

# Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

FEATURE ARTICLE

**Car Dealership Sector in Focus**  
Thriving investment class ticking every box

FEATURE PROPERTY

**Chadstone Ford**  
Hyundai & Hungry Jack's





# Our Asset Management team is here to help you.

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

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

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

With decades of property management experience, and in excess of \$11 billion of assets under management across Australia, our dedicated Burgess Rawson asset management teams can increase your property's value and identify opportunities for growth.



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

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Portfolio Auctions  
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All areas and figures displayed in this magazine are approx only. All precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the Vendor or Agents. The Retail Leases Act 2003 may apply.



# Highlights

Welcome to our September Portfolio campaign, the largest and most diverse collection of properties ever put to market. Offering the best investment opportunities leased to some of the biggest name tenants in Australia including KFC, Hungry Jack's, Subway, Ford, Viva Energy, United Petroleum, IGA, Westpac, Greencross Vets, Government and 13 childcare assets, this unrivalled portfolio is not to be missed.



## Melbourne's Ultimate Landbank Investment p. 14

Location: Oakleigh (Melbourne) VIC  
 Income: \$1,135,188 pa + GST  
**For Sale by Expressions of Interest**



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 Income: \$578,668 pa + GST  
**Melbourne Portfolio Auction**



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Location: Turrumurra (Sydney) NSW  
 Income: \$264,000 pa + GST  
**Sydney Portfolio Auction**



## Trophy Childcare Investment p. 20

Location: Bulleen (Melbourne) VIC  
 Income: \$590,500 pa + GST  
**Melbourne Portfolio Auction**

# Welcome



EDITORS Campbell Bowers and Andrew Havig

**in** CAMPBELL.BOWERS  
 ANDREW.HAVIG

Welcome to the September edition of Portfolio magazine.

We are delighted to join the Burgess Rawson team as Joint Heads of Agency, Queensland leading the team into the next phase of growth for our business.

Burgess Rawson's expansion plans continue to gain momentum. As our Portfolio Auctions build, not just in number of properties but geographically as well, we have welcomed a number of new staff to the team. It's an exciting time at Burgess Rawson!

This phase also highlights the team's solid culture and ability to adapt to change. Who would have thought mere weeks ago that four states would be in some form of lockdown? It can be unsettling how quickly circumstances can change but if there is one thing we learnt from 2020, it is that we can move quickly to adjust.

Making changes to our auction process to meet COVID-19 restrictions and to keep our vendors and investors comfortable and safe is always the priority.

We have the road map to manage lockdowns as Burgess Rawson did it all before in 2020, and with great success. Victoria's circumstances were a great case study last year, as our Melbourne team implemented a range of new initiatives to ensure we could still bring great properties to market.

This enabled us to roll-out alternate auction methods seamlessly and quickly across three states this August.

Despite the pandemic impacting states in different ways, data shows that investors are confident making cross border transactions for quality properties, even without a physical inspection.

As demand remains high, purchasing behaviour changed with investors embracing the use of virtual property inspections and online bidding. While bidding in-person at our auction rooms across Melbourne, Sydney and Brisbane remains popular, a large proportion of sales have been secured via phone and online.

We have taken bids from all sorts of locations with investors bidding from the comfort of home, from cars in between work meetings...even from hotel quarantine in Beijing!

We look forward to assisting more investors this month with three huge auction days bringing the largest line-up of commercial investments ever assembled. And as always, whether you are looking to divest or invest, please don't hesitate to reach out to the team.



## Portfolio Team

EDITORS Campbell Bowers and Andrew Havig  
 ASSOCIATE EDITOR Bianca Fernando  
 PRODUCTION MANAGER Chelsea Goodall  
 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.



# Driving growth



A number of key drivers have seen the car sales industry skyrocket since COVID reached Australian shores. Record profits and a high volume of car sales have combined with supply issues to create the perfect storm for the sector.

We take a look at the current market conditions and why this sector is turning investor heads.





## Fundamentals of Auto Dealership Freehold Investments

### 1. Large Land Holdings

Often much larger in scale than other sites in the surrounding precinct.

### 2. High Profile Locations

Main road locations with multiple access points and favourable planning controls for future development.

### 3. Riding Economic Volatility

New car sales are up 28.3% in 2021 while used car prices are have increase 40% since February 2020.

### 4. Secure Leases to Identifiable Tenants

Long term commitments from large and highly profitable businesses, often with fixed rent increases.

# Automotive investments in top gear

While profits in a range of categories, such as groceries, home improvements, fast food and home office essentials are obvious outcomes of COVID impacts, another industry is booming - car sales.

The sector has experienced consecutive months of growth. Half yearly results revealed cumulative January to June sales are up 28.3% over the first half of 2021 to 567,468 sales.

Used car sales are also showing extraordinary growth. Australians are paying 40% more for used cars now than they were in February 2020.

David Buckley, Partner at advisory firm Fordham Group, Australia's leading car dealership accountant and consultant, said a number of factors are contributing to this trend.

"During the past 18 months or so, dealership profits have doubled or in some cases tripled," said Mr Buckley. "It's a classic supply versus demand scenario. COVID-related logistics and supply chain issues and a severe lack of semiconductors have brought about supply shortages from all manufacturers in Australia."

"Demand for cars has soared because of a severe 60% drop in public transport use as commuters

seek to avoid COVID exposure and a growing move to domestic road travel for holidays, plus a significant influx of expats returning home," said Mr Buckley.

Data reveals that the high demand for cars has translated to increased appeal for automotive investments.

Burgess Rawson National Director Billy Holderhead said more and more savvy investors have turned to the automotive sector over the past 18 months.

"The auto sector has always enjoyed strong interest, but automotive assets have quickly become investor

favourite thanks to their ability to trade and perform strongly through the pandemic.

"The core fundamentals of the auto sector remain steadfast. Long term leases, large landholdings with high profile exposure, secure income and favorable planning controls ensure significant future development upside," Mr Holderhead said.

The Chadstone Ford and Hyundai site, for example, is a once-in-a-generation land holding. The site is the largest Commercial 1 zoned site in the precinct with 15 years of net income with which to plan your next move.

In the new COVID marketplace investors seek high performing tenants, who investors are confident will continue to pay rent.

"We have seen many business sales and acquisitions during the COVID period," said Mr Buckley. "Large groups and listed corporations are actively advertising and pursuing

dealership businesses and some businesses that were worth \$5 million two years ago are worth \$10 million today."

Mr Buckley added that favourable trading conditions for dealership businesses do not appear to be abating.

Burgess Rawson National Director Jamie Perlinger said confidence in the car sales industry is translating directly to the commercial property sector.

"Record profitability and consolidation across the sector has led to a huge increase in the buyer pool for car dealership freehold investments as they tick all the boxes," said Mr Perlinger.

"Investors are seeking investments underpinned by quality tenants with bright futures. The ability to thrive in COVID is fast becoming a factor which sets this sector apart."

“The auto sector has always enjoyed strong interest, but automotive assets have quickly become investor favorites thanks to their ability to trade and perform strongly through the pandemic.”

Chadstone Ford, Hyundai and Hungry Jack's freehold investment now for sale.

Please see page 14.





# September Investment Portfolio Auctions

11AM AEST  
TUESDAY 28<sup>TH</sup>

11AM AEST  
WEDNESDAY 29<sup>TH</sup>

11AM AEST  
THURSDAY 30<sup>TH</sup>

**There are three ways to bid. Via phone, online or in-person.**

Discuss with our agents which bidding option is the best for you and available in-person bidding locations.

## New Properties For Sale

### Automotive/Car Dealerships

Tenant	Location	State	Income pa	Page
Ford, Hyundai, Hungry Jack's	Oakleigh (Melbourne)	VIC	\$1,135,188	14
Bathurst Auto Group	Bathurst	NSW	\$923,915	18
Clancy Automotive Dubbo	Dubbo	NSW	\$786,730	19
Ford	Sunbury (Melbourne)	VIC	\$500,000	24
Supercheap Auto	Dalby	QLD	\$156,030	54
Jax Tyres	Mitchelton (Brisbane)	QLD	\$140,000	55

### Childcare

Tenant	Location	State	Income pa	Page
Kid's Club	Bulleen (Melbourne)	VIC	\$590,500	20
Affinity Education	Pitt Town (Sydney)	NSW	\$440,478	26
Handprints Early Learning	Turrumurra (Sydney)	NSW	\$264,000	34
Petit Early Learning	Murwillumbah (Northern Rivers)	NSW	\$263,067	36
Affinity Education	Umina Beach (Central Coast)	NSW	\$224,540	39
Sanctuary Early Learning	Bentley Park (Cairns)	QLD	\$378,560	48
Genius Early Learning	Nerang (Gold Coast)	QLD	\$243,750	49
G8 Education Ltd	Banyo (Brisbane)	QLD	\$190,000	51
Cooinda Childcare	Caboolture South	QLD	\$96,000	59
Where We Grow	Angle Vale (Adelaide)	SA	\$220,190	62
Where We Grow	Strathalbyn	SA	\$156,221	62
Lakeview Early Learning	Lilydale (Melbourne)	VIC	\$71,380	71
Buttercups Childcare	Hammond Park (Perth)	WA	\$225,500	81



# New Properties For Sale

## Retail Fuel

Tenant	Location	State	Income pa	Page
United Petroleum	Lilydale (Melbourne)	VIC	\$218,650	28
United Petroleum	Seaton (Adelaide)	SA	\$217,715	28
United Petroleum	Somerville (Melbourne)	VIC	\$172,375	28
Viva Energy Australia	Rockhampton	QLD	\$254,636	30
Viva Energy Australia	Rockhampton	QLD	\$170,036	30
Viva Energy Australia	Mackay	QLD	\$86,945	30
7-Eleven	Marks Point (Central Coast)	NSW	\$258,149	37
Shell	Kurri Kurri (Hunter Region)	NSW	\$254,864	38
EG Fuelco	Salamander Bay (Port Stephens)	NSW	\$109,803	42
Ampol/Caltex	Newman	WA	\$548,831	78
Liberty Fuel	Dalyellup (Bunbury)	WA	\$315,000	79

## Fast Food

Tenant	Location	State	Income pa	Page
KFC and Pizza Hut	Urraween (Hervey Bay)	QLD	\$317,125	46
Subway	Torquay (Hervey Bay)	QLD	\$51,033	58
Domino's	St Kilda (Melbourne)	VIC	\$56,227	73
Snappy Pizza & Kebab	Sunbury (Melbourne)	VIC	\$52,143	75

## Retail/Banking

Tenant	Location	State	Income pa	Page
Rams Home Loans & Cafe	Jimboomba (Brisbane)	QLD	\$157,000	53
Saviges Seafoods	Bribie Island (Bongaree)	QLD	\$65,705	60
Go Natural Foods	Torquay (Hervey Bay)	QLD	\$64,428	61
Retail Strip incl Aus Post & CBA	Drysdale (Geelong)	VIC	\$224,577	66
Indian Restaurant	Epping North (Melbourne)	VIC	\$57,907	72
Micrenz Bakery	Benalla	VIC	\$42,024	76
La Cachette Cafe	Geelong	VIC	\$29,990	77
Westpac	Geraldton	WA	\$143,286	82

## Medical/Veterinary/Funeral Services

Tenant	Location	State	Income pa	Page
Specialist Medical Facility	West Albury	NSW	\$193,800	40
Veterinary Centre	Broadmeadow (Newcastle)	NSW	\$73,440	44
Greencross Vets	Toowoomba	QLD	\$107,991	56
Greencross Vets	Toowoomba	QLD	\$56,831	56
TriStar Medical	Grovedale (Geelong)	VIC	\$406,382	64
Kingston Funerals	Cheltenham (Melbourne)	VIC	\$144,625	68
Capital Radiology	St Albans (Melbourne)	VIC	\$252,614	70

## Office/Media/Government

Tenant	Location	State	Income pa	Page
Channel 7 HQ	Hindmarsh (Adelaide)	SA	\$954,911	16
DOMA Group Head Office	Barton (Canberra)	ACT	\$149,621	32
Commonwealth of Australia & Medical	Queanbeyan (Canberra)	NSW	\$258,887	33
Centrelink	Busselton	WA	\$266,311	80

## Supermarkets/Grocer

Tenant	Location	State	Income pa	Page
IGA	Burpengary (Brisbane)	QLD	\$175,306	52
Foodworks	Torquay (Hervey Bay)	QLD	\$113,639	58
Indian Grocer	Epping North (Melbourne)	VIC	\$53,040	74

## Industrial/Trade Retail

Tenant	Location	State	Income pa	Page
Coates Hire	Albert Park (Adelaide)	SA	\$578,668	22
Nubco Distribution Centre	Devonport	TAS	\$290,220	45
Tradelink	Toowoomba	QLD	\$238,100	50
Industrial	Epping (Melbourne)	VIC	\$324,944	65





\*Outline/Boundaries Indicative Only



## 6,953 sqm Princes Hwy Investment with Future Development Upside



Oakleigh VIC  
1406-1424 Dandenong Road

Blue-chip corner site with  
191 metre frontage

Secure, net leases with annual  
fixed, compounding 2.5% rent  
increases

**Net Income: \$1,135,188 pa + GST**

- + Brand new 10 and 15 year leases to Hungry Jack's, Chadstone Ford and Hyundai expiring 2036
- + The largest Commercial 1 zoned site in the precinct
- + 58,700 vehicles passing daily
- + Thriving industries, new car sales up 28.3% and record sales growth in drive thru fast food
- + High-growth location, 13 km from Melbourne CBD

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**Expressions of Interest**  
Closing 3pm Friday  
15 October 2021

**Transaction managed by:**  
Advise Transact  
ASIA PACIFIC  
OF REAL ESTATE

# Melbourne's Ultimate Landbank Investment

## Chadstone Ford, Hyundai and Hungry Jack's



Iconic Generational Investment  
 15 + 15 Year Lease  
 Through to 2049  
 Fixed 3.5% Increases



ZERO STAMP DUTY



## 15+15 Year Triple Net Lease to ASX Listed Seven West Media Ltd

Adelaide (Hindmarsh) SA  
 40 Port Road (Cnr Adam Street)

Renewed 15 year lease to 2034  
 plus 15 year option to 2049

Fixed 3.5% increases

Tenant pays all usual outgoings  
 incl Land Tax

**Net Income: \$954,911 pa + GST**

+ Leased to ASX listed Seven West Media Limited (ASX:SWM)

+ Landmark 2,246sqm site,  
 85,000+ vehicles passing daily

+ State-of-the-art facility includes  
 broadcast studios and corporate offices

+ Hindmarsh: South Australia's  
 events & entertainment precinct  
 1.5km from the CBD



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**Investment Portfolio Auction**

11am AEST  
 Tuesday 28 September







# Major Dealership Investments

Prominent dual highway frontages  
 AutoPact Group: 26 dealerships  
 Lessee pays outgoings, as per lease  
 Annual increases - 3% or CPI, whichever the greater  
 Brands represented incl. Hyundai, Haval, GWM, Subaru, Honda, Nissan, Suzuki, Ford, Jaguar, Range Rover, Volkswagen & Land Rover  
 Substantial solar power investment by tenants

10 Corporation Avenue  
 Bathurst NSW

- + New 10 year lease from Nov 2021 plus options to 2031
- + Massive 14,640 sqm landholding
- + Over \$2 million upgrade capital expenditure underway
- + Dealership established 60+ years
- + In current location since 2000
- + Net Income: \$923,915 pa + GST

66-72 Windsor Parade  
 Dubbo NSW

- + New 5 year lease from Nov 2021 plus options to 2041
- + Massive 14,392 sqm landholding
- + Further capital expenditure planned for 2022 of \$1 million
- + Dealership established 50+ years
- + In current location since 1996
- + Net Income: \$786,730 pa + GST

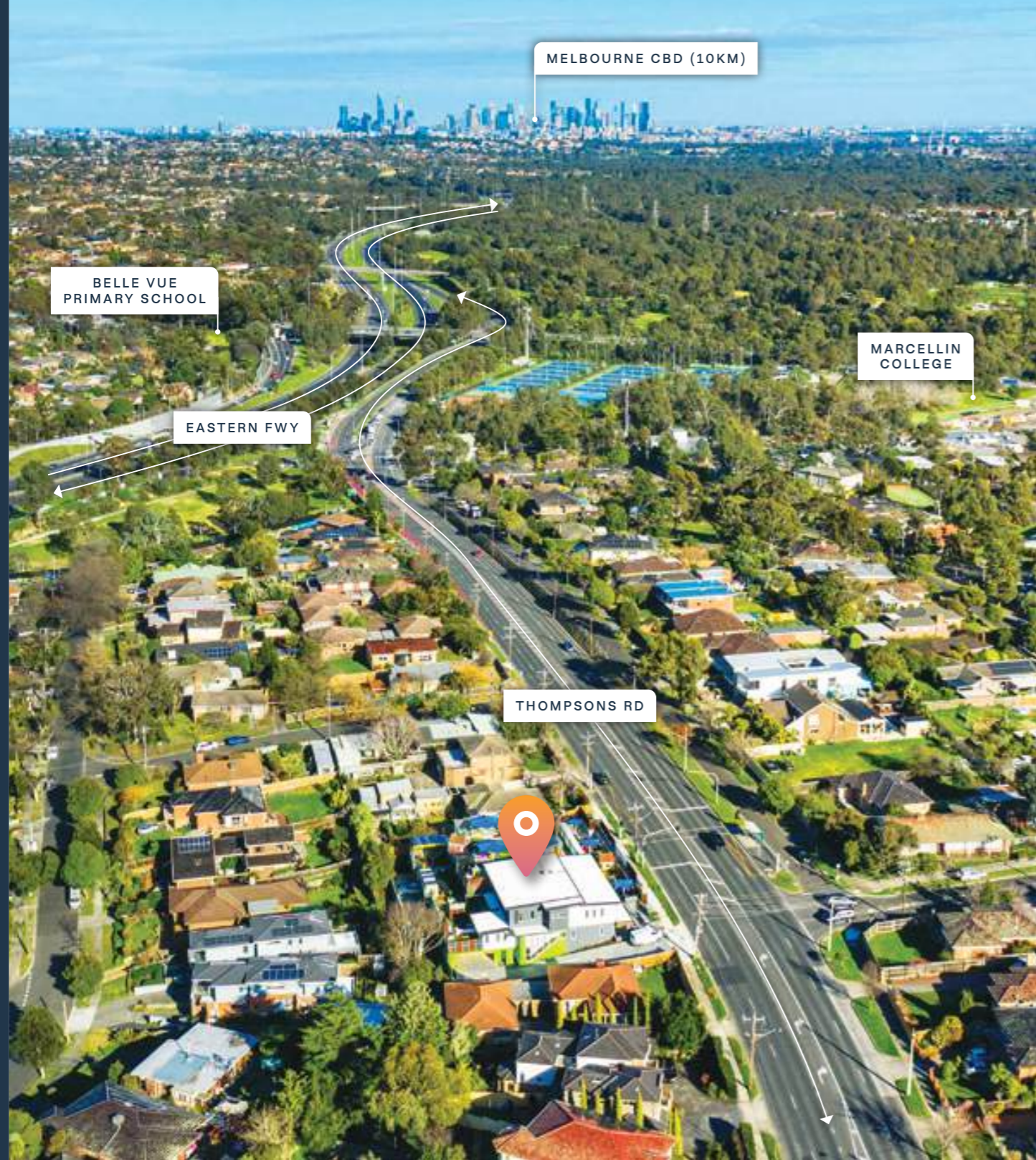
## AUTOPACT

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**Investment Portfolio Auction**  
 11am AEST  
 Thursday 30 September  
 To be offered individually



# Trophy Childcare Investment



## New 15+10+10 Year Net Lease to 2056 Three Storey State-of-the-art Centre



Bulleen (Melbourne) VIC  
56 Thompsons Road

Highly sought-after essential service asset class

Attractive 3% pa rent increases

Tenant pays all usual outgoings

**Net Income: \$590,500 pa + GST**

- + Kids Club: high quality & award-winning operator with 24 centres
- + Architecturally designed, multi-level facility with Service Approval for 128 LDC places
- + Prominent 1,933sqm main road site with ease of access to both Bulleen and Manningham Road's, and only 10km from the CBD
- + New construction with significant depreciation benefits

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**Investment Portfolio Auction**  
11am AEST  
Tuesday 28 September



# Irreplaceable 18,488sqm Landholding - 8km from the Adelaide CBD



## 5+5+5 Year Triple Net Lease to 2036 Listed Tenant - Market Cap \$8.75B



Albert Park (Adelaide) SA  
1052 Port Road

Coates: Longstanding tenant in occupation since 1998

GBA of 6,718sqm plus significant capital upgrade recently undertaken

**Net Income: \$578,668 pa + GST**

+ Coates: owned by ASX-listed Seven Group Holdings (ASX:SVW), with a market cap of \$8.75 billion

+ Tenant pays 100% of outgoings, including land tax

+ Massive 'island' site with combined street frontage of over 478 metres

+ Albert Park: established suburb midway between Port Adelaide and the Adelaide CBD

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**Investment Portfolio Auction**  
11am AEST  
Tuesday 28 September





\*Outline/Boundaries Indicative Only



# Brand New 15+5+5+5 Year Triple Net Lease Booming Car Sales Industry

Recent \$2.8 Million Tenant Upgrade  
Fixed 2.5% Annual Rent Increases



Sunbury (Melbourne) VIC  
101-107 Horne Street

Sunbury Ford: Long established and award winning dealership

Gateway 4,687sqm site between Sunbury and Calder Freeway

**Net Income: \$500,000 pa + GST**

+ Booming growth location, 34km north of Melbourne CBD, primary trade area population of 42,494 forecast to grow 103% by 2041<sup>1</sup>

+ Booming Car Sales Industry: New car sales up 28% and used car pricing up 40%<sup>2</sup>

+ Triple net lease: tenant responsible for all outgoings including land tax, structural maintenance and repairs



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**Investment Portfolio Auction**

11am AEST  
Tuesday 28 September

<sup>1</sup>Forecast id <sup>2</sup>FCAI & JP Morgan



# Leased to National Childcare Provider Long History of 100% Occupancy



\*Outline/Boundaries Indicative Only



## Secure 10 Year Net Lease Plus Options Extending to 2047

Pitt Town (Windsor) NSW  
2-6 Quarry Street

Superior 3.5% pa fixed increases

Affinity Education – one of  
Australia’s top five childcare  
providers, 150+ centres

**Net Income: \$440,478 pa + GST**

- + Stunning 130 place purpose –built facility rated ‘Exceeding’
- + Sydney’s booming NW growth corridor – Pitt Town area growing at 4x Sydney average
- + Growth underpinned by the new metro train line and massive residential land releases in Box Hill & Rouse Hill
- + Tenant pays outgoings incl. mgmt. fees, as per lease (excl. bldg. ins.)



**Contact**  
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**Investment Portfolio Auction**  
11am AEST  
Thursday 30 September



# Three Freehold Investments Melbourne and Adelaide New 12 Year Leases



## Set-and-Forget Investments with Guaranteed Rental Growth

United Petroleum: Top-tier tenant, one of Australia’s largest and fastest growing independent fuel retailers

Secure, set-and-forget lease structure with tenant responsible for council rates, water rates, insurance and repairs and maintenance.

- + Brand new 12 year leases with six further 5 year options
- + Annual, fixed compounding 2.5% rent increases
- + Irreplaceable, high-profile retail convenience sites

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

Melbourne VIC: Lilydale  
437 Maroondah Highway

- + High profile 2,039sqm site with dual street frontage
- + Maroondah Hwy, servicing 25,000+ vehicles passing daily<sup>1</sup>
- + Bunnings, Coles, Woolworths, ALDI, SuperCheap Auto, Repco and Toyota all within 1.6km
- + Lilydale’s population forecast to grow 71% by 2041<sup>3</sup>
- + Net Income: \$218,650 pa

Melbourne VIC: Somerville  
1025 Frankston - Flinders Road

- + Prominent 2,086sqm corner site with 89m of exposure
- + Strategic position being the first service centre off the Peninsula Link homebound side
- + Surrounded by 2 Shopping Centres anchored by Coles & Woolworths
- + Mornington Peninsula, booming drive holiday market with domestic spend of \$742million<sup>4</sup>
- + Net Income: \$172,375 pa

Adelaide SA: Seaton  
169-171 Tapleys Hill Road

- + Prominent 1,980sqm site with 20,400+ vehicles passing daily
- + Ideal position on important Tapleys Hill Rd, linking Adelaide Airport and Port Adelaide
- + City of Charles Sturt: 4th largest LGA in SA, forecast 14% population growth by 2036<sup>5</sup>
- + Stamp duty free investment
- + Net Income: \$217,715 pa



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**Investment Portfolio Auction**  
**To be sold individually**  
 11am AEST  
 Tuesday 28 September

<sup>1</sup>GapMaps <sup>2</sup>VIC Government <sup>3</sup>Forecast.id <sup>4</sup>Business.vic.gov.au <sup>5</sup>SA GOV



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



## Important Essential Service Investments, Fixed 3% Rental Growth

Viva Energy (Shell), blue-chip \$3.18billion ASX200 company  
Rare triple net leases, tenant responsible for rates, insurance, land tax, structural maintenance and replacement (including fuel tanks)

- + Securely leased to 2026 & 2027 plus seven 10 year options
- + Annual, fixed compounding 3% rent increases
- + Strategic essential service investments

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

Rockhampton QLD  
82-86 Fitzroy Street

- + Important 2,026sqm convenience retail site with 18,000+ vehicles passing daily<sup>1</sup>
- + Rockhampton's retail hub anchored by Coles, Target, Officeworks, McDonald's, Hungry Jacks & CQ University with 16,000 on campus students<sup>2</sup>
- + Rockhampton City: Population forecast to grow 48% by 2036<sup>3</sup>
- + Estimated net rent: \$254,636 pa<sup>#</sup>

Rockhampton QLD  
140-146 Gladstone Road

- + Prominent 2,668sqm corner site, 50m frontage to Bruce Hwy
- + Bruce Hwy, a major arterial road servicing 19,000+ vehicles daily
- + Surrounded by important social infrastructure, including 13 schools servicing 6,287 students
- + Rockhampton Region: beef capital of Australia, population forecast to grow to 112,701 by 2036<sup>3</sup>
- + Estimated net rent: \$170,036 pa<sup>#</sup>

Mackay (North QLD)  
Cnr Interlink Crt & Farrellys Rd

- + Major 5,029sqm corner site
- + Important location within Mackay's industrial business precinct, anchored by high-profile tenants including Star Track, TNT, BOC & Coates Hire
- + Mackay: commercial hub of the Whitsundays, regional population forecast to grow 45% by 2036 to 118,000+<sup>4</sup>
- + Estimated net rent: \$86,945 pa<sup>#</sup>



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**Investment Portfolio Auction**  
To be sold individually  
11am AEST  
Wednesday 29 September

<sup>1</sup>Gapmaps <sup>2</sup>CQ University <sup>3</sup>Forecast id  
<sup>4</sup>Mackay Regional Council  
<sup>#</sup>All rents as at August 2021





## Top Tier Office Investment Architecturally Designed Fit-out



Barton (Canberra) ACT  
4/3 Sydney Avenue

New 5 year lease plus options to 2036

Top tier corporate with over 350 employees nationally

**Net Income: \$149,621 pa + GST**

- + One of Canberra's largest private development and investment groups
- + Delivered over 120,000 sqm of pre committed office buildings for the commonwealth of Australia
- + \$100M+ in unencumbered assets
- + Head Office: located within major Australian Government Agency Workforce precinct (approx 25,000 workers daily)
- + Total area: 335 sqm

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**Investment Portfolio Auction**  
11am AEST  
Thursday 30 September

## Essential Service Arcade Investment Fully Leased with Strong Tenancy Mix



Queanbeyan NSW  
21-25 Monaro Street

Dominant Medical & Australian Government tenanted arcade

Assured growth with attractive 3% annual rent increases

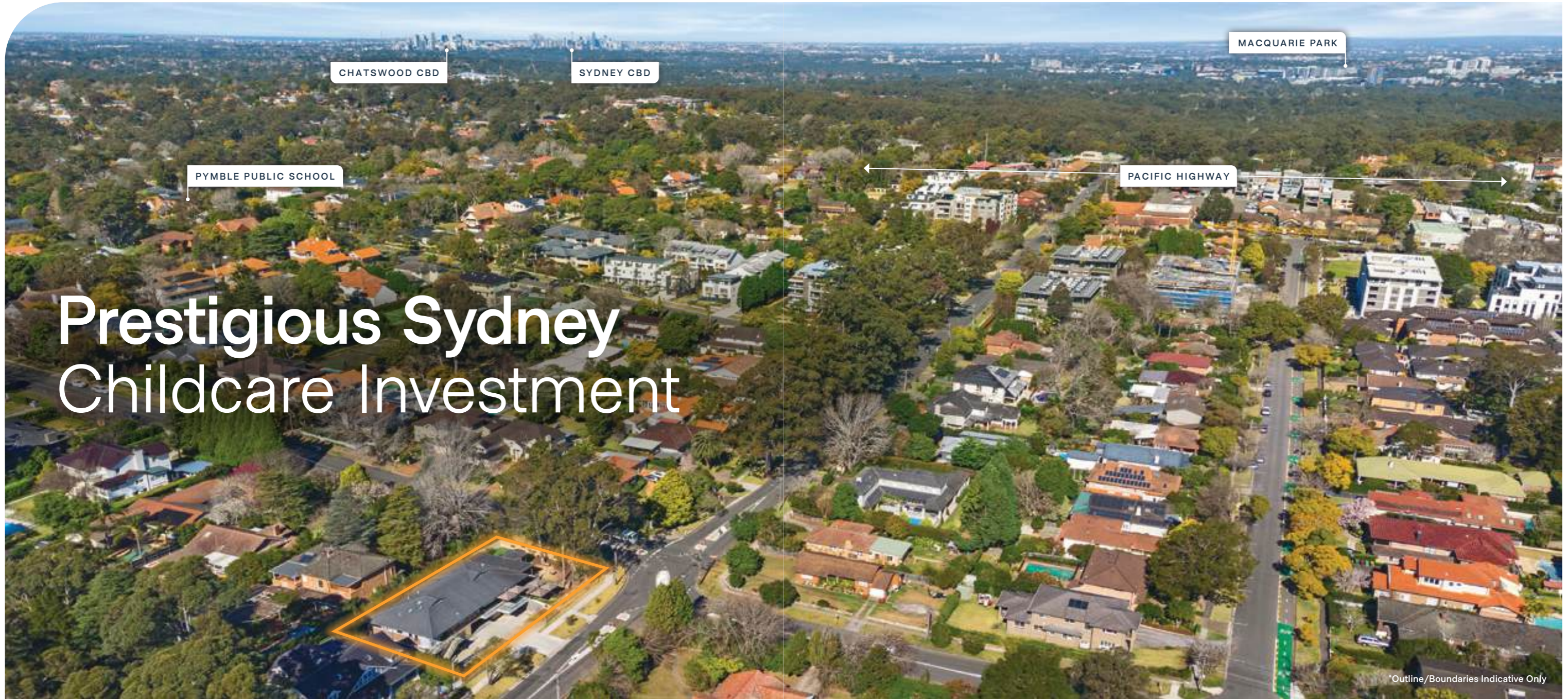
**Net Income: \$258,887 pa + GST**

- + Recently refurbished building on 1,416 sqm landholding
- + Prominent and wide main street exposure – established 1896
- + Central and convenient to Riverside Plaza: major shopping centre incl. Coles, Target & Kmart
- + Includes 8 car spaces on title
- + Benefit of 250 space public parking at rear
- + Development Potential up to 30m (STCA)

**Contact**  
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**Investment Portfolio Auction**  
11am AEST  
Thursday 30 September





# Prestigious Sydney Childcare Investment

\*Outline/Boundaries Indicative Only



## 15 Year Net Lease + Options 3% Compounding Increases

Turrumurra (Sydney) NSW  
49-51 Boomerang Street

3% pa rental increases – rising  
to \$376,400 pa + GST in 2033

Long 15 year net lease to 2034  
with options to 2054

**Net Income: \$264,000 pa + GST**

- + Purpose built centre rated 'Exceeding'
- + Impressive 2019 construction, depreciation benefits available
- + 17 primary schools within a 5-minute drive
- + Boutique multi-centre operator serving the professional local demographic
- + Strategic 1,078 sqm landholding
- + Well connected North Shore suburb 10 km to Chatswood, 20 km to CBD



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**Investment Portfolio Auction**  
11am AEST  
Thursday 30 September





## Impressive Childcare Investment 15 Year Triple Net Lease to 2030



Murwillumbah NSW  
5 Central Parade

- + Petit Early Learning: highly experienced and successful early education provider with 17 centres across the eastern seaboard
- + Min 2.5% pa rent increases with ratchet provisions
- + Purpose-built 715sqm centre, licensed for 110 LDC places
- + Large 3,269sqm site with triple street frontage

Two further 5 year options to 2040

Tenant pays 100% of outgoings including: all maintenance, rates, insurance and management fees

**Net Income: \$263,067 pa + GST**

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## “Stand Out” 7-Eleven Investment Busy Highway Corner Location



Marks Point (Newcastle) NSW  
772 Pacific Hwy (Cnr Marks Point Rd)

- + Extensive 356 sqm convenience retail store, attached canopy and 18 on-site car spaces
- + High profile 2,380 sqm corner site on 4 lane highway linking Newcastle to Sydney
- + Traffic light-controlled intersection with 19,800 vehicles passing daily
- + Net lease with tenant responsible for R & M, replacement of fuel tanks and equipment & site remediation
- + Significant depreciation benefits

12 year lease expiring Oct. 2031 plus options to 2051

Generous 3% pa fixed rental increases

**Net Income: \$258,149 pa + GST (as at 19 Nov. 2021)**

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## Dominant Position Next to Coles & Liquorland 10 Year Lease to 2027 | 7% Vendor Reserve



Kurri Kurri (Hunter Region) NSW  
279-281 Lang Street

Strategically positioned fuel & convenience retail investment

Irreplaceable corner drawing customers from Coles & Liquorland daily

**Net Income: \$254,864 pa + GST**

- + Secure 10 year lease to 2027 + options to 2047
- + Important centre within the rapidly growing Hunter Region
- + High profile 2,032 sqm landholding with 3 street frontages
- + Large convenience store & canopy + prominent LED pylon & ATM
- + Includes bonus surplus land for future development (STCA)



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## Trophy Childcare – Beachside Hub Secure 10 Year Lease, 3% Increases



Umina Beach (Central Coast) NSW  
4 Nowack Avenue

Min. 3% pa rent increases, (\$284,441 pa in 2029)

One of Australia's top 5 childcare providers – 150+ centres

**Net Income: \$224,540 pa + GST (Dec. 2021)**

- + 10 year net lease to 2030 plus options to 2045
- + Impressive purpose built 72 place centre rated 'Exceeding'
- + Long history of above 95% occupancy with waiting list
- + Thriving Central Coast – catchment population 354,000
- + Strategic 2,009 sqm freehold, near supermarkets & services
- + Popular sea change hub, easy commute to Gosford & Sydney



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## Specialist Medical Facility Next to Private Hospital Set-and-Forget Essential Service Investment

Albury NSW  
1156 Padman Dr (Riverina Hwy)

New and secure 5+5+5 year lease to established tenant with annual 3% fixed increases

Net lease, tenant pays outgoings including land tax

**Net Income: \$193,800 pa + GST**

+ Important facility occupied by strategic network of cardiac, orthopaedic, plastic and reconstructive surgeons

+ Freestanding 1,829sqm corner site integrated with Albury Wodonga Private Hospital

+ Albury/Wodonga: booming 100,435 population<sup>1</sup> with 18.5% median house price growth since 2019<sup>2</sup>

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

# Modern and Secure Medical Investment with Brand New Lease





**Ultra-Rare  
Landlord Friendly  
Ground Lease  
Global Fuel Giant**

\*Outline/Boundaries Indicative Only



## Irreplaceable 2,833 sqm Corner Epicentre of Vibrant Seaside Retail Hub



Salamander Bay (Port Stephens) NSW  
19 Bagnall Beach Road

Secure 10 year lease to 2028  
+ options to 2058

EG Fuelco: 500+ sites in Australia, nearly 6,000 across Europe and the United States

**Net Income: \$109,803 pa + GST**

- + Easily managed, zero landlord repair & maintenance obligations
- + Port Stephens population forecast to soar to 87,933 in 2040
- + Easy drive from Sydney, under 1 hour to Newcastle
- + Near Woolworths, Coles & Kmart anchored Shopping Centre
- + McDonald's, KFC and Harvey Norman all located in proximity

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## Affordable Essential Service Investment Vet Partners with 74 Locations



Broadmeadow (Newcastle) NSW  
126 Lambton Road

Renewed 5 year lease until  
October 2025 + options to 2035

Fixed 2% annual rent increases

**Net Income: \$73,440 pa + GST**

- + Lease to Vet Partners NSW with 74 locations statewide
- + Quality 215 sqm freehold building on prime 328 sqm with quality fit-out plus 3 car spaces
- + Excellent demographics with 63,000+ residents located within 3 km
- + Newcastle part of fast growing Hunter region with a population of 750,000



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## Booming ASX-Listed Tenant Nubco State Distribution Centre



Devonport TAS  
Lot 3, 39a Don Road

Securely leased to 2026 plus  
two 5 year options to 2036

Net lease, tenant responsible  
for council rates, land tax and  
landlord insurance

**Net Income: \$290,220 pa + GST**

- + Nubco: subsidiary of Coventry Group (ASX: CYG), market leading hardware, industrial supply, market cap of \$135m
- + Building 3,695sqm plus significant 12,120sqm site with hardstand and future expansion potential (STCA)
- + Guaranteed growth 3% increases
- + Devonport: largest north west coast city, major service centre and tourism link to Melbourne



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# High Profile KFC and Pizza Hut

## Fast Food 'Jewels in the Crown' Secure Net Leases, 3.5 & 4% Increases



Hervey Bay QLD  
161 Boat Harbour Drive

KFC: 23 year Net lease to 2031 plus options to 2041

Pizza Hut: 10 year Net lease to 2029 plus options to 2039

**Net Income: \$317,125 pa + GST**

- + Collins Foods Ltd: ASX listed giant, current \$1.31b market cap
- + Unrivalled perfect 'entry' position to Stockland SC: Coles, Kmart, Dan Murphy's, next to McDonald's
- + 3,392sqm freehold site on one of QLD's busiest regional thoroughfares
- + Hervey Bay: Trade catchment 107,000+ & 4.3m visitors annually

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## Strong Trading Childcare Investment 15 Year Net Lease to 2034 + Opts to 2049



Bentley Park (Cairns) QLD  
77-83 Timberlea Drive

Tenant pays all outgoings

Impressive 830sqm facility  
licensed for 140 LDC places

Significant depreciation benefits

**Net Income: \$378,560 pa + GST**

- + Sanctuary EL: premium early educational provider with five centres across Queensland
- + Attractive 4% pa rent increases + ratchet provisions at market review
- + Large 4,025sqm corner site, 1.2km from Isabella State School and 1.8km from the Coles-anchored Edmonton Shopping Centre
- + Evolving growth corridor located 9km south of the Cairns CBD



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## New 15 Year Triple Net Lease to 2036 Leased to Leading National Provider



Nerang (Gold Coast) QLD  
8-10 Short Street

Two further 10 year opts to 2056

Min 2.5% pa rent increases plus  
ratchet provisions at market review

Established 75 LDC place centre

**Net Income: \$243,750 pa + GST**

- + Genius: highly experienced early education provider with a network of 34 centres nationally
- + Tenant pays 100% of outgoings including: maintenance (capital & structural), land tax, rates, insurance and management fees
- + Strategic location opposite Nerang State School (P-12) and metres from ALDI, Coles & the Pacific Motorway interchange



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## Renewed 5 + 5 Year Lease National Tenant Tradelink

Toowoomba City QLD  
213 James Street

Renewed 5 year lease to 2025  
plus option to 2030

Fixed 3% annual rent reviews

Tenant pays 100% outgoings

**Income: \$238,100 pa (as at 1/11/21)**

- + Long established Tradelink in this location almost 20 years
- + Head office lease to Tradelink – over 200 outlets Australia wide
- + Building area 1,971sqm
- + Site area: 1,594sqm
- + Tenant paid \$20,000+ in capital upgrades in past 18 months
- + Toowoomba: population of 170,356 with GRP of \$11.56 billion



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## New 10 Year Net Lease to 2031 G8 Education: ASX Listed - 470+ Centres

Banyo (Brisbane) QLD  
17 Approach Road

Two further 10 year opts to 2051

Fixed 3% pa rent increases

Tenant pays all outgoings  
including land tax

**Net Income: \$190,000 pa + GST**

- + G8 Education (ASX:GEM): Australia's largest ASX-listed childcare provider, educating more than 58,000 children every day
- + Well-maintained centre with service approval for 75 LDC places
- + Strategic position opposite the Australian Catholic Uni and 250m from Earnshaw College (P-12)
- + Substantial 2,096sqm landholding only 12km from the CBD

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## Prominent IGA Supermarket 15 Year Lease Plus Options to 2039



Burpengary East QLD  
Lot 14 – 115 Buckleys Road

15 year lease to 2029 plus options 2039

Established in this location since 2009

**Net Income: \$175,306 pa + GST**

- + IGA: major supermarket retailer with 1,400 stores nationally
- + Modern 876sqm store anchoring the The Hub Shopping Centre
- + On-site parking for 276 vehicles
- + Major Brisbane growth corridor 35 minutes north of Brisbane CBD
- + Neighbouring Liquorland, medical centre, childcare, pharmacy and takeaway food stores

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## Brand New Leases to RAMS Home Loans & Cafe Prime Position in Thriving Retail Hub

Jimboomba QLD  
125 Brisbane Street

RAMS: 5 year lease to July 2026 plus option to 2031

Cafe: 7 year lease to July 2028 plus options to 2038

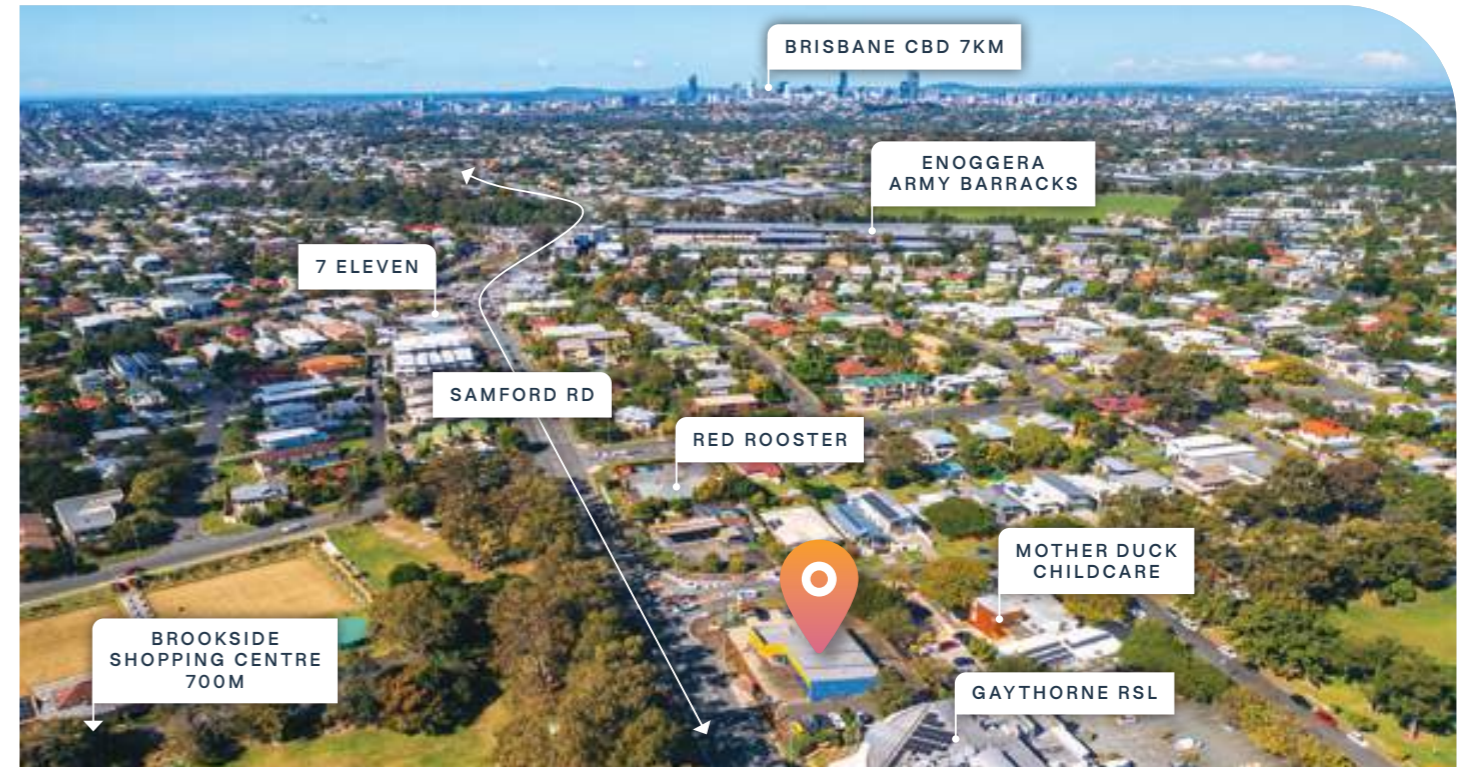
**Net Income: \$157,000 pa + GST**

- + Fixed rent increases ensuring rental growth
- + Tenants pay usual outgoings
- + Modern freestanding 275sqm building
- + Prime Highway position adjacent McDonald's & amongst Coles, Woolworths, Dan Murphy's etc
- + Logan City: Brisbane's rapidly expanding Southern growth corridor

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High Yield Anticipated



## Wholly Owned By Super Retail Group Long Term Tenant, Store Refurb 2021



Dalby QLD  
78 Cunningham Street

- + Supercheap Auto wholly owned subsidiary of Super Retail Group - \$3 million market cap
- + Tenant refurb early 2021 to latest corporate design and branding
- + 810sqm store with 50m exposure including rear Mitre 10 car park
- + Dalby: commercial centre of the Western Downs Region, trade catchment circa 34,000

Secure 10 year lease to 2024 plus 2 x 7 year options to 2038

Tenant pays all usual outgoings as per lease

**Net Income: \$156,030 pa + GST**

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## Trophy Tyre & Auto Investment New 7 + 7 Year Lease to 2035



Mitchelton (Brisbane) QLD  
524 Samford Road

- + High profile 1,915sqm site with over 39,000 vehicles passing daily
- + Jax Tyres & Auto: wholly owned entity of Hankook Tire (KRX) with a market cap of \$7 billion
- + Site in operation for over 25 years
- + Ideal location in close proximity to Gaythorne RSL and Enoggera Army Barracks (largest in Qld)
- + Long term upside via alternate development uses

Brand new 7 year lease to Jax Tyres & Auto with 7 year option

Tenant pays all outgoings

Fixed 2.75% annual rent reviews

**Net Income: \$140,000 pa + GST**

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CHANDLERS ANIMAL HOSPITAL TOOWOOMBA QLD



SOUTH TOOWOOMBA VETS QLD



## Long Standing Essential Service Investments Lease Extensions to 2026 + Options to 2036

Secure 5 year leases to June 2026 plus two 5 year options to 2036

Annual CPI rental increases assuring growth

Tenant pays all usual outgoings including 2% management fee

Greencross Vets: largest provider of vet services in Australia

Family operated tenants on-site for over 30 years, acquired by Greencross Vets in 2011

Easy customer access with excellent on-site parking

Sought after 'Essential Service' asset class

Toowoomba: Australia's second largest inland city located 125 kilometres from Brisbane with a trade catchment of circa 160,000 residents

Chandlers Animal Hospital  
Toowoomba QLD  
224 Alderley Street

- + Prominent 1,040sqm corner site on busy roundabout - opposite Goodstart Early Learning
- + Highly successful veterinary clinic for over 23 years with loyal clientele since 1998
- + Net Income: \$107,991 pa + GST

South Toowoomba Vets  
Kearneys Spring QLD  
366 Stenner Street

- + Strategically located 1,183sqm site adjoining thriving convenience precinct - KFC, Pizza Hut, Toowoomba Plaza (Coles, Woolworths, ALDI)
- + Prominent veterinary practice servicing devoted clientele for over 30 years since 1991
- + Net Income: \$56,831 pa + GST



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## Two Prime Beachfront Retail Shops National Tenants Subway & Foodworks



Hervey Bay (Torquay) QLD  
Shops 1 & 2 – 430 Esplanade

Foodworks: 10 years to 2029  
plus options to 2039


**Net Income: \$113,639 pa + GST**

Subway: 5 years to 2023  
plus options to 2033

**Net Income: \$51,033 pa + GST**

- + Both tenants established in this location for over 10 years
- + Fixed 3% annual rent increases
- + Rear access, 37 on-site car spaces
- + Busy retail tourism strip opposite beach
- + Hervey Bay: fastest growing seaside city in regional QLD, 3 hours from Brisbane. Trade catchment 107,000+ and 4.3 million visitors annually

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## Affordable Childcare Investment 15 Year Lease + Options to 2055



Caboolture South QLD  
55 Fortune Esplanade


Attractive 3% rent increases

Tenant pays all usual  
outgoings including land tax

**Net Income: \$96,000 pa + GST**

- + Operated by The Scholars Group, a leading boutique childcare provider with a network of 22 centres
- + Recently refurbished purpose-built facility, lic for 55 LDC places
- + Prominent 1,190sqm corner site, 650 metres from Morayfield's commercial service centre
- + Moreton Bay Region: one of the fastest growing urban areas in Australia

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## Strategic Seaside Retail Investment Opposite Beach – High-rise Development Upside


Bribie Island (Bongaree) QLD  
12 First Avenue


6 shops leased to famous local  
seafood café and takeaway

Position perfect 100 metres to  
beach & waterfront

**Net Income: \$65,705 pa + GST**

- + Substantial 1,862sqm site zoned to build 6 storeys (STCA)
- + Bonus: freestanding 2 storey commercial building and 2 residential flats above
- + Bribie Island: 45 min drive north of Brisbane connected by bridge
- + Situated in Brisbane's thriving northern growth corridor

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## Busy Retail Freehold Investment New 5 + 5 Year Lease

Hervey Bay (Torquay) QLD  
6 Bideford Street


5 + 5 year lease to Go Natural  
Foods

New 3 + 3 + 3 year lease to  
Operation Underground Coffee

**Net Income: \$64,428 pa + GST**

- + Prominent freehold site 50m from Hervey Bay beach-front
- + 2 retail shops fully leased
- + High profile 718sqm site
- + Combined net lettable area 541sqm
- + Rear access for parking & deliveries
- + Hervey Bay: fastest growing seaside city in regional QLD, 3 hours from Brisbane. Trade catchment 107,000+ & 4.3 million visitors annually

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ANGLE VALE SA



STRATHALBYN SA



## Two Affordable Childcare Investments 12 Year Net Leases to Premium Operator

**Annual 3% rent increases  
(from 2023)**

**Tenant pays all usual  
outgoings**

**Highly sought-after  
essential asset class**

- + Secure 12 year net leases to 2032
- + Two further 10 year options to 2052
- + Where We Grow: premium early education provider with a network of 10 centres
- + As new, architecturally designed centres providing significant depreciation benefits
- + Stamp Duty free investment opportunities

**Angle Vale SA**  
1 Saverio Blvd (cnr Heaslip Rd)

- + Purpose-built centre with service approval for 120 LDC places
- + Strategic 2,701sqm main road site situated 200m from the Drake's-anchored Angle Vale Shopping Centre
- + Angle Vale: part of Adelaide's north growth corridor located 31km from the CBD
- + Net Income: \$220,190 pa + GST

**Strathalbyn SA**  
6 North Parade

- + Purpose-built centre with service approval for 75 LDC places
- + Prominent 1,556sqm site, located within close proximity to two primary schools, 850 metres from the Strathalbyn town centre
- + Strathalbyn: rapidly evolving satellite city, situated 55km from the CBD
- + Net Income: \$156,221 pa + GST

**WHERE WE GROW**  
Early Learning

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To be sold individually





## Allied Health - Essential Service Investment Leased to Leading National Provider



Grovedale (Geelong) VIC  
284 Torquay Road

- + Tristar Medical Group: Leading privately owned healthcare provider, 32 locations nationally
- + Modern and adaptable 912sqm medical building plus cafe
- + High exposure 2,338sqm site, 37 on site car spaces plus significant 32m frontage to busy Torquay Road
- + Grovedale: Suburb of Geelong, booming growth corridor with 100,000 predicted over next 5 years

Secure leases, tenants pay outgoings as per the lease

Diverse income stream includes Cafe, GP Clinic, Physiotherapy Chiropractic & Speech Pathology

**Net Income: \$406,382 pa + GST**

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## Highly Sought-After Industrial Investment Leased to Market-Leading Beverage Company

Epping VIC  
1 Wurundjeri Drive

- + Securely leased to leading packaged liquor manufacturer
- + Six month bank guarantee and tenant pays outgoings including Land Tax and management fees
- + 5,008sqm site with dual frontage and over 1,000sqm of potential expansion land (STCA)
- + Situated in the tightly held Northpoint Enterprise park, minutes to Hume Fwy interchange

Extended 5 year net lease with options through to 2036

Annual CPI reviews through first term plus fixed 2.5% reviews through options

**Net Income: \$324,944 pa + GST**

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\*Vaughans Constructions





## Longstanding Tenants Include Australia Post and CBA



Drysdale (Bellarine Peninsula) VIC, 18-20 Hancock Street and 17 Clifton Springs Road

100% leased with 7 tenancies

Majority of tenants in occupation for 25+ years

**Income: \$224,577 pa (Dec 2021)**

- + Prime corner freehold on two titles
- + Complementary tenancy mix; Commonwealth Bank, Australia Post, Library (Geelong Council), Discount retail, hairdresser, fish & chips and Pilates
- + Strategically positioned opposite Woolworths Supermarket
- + Drysdale: growing Bellarine Peninsula suburb 20kms south from Geelong

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# Funeral Home Since 1996

## New 10+10+10 Year Lease with 3% Increases

### Market-Leading Essential Service Tenant Compounding, Annual 3% Increases

Cheltenham VIC  
305 Warrigal Road

Defensive, set-and-forget  
freehold investment

Net lease, tenant responsible  
for all usual outgoings

**Net Income: \$144,625 pa + GST**

+ Securely leased to Kingston  
Funerals, leading operator  
established on site 26 years

+ Freestanding 1,259sqm corner  
site with 19 on site car spaces

+ Thriving essential service sector

+ Booming suburb 18 km from  
CBD: House prices up 10.2%  
since Sep 2020<sup>1</sup> and population  
forecast to grow 26.4% by 2041<sup>2</sup>



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





## Essential Service Medical Investment Directly Opposite Sunshine Hospital



St Albans (Melbourne) VIC  
151-153 Furlong Road

- + Capital Radiology: subsidiary of ASX listed Capitol Health Ltd, 51 locations across VIC & WA
- + Important 10+ specialist rooms
- + Prime 1,062sqm site across two titles with 32 metre frontage and 13 on-title car parks
- + Future development potential up to 4 levels STCA
- + St Albans: 16kms from Melbourne CBD in western growth corridor

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Renewed 5 year lease to June 2026 - tenant on site 20+ years

Fixed 4% annual rent increases

Tenant pays usual outgoings

**Net Income: \$252,614 pa + GST**

## Entry Level Childcare Investment Renewed 10 Year Net Lease to 2025



Lilydale (Melbourne) VIC  
24 Lakeview Drive

- + Lakeview Childcare: established & successful business of 30+ yrs
- + Purpose built & well maintained facility, licensed for 38 LDC places
- + Rated "Exceeding" under the National Quality Framework (NQF)
- + Strong-trading business with high occupancy
- + Lilydale: popular Yarra Valley suburb located 34km from the CBD

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One further 10 year option to 2035

Tenant pays all usual outgoings

Annual CPI rent reviews

**Net Income: \$71,380 pa + GST**





## Entry Level Investment in Northern Growth Corridor Established Indian Restaurant with Take Away

Wollert (Epping North) VIC  
Shop 5/ 1A Zoe Drive

Leased to September 2024 plus option to 2029

Fixed 4% annual rent increases assuring growth

**Net Income: \$57,907 pa + GST**

- + Established & successful operator in occupation since 2017
- + 110sqm shop 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

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## One of Melbourne's Busiest and Most Recognisable Domino's

St Kilda VIC  
1/12 Fitzroy Street

Securely leased to Domino's to December 2024

Tenant pays all usual outgoings including land tax

**Income: \$56,227 pa (Dec 2021)**

- + Domino's Pizza Enterprises Ltd: ASX listed fast food giant with market cap of \$12.26 billion (August 2021)
- + Fixed 3% annual rent increases
- + Proven store, with Domino's in occupancy for 15+ years
- + High profile position on world famous Fitzroy Street in the heart of St Kilda



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\*Outline/Boundaries Indicative Only

## Long 10 Year Lease to 2031 + Options Strategically Situated within Growing Indian Community

Wollert (Epping North) VIC  
37 Baltrum Drive

10 year Lease to February 2031  
plus options to 2041

Fixed 3% annual rent increases

Tenant pays usual outgoings

**Net Income: \$53,040 pa + GST**

- + Large 156sqm premises with dual retail frontage and exposure
- + Everest Grocer: Indian grocer strategically situated in one of Melbourne's most densely populated Indian communities
- + Epping North: Situated in Melbourne's northern growth corridor with an estimated 52% population growth by 2041



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Beau Coulter 0413 839 898  
Justin Kramersh 0460 349 605



**Investment Portfolio Auction**  
11am AEST  
Tuesday 28 September

## Secure Entry Level Investment Positioned in Booming Northern Growth Corridor

Sunbury VIC  
Shop 4, 85 Belleview Drive

7 year lease to November 2027  
plus option to 2034

Fixed 3% annual rent increases

Tenant pays usual outgoings

**Income: \$52,143 pa (Dec 2021)**

- + Modern 125sqm pizzeria with quality tenant fit-out
- + Strategic position within the award-winning Jackson's Hill precinct neighbouring new childcare centre, Foodworks and within 300 metres of Sunbury Primary School
- + Situated in major northern growth corridor with population forecast to grow by 103% by 2041



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## Long Proven Bakery, Brand New 5 Year Lease Absolute Prime Retail Position

Benalla VIC  
Lot 2, 57 Smythe Street

Renewed 5 year lease plus  
5 year option through to 2031

Fixed 3% annual increases –  
assuring growth

**Net Income: \$42,024 pa + GST**

- + Long established bakery circa 1998, originally Bakers Delight
- + Lessee pays all usual outgoings
- + 91sqm premises with exposure to adjoining Woolworths & ALDI supermarkets plus parking
- + Central amongst McDonald's, KFC, Subway etc
- + Benalla: strong regional centre, trade catchment circa 14,000+

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11am AEST  
Tuesday 28 September

## Rare Entry Level Investment Prime Geelong Waterfront Novotel Precinct

Geelong VIC  
Shop 10/6-8 Eastern Beach Road

Secure 2 year lease with options  
through to 2029

78sqm purpose built French  
restaurant

**Net Income: \$29,990 pa + GST**

- + 'La Cachette', highly rated French restaurant
- + Investor preferred Net lease with tenant paying all usual outgoings as per the lease
- + Located on the vibrant Geelong Waterfront, adjacent to Novotel
- + City of Greater Geelong: population of 268,984 approx and forecast to grow to 393,216 by 2041

**Contact**  
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Tuesday 28 September





Opening Early September 2021

## High Yielding Fuel Investment 15 Year Lease to 2029 Plus Options



Newman (Pilbara) WA  
1328 Newman Drive

Secure 15 year lease to 2029  
plus options to 2039

Major 3,419sqm corner site

Min 3% annual rent increases

**Net Income: \$548,831 pa + GST**

- + AMPOL: ASX100 Company across 1,900 locations and a Market Cap of \$6.7 billion
- + AMPOL re-branding scheduled for Sept 2021
- + Tenant pays all usual outgoings as per lease including land tax
- + Strategic location within 350m of Woolworths and IGA
- + Newman: Home to the largest iron ore mine<sup>2</sup> in the world<sup>1</sup>

**Contact**  
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Jamie Perlinger 0413 860 315  
Rick Jacobson 0413 830 083

**Investment Portfolio Auction**  
11am AEST  
Thursday 30 September

<sup>1</sup> WA Government  
<sup>2</sup> Single Cut Mine

## Brand New Development – 15 Year Lease Viva Energy (Shell) ASX Listed Fuel Giant



Dalyellup (Bunbury) WA  
9 Norton Promenade

Brand new 15 year lease to 2036  
plus options to 2051

Fixed 3% annual rent increases

Tenant pays all usual outgoings

**Net Income: \$315,000 pa + GST**

- + Viva Energy (Shell): blue-chip \$3.13billion ASX 200 company with over 1,300 retail sites
- + Brand new construction offering significant depreciation benefits
- + Strategic convenience retail site next to Woolworths, BWS, McDonald's and Hungry Jack's
- + Dalyellup: southern suburb of Greater Bunbury, 180km south of Perth, trade catchment circa 80,000

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## Secure 16 Year Govt Lease, 3.5% Increases Prime Location Opposite Woolworths



Busselton WA  
65 Duchess Street

- + Fixed 3.5% annual increases
- + Super 1,017sqm CBD site with important on-site parking
- + 522sqm building constructed 2010, substantial depreciation benefits
- + Central, amongst major banks, Woolworths, Coles and BWS
- + Busselton: gateway to Margaret River region, trade catchment circa 39,000+

Secure 16 year Government lease plus 4 + 4 year options to 2034

Large freehold title amongst national tenants

**Net Income: \$266,311 pa + GST**

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Andrew McKerracher 0411 611 919

**Investment Portfolio Auction**  
11am AEST  
Thursday 30 September

## Brand New Childcare Investment Secure 15 Year Net Lease to 2036



Hammond Park (Perth) WA  
58 Botany Pde (cnr Macquarie Blvd)

- + Purpose-built 81 LDC place centre
- + Strategic 1,883sqm 'island' site opposite Botany Park and 250 metres from Hammond Park Primary School (830 students)
- + Sought-after "Essential Service" asset class
- + Excellent access to major transport links inc Aubin Grove Train Station (\$105m), the Kwinana Fwy, and only 23km from the Perth CBD

Two further 10 year options to 2056

Fixed 3% annual rent increases  
Significant depreciation benefits

**Net Income: \$225,500 pa + GST**

**Contact**  
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Adam Thomas 0418 998 971

**Investment Portfolio Auction**  
11am AEST  
Thursday 30 September





## Modern Bank & Business Centre Long Lease to 2029 Plus Options

Geraldton WA  
8 Chapman Road

Recently renewed lease to  
December 2029 plus options

Fixed 3% rent increases

Tenants pays all usual  
outgoings including land tax

**Net Income: \$143,286 pa + GST**

- + Leased to Westpac Banking Corp (ASX:WBC) market cap \$94.32B
- + Immaculate 312sqm premises in strategic retail/finance precinct including ANZ, CBA etc
- + Geraldton: port city and WA's export hub, booming residential population growth, forecast to grow 47% by 2036
- + Excellent tax saving depreciation benefits



**Contact**

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# Second year in a row

## Guy Randell named REIA Commercial Salesperson of the Year 2021



Australia's real estate professionals were celebrated at the 2021 Real Estate Institute of the ACT (REIA) Awards for Excellence on 10 June 2021 at Darwin's Mindil Beach Casino Resort. Among the industry's best was Burgess Rawson Canberra's Managing Director, Guy Randell, who was named Commercial Salesperson of the Year.

This is the second year in a row that Guy has won this national award, having been named Commercial Salesperson of the Year for 2020.

"A high calibre of industry professionals from across Australia entered the REIA National Awards, so winning at the national level for the second year in a row is a great honour and the highlight of my career to date," Guy says.

For Guy, the awards recognise the hard work Burgess Rawson has put in over the past five years in Canberra.

"It stands for what we've managed to achieve - from setting up the company, making a name for itself, earning respect in the industry and of course, it is thanks to our clients for entrusting me and also Burgess Rawson Canberra with their work," Guy says.



Most agents will claim to have broad experience, but few can match the diverse property background that Guy Randell brings to the Burgess Rawson Canberra team.

With more than 25 years working across both the public and private sectors, Guy is one of the Australian Capital Territory's foremost and most awarded property experts. and his extensive experience in commercial sales, leasing and project marketing make him the go-to for vendors and investors alike. However, it's his active involvement in precinct design, retail leasing and sales, development, master planning and ultimately investment sales to ensure they positively influence Canberra's shape that truly set him apart. Guy is engaged exclusively by developers and property owners to generate the best possible returns on their investments. His results are market-leading.

"My primary strategy and point of difference in achieving exceptional results for my clients has to be the consultancy services I provide in advance of sales. I take every call, attend every meeting and ensure that my clients have the utmost faith in my market knowledge, my passion for property and know that I will achieve the best possible outcome for them."

He has played a key role in delivering Burgess Rawson's large commercial projects in the Canberra region, notably the major inner-north development, DKS.

DKSN is a joint venture development by DOMA Group and Englobo, which will see the suburb of Dickson transform into a buzzing centre for work, food, and play. With a vibrant blend of retail, residential apartments, state-of-the-art office space and North Canberra's largest transport hub, DKS will be home to hundreds of residents, thousands of office workers and 15,000 daily commuters.

"For Burgess Rawson Canberra, DKS is the biggest project which we have worked on to date, and we feel like we have really made a difference in the industry. It has given us an opportunity to showcase the expertise we've got."

*Guy Randell*

Throughout all the challenges of 2020, Guy kept clients up-to-date and reassured them that it was business as usual (even though staff were all working three times harder!).

"Some agents gave up, however, we kept in contact with all clients and from in 2020, we did more transactions than we've done in any other year."

For now, Guy is getting right back into business. "We've got plenty of exciting projects in the works so watch this space."





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

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