019)
- + Bruce Hwy: 22,000 cars daily
- + Carl's Jr: established 1956 with 3,800 stores in 42 countries, 25 stores in Australia and growing
- + Rockhampton: Beef capital of Australia, 87,488 population forecast to grow to 112,701 by 2036



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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC



Thriving Service Station Investment Long 15 Year Lease + 4% Reviews



Tanawha (Buderim) QLD
Part 316 Tanawha Tourist Drive

15 year lease to 2033 plus options to 2048

Attractive 4% rent increases

Net Income: \$124,800 pa + GST

- + Buderim: Booming Sunshine Coast region, 330,000+ population and growing
- + Strategic 1,272 sqm site with 60m frontage to major arterial roads
- + Upgraded site includes modern fuel infrastructure
- + Experienced operator with multiple locations
- + Tenant responsible for outgoings, as per lease



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Investment Portfolio Auction
11am AEST
Tuesday 22 June
Yallamundi Rooms,
Sydney Opera House



One of QLD's Tightest Rental Markets with a 0.4% Residential Vacancy Rate

Bundaberg QLD
43 Goodwin Street

100% occupied residential complex, strong occupancy history

Potential for future subdivision and on-sale STCA

Net Income: \$117,308 pa (as at July 2021)

- + 12 immaculate 2-3 bedroom residences on one title
- + Desirable complex, highlighted by 6 early lease extensions all with rental increases
- + Significant 2,024sqm residential zoned landholding with 40 metre street frontage
- + Bundaberg: coastal city at south of Great Barrier Reef with 100,000+ trade catchment

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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC

Entry Level Supermarket Investment Renewed 5 Year Lease

Redlynch (Cairns) QLD
2/2 Intake Road

Essential service supermarket investment

New 5 year lease until 2026

Net Income: \$87,573 pa + GST

- + Popular 249 sqm local supermarket within busy shopping village
- + Redlynch, conveniently located only 14 minutes to Cairns CBD
- + Cairns, a major Queensland city with a population 168,000+
- + Annual CPI rent increases
- + Landlord friendly net lease with tenant responsible for outgoings

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Investment Portfolio Auction
11am AEST
Tuesday 22 June
Yallamundi Rooms,
Sydney Opera House





Trophy Convenience Retail Investment Rent Paid Annually in Advance



Yarraville VIC, 250-258
Whitehall St (corner Leek St)

- + Prime 3,080 sqm, inner-city corner site 1km to Port of Melbourne, which handles 36% of Australia's container trade
- + Strategic location 5km to Melb CBD, 1km to Westgate Freeway and 750m to Yarraville Station
- + Latest-design buildings inc 4 truck bays with 5.5m clearance
- + Yarraville/Spotswood: Forecast 68% population growth by 2051*

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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC

*Port of Melbourne >forecast.id

As new 10 year lease to 2029
Blue-Chip \$3.4 billion tenant
Adjoins \$34 mill# business park
**Net Income: \$623,520 pa
paid annually in advance**

Brand New 5 Year Govt Lease, 3% Increases Stunning \$4.5M+ Refurbishment 2021



Wangaratta VIC
60 Reid Street

- + Fixed 3% increases – assuring growth
- + Super 814sqm CBD site with important on-site parking
- + Refurbished 1,262sqm building with future depreciation benefits
- + Central, amongst major banks, Woolworths & Big W
- + Wangaratta: regional city servicing catchment population 58,000+

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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC

*Buyers to make their own investigations as to eligibility

Secure 5 year Government lease plus 5 + 5 year options to 2036
Tenant paying all usual outgoings including Land Tax
Net Income: \$355,000 pa + GST



Modern Fuel & Convenience Investment Coles Group Ltd – 10 + 10 Year Lease



Morwell (Gippsland) VIC
137-139 Princes Drive (Cnr Jane St)

- + Secure 10 year lease to 2028 plus 10 year option to 2038
- + 3,036 sqm gateway corner with 111 m total frontage
- + High exposure to 13,000+ vehicles passing daily
- + Upside: potential to further develop subject to negotiation with tenant
- + Built new in 2018, substantial depreciation benefits

Guaranteed rental growth, the lesser of 3.5% or 5 x CPI

Net lease, tenant pays outgoings, as per the lease

Net Income: \$290,000 pa + GST (July 2021)

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Crown Casino,
Melbourne, VIC



Proven Fernwood Health Centre Est 2008 10 + 5 Year Lease to 2031 – 3% Increases



Clayton VIC
Shop 7, 1866 Princes Hwy

- + Central amongst IKEA, Dan Murphy's, Bunnings, Autobarn, Petbarn and Nandos

Secure 10 year lease plus 5 year option through to 2031

Tenant pays all usual outgoings

Booming inner metro location

Net Income: \$281,477 pa + GST

- + Opposite Schiavello's new M-City Monash development incl retail (Woolworths/Kmart), medical, residential & hotel 600+ rooms

+ 1,064sqm premises, 67,000+ VPD

+ Fernwood: successful female only health clubs, 70,000 members across the nation

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Wednesday 23 June
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Melbourne, VIC



Stunning High Yield Govt Freehold 100% Occupancy – 3% Increases



Traralgon VIC
181 Franklin Street

- + 469sqm CBD site, 15.2m frontage
- + Modern versatile 1,131sqm 3 level complex, constructed 2008
- + Central amongst Traralgon Centre Plaza, brand new \$18m Mantra Hotel and Australia Post
- + 2.5 Star Nabers Energy Rating
- + Traralgon: retail capital of the Latrobe Valley, trade catchment circa 75,000

Government occupants include: CFA (Gippsland HQ), Wellways and State of Victoria

Fixed 3% increases – assuring rental growth

Income: \$279,490 pa (Nov 2021)



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Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC

*Buyers to make their own investigations as to eligibility

7 Year lease to National Giant Major Industrial Freehold Investment



Horsham VIC
140 Western Highway

- + InfraBuild: Australia's largest manufacturer & supplier of steel long products with 150+ locations
- + Major 2,245sqm facility incorporating office, manufacturing, warehousing and hardstand
- + Extensive 9,745sqm site offering potential expansion growth
- + Horsham: the capital of North Western Victoria midway between Melbourne & Adelaide

New 7 year lease to 2027 plus option to 2033

Annual rent reviews

Tenant pays all usual outgoings including land tax

Net Income: \$150,925 pa + GST

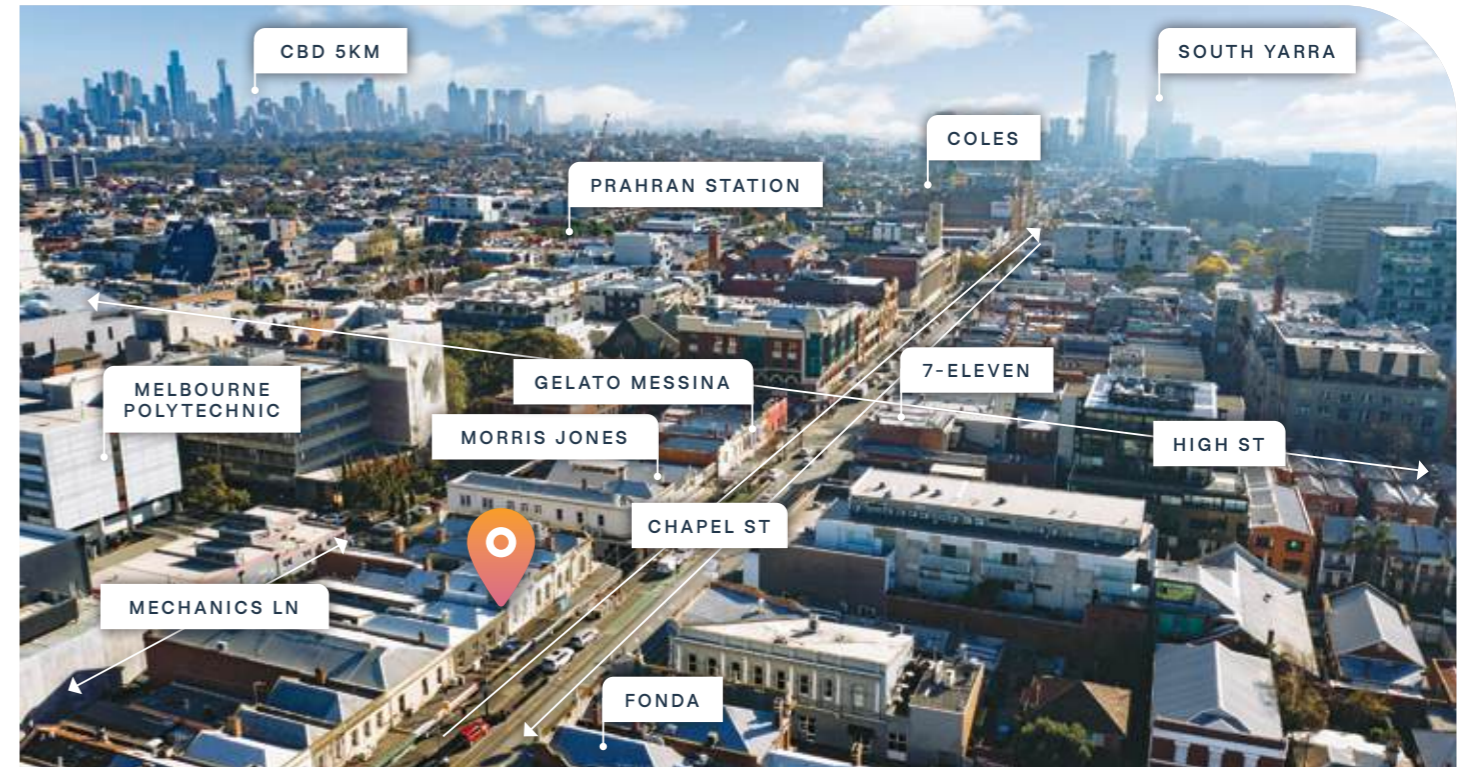


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Investment Portfolio Auction
Wednesday 23 June
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Melbourne, VIC

*Buyers to make their own investigations as to eligibility



High Profile Fast Food with Drive-Thru 10 Year Net Lease – Fixed Increases



Wollert (Epping North) VIC
2/220 Epping Road

- + Burger Edge: established 2014 with locations across VIC, NSW & WA
- + Prominent corner site with triple frontage and exposure
- + As new store constructed in 2018 provides excellent depreciation benefits
- + Wollert: rapidly growing suburb in Melbourne's northern growth corridor

10 year lease to 2029 plus options to 2039

Tenant pays usual outgoings

Fixed 3% rental increases

Net Income: \$116,699 pa + GST

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Investment Portfolio Auction
Wednesday 23 June
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Melbourne, VIC

Two Level Freehold on Iconic Chapel Street Positioned in Highly Sought-After 'Windsor End'

Windsor VIC
151 Chapel St & 16 Mechanics Ln

- + Fully occupied 143sqm two level building including retail and separate first floor office tenancy
- + 165sqm site with dual street frontage and 1 car park on-title
- + Superbly located in Chapel Street's renowned and ever popular dining precinct
- + Windsor: Affluent inner city suburb with \$1.3m median house price

Ganbare Kaz Sushi: Secure 5 year lease plus option to June 2027 - 4% increases

Tenants pay all usual outgoings

Net Income: \$99,416 pa + GST (as at July 2021)

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Investment Portfolio Auction
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Melbourne, VIC



New Supermarket/Liquor Investment Long 10 Year Net Lease



Sunbury VIC
3-5/85 Belleview Drive

- + Modern 308sqm Foodworks Supermarket including Bottlemart Liquor
- + Strategic position within the award winning Jackson's Hill precinct neighbouring new childcare and within 300 metres of Sunbury Primary School
- + Sunbury: satellite city 34km from Melbourne and servicing a 65,000+ catchment population

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Investment Portfolio Auction
Wednesday 23 June
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Melbourne, VIC

10 year lease to November 2029
plus options to 2044
Fixed 3% annual rent increases
Tenant pays usual outgoings
Net Income: \$86,240 pa + GST

Leading Accounting Firm East Gippsland HQ: Findex Group



Sale VIC
445-447 Raymond Street

- + Findex Group: one of Australasia's leading Accounting Firms with 110 locations and over \$17B in funds under advice
- + Well presented 320sqm freehold office with 4 car spaces on-title
- + Strategic 476sqm site with premium C1 Zoning opposite ALDI
- + Sale: major Gippsland Commercial Centre with 32,000+ trade catchment

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Wednesday 23 June
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Melbourne, VIC

Renewed 3 year lease to April
2024 plus option
Tenant pays all usual outgoings
Annual rent reviews
Net Income: \$70,615 pa + GST



Zero Stamp Duty

Clean Commercial Investment Starter 7 + 7 Year Net lease to Established Laundromat

Wollert (Epping North) VIC
Shop 3, 220 Epping Road

8 year lease to March 2026 plus
7 year option to 2033

Fixed annual 4% rent increases
Tenant pays all usual outgoings

Net Income: \$40,045 pa + GST

- + Recently constructed (2018) 80sqm shop with dual frontage and customer entry points
- + Positioned in key commercial complex with 15 complimentary retailers including Shell/Viva, Cellarbrations and Burger Edge
- + Wollert: within Melbourne's fast growing northern growth corridor with estimated 52% population growth by 2041

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Investment Portfolio Auction
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Melbourne, VIC

Secure Leases to the SA Government Service SA & Local Govt Member

Seaford Meadows (Adelaide) SA
12/760 Grand Boulevard

10 and 5 year leases to the
Minister for Transport and
Infrastructure to 2026 + options
Service SA: vehicle registration,
drivers licence etc plus Local MP
Net Income: \$185,529 pa + GST

- + Modern office totalling 522sqm incorporates two tenancies with separate entrances and amenities
- + High traffic location adjoining the Woolworths-anchored Seaford Meadows Shopping Centre
- + Seaford Meadows: capital growth beachside suburb 35km south of Adelaide CBD, and 10 mins to McLaren Vale wine and tourist region

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RLA 293472

Investment Portfolio Auction
Wednesday 23 June
Crown Casino,
Melbourne, VIC





As New Convenience Retail Investment Secure 15 Year Lease to 2034



Southern River WA
Ranford Road

Major 3,982sqm corner site with
development upside (STCA)

30,000 vehicles passing daily

Tenant pays all usual outgoings
as per lease

Net Income: \$328,878 pa + GST

+ United Petroleum: one of
Australia's largest fuel retailers
with 450+ sites

+ Built 2019 offering significant
depreciation benefits

+ Fixed 3% annual rent increases

+ Strategic location close to Bunnings
and Livingston Marketplace SC

+ City of Gosnells: 20km from
Perth CBD, forcast 25%
population growth by 2036



Contact

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Investment Portfolio Auction

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Sydney
Sydney Opera House

22 June
3 August
14 September
26 October
7 December

Melbourne
Crown Casino Melbourne

23 June
4 August
15 September
27 October
8 December

Brisbane
Hilton Hotel

23 June
4 August
15 September
27 October
8 December

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