

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

FEATURE ARTICLE

The Fyshwick Fresh Food Markets
Canberra's Most Iconic Investment Opportunity

HIGHLIGHT PROPERTY

Maroubra NSW
Coles Group Leaseback

Q&A

with Zomart He

ASIAN INVESTMENT SERVICES

Zomart He brings solid retail and industrial property experience, particularly dealing with local developers and international investors. Heading up our Asian Desk, Zomart's eye for marketing opportunities and international acumen is integral to our business.

Q. WeChat has changed the way we market property to international investors. What is the appeal?

A. "WeChat is very easy to use. We can promote assets to a wider audience as well as transfer documents, run virtual inspections and receive auction bids. An investor purchased while in quarantine in Beijing!"

Q. You have achieved great results throughout the pandemic, delivering for vendors and purchasers alike. What is the secret?

A. "Teamwork is key. We have the best work environment! Also, building long-term trust with buyers and vendors from day one. My clients know that they can call me at any time."

Q. What attracts our overseas clients to Australian commercial investments?

A. "Australia is known for its lifestyle and great education. Overseas clients are drawn to this and then the enthusiasm for property investment just follows.

Also, buyers have the utmost confidence in purchasing property in Australia, knowing that they will get what is written in the documents. Professionals who speak their language at every stage of the transaction are also available. This makes investing in Australia simple and rewarding."



Welcome

EDITOR Darren Beehag

 DARREN BEEHAG



Welcome to the November edition of Portfolio magazine.

We are delighted to bring you our 148th portfolio of premium commercial property.

Our 147th campaign has already set records for the industry, bringing Australia's largest portfolio auction ever assembled to market with 54 properties going under the hammer across three days.

Also included were two extensive EOI campaigns; a portfolio of 21 early education investments worth in excess of \$170m, the total sale for which is imminent.

The Chadstone Ford and Hungry Jack's site also made waves, garnering over 300 enquiries two weeks prior to its closing date.

Despite lockdowns across the Eastern seaboard, we held three incredibly successful auctions in Melbourne, Brisbane and Sydney.

And while current restrictions meant we were only able to host an in-room event in Brisbane, this did not stop more than 546 investors registering to bid.

Of those, only 15 attended our Brisbane room, but surprisingly all 49 properties that sold under the hammer were purchased either over the phone or online.

The results were nothing less than incredible:

+ 49 properties sold

+ 1,347 bids placed

+ \$189 million combined value

+ 13.15% over reserve for our vendors

Investors are clearly frustrated with dead money sitting in the bank. This led to a blended yield of 4.70% across the 49 properties sold, with sub-4% yields achieved for properties leased to Coates Hire, KFC, Domino's, Pizza Hut, Jax Tyres and Kingston Funerals.

Childcare was hotly contested over the three days, achieving record results including a sub-3% yield for a childcare asset in Umina Beach NSW.

Our vendors are clearly benefitting from the time and capital we've invested into our

online auction platform, as evidenced by the amount of online bidding in the Sydney auction on Thursday 30th September, where 42% of all bids were placed online.

As a clear demonstration of the ongoing high demand for commercial investments, we estimate a buyer pool of \$1.5 billion still unsatisfied in the market.

The power of the Burgess Rawson portfolio auction process has never been more evident, and we congratulate our national team for the coordination and seamless management of the events. It was certainly a proud week for us.

We look forward to another incredible portfolio this month and as always, our expert team across Australia is ready and excited to assist you in reaching your investment goals.

 **Burgess Rawson**

Portfolio Team

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DESIGN Bryan Karman & Ty Layton

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.

The Capital's Market



Exclusive selling agent, Burgess Rawson is delighted to announce that the iconic Fyshwick Food Markets is now for sale, with Expressions of Interest open. Here, we take you through what makes this once-in-a-generation offering so special.

Canberra's Original and Most Iconic Market For Sale

“This property is very close to my heart. Growing up in Canberra, I have fond memories of enjoying toffee apples at the market as a child. It is a magical space and I am really excited about its sale and ongoing development.”

Ingrid Filmer
Burgess Rawson CEO

Established in 1967, the Fyshwick Markets was the first farmers' market in Australia's capital. Fast forward more than half a century and the Markets are now a Canberran institution. Beloved by locals for their daily needs but also a key destination for tourists, Fyshwick has morphed from its rustic beginnings to become a huge 26,580 sqm landmark. In fact, it is the largest commercial precinct in Canberra's inner south.

Burgess Rawson Partner Billy Holderhead said that the markets present a once-in-a-lifetime opportunity.

“And I don't say that flippantly,” said Mr Holderhead. “This is a rare chance to secure a piece of Canberra's history while also providing an incredible opportunity to add value.”

Mr Holderhead said that the market will have wide appeal to investors.

“An investment of this magnitude will attract interest from a range of buyers, both across Australia and internationally. This is a trophy, essential service asset.”

The Markets comprise some 39 retailers ranging from bakeries; beer, wine and cider; delicatessens, seafood, meat and poultry; greengrocers and speciality stores.

A new wing - the Niche Markets - which was completed in late 2019,

diversified the offering even further to include a thriving retail hub providing gifts, homewares, clothing, flowers and more.

“The diverse stallholders really demonstrates how well the Markets have responded to a changing demographic, as well as the growing trend of farmers' markets,” said Mr Holderhead.

But the plans don't end there.

“With a further 1,500 sqm* of additional land available, the new owners will have vast opportunity to make their mark on the development,” said Mr Holderhead.

In addition to the future expansion plans, Managing Director Burgess Rawson ACT Guy Randell said that the Markets' strategic location in Canberra's inner south will have wide appeal.

“The markets are just minutes' drive to the airport; universities and private education facilities and only 5 kilometres from the Canberra CBD,” said Mr Randell.

“Woden Valley is also close by, approximately 10 minutes away. This region is known as Canberra's medical precinct with Canberra Hospital and a range of allied health and private hospital facilities.”

In closer proximity, the Markets are within 1 kilometre of Canberra Station; Harvey Norman; 7-Eleven; fast food outlets; CIT university and access to the Monaro Highway.

Mr Randell added that Canberra is poised for huge growth with the population forecast to grow by 33.16% to 574,412 by 2041.

“Canberra is booming. Population growth is strong and the median house price in the inner south is up 67% in the last 12 months,” he said.

To accommodate this growth, a huge \$14 billion investment has been committed to a range of major infrastructure upgrades across the state, ranging from the expansion of hospital facilities; improved light rail links and Monaro Hwy upgrade.

“The highway upgrade will directly benefit the Fyshwick Markets,” said Mr Randell. “Running through Fyshwick, this project will improve connectivity and accessibility to the Markets.

“By ticking all of these boxes, the ongoing and long-term success of the markets is assured.”

Mr Holderhead agreed, adding that, given Canberra's strong retail trade market, this is a rare and hugely attractive investment prospect.

“After all, few businesses can lay claim to the Canberra institution tag as much as Fyshwick Fresh Food Markets can.”

Fyshwick Market investment now for sale. See page 12.

A green approach

The continual development of the Markets has also seen the introduction of significant sustainability measures:



Rainwater is collected in a 175,000-litre tank, for stallholders to access, as well as use in all bathroom facilities.



500 solar panels have been installed across two stores at the Markets: Wiffens Premium Greengrocers and Deli Planet. The panels reduce the Markets' carbon footprint by approximately 180 tonnes per year.



Food waste management systems have been introduced to each stallholder, with local farmers and charities collecting food waste.





November Investment Portfolio Auctions

11AM AEDT
TUESDAY 9TH
SYDNEY

11AM AEDT
WEDNESDAY 10TH
BRISBANE

11AM AEDT
THURSDAY 11TH
MELBOURNE

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

Market/Supermarket/Shopping Centre/Discount Department Store

Tenant	Location	State	Income pa	Page
Fyshwick Market	Fyshwick (Canberra)	ACT	\$3,831,909	12
Woolworths Metro	Brisbane CBD	QLD	\$550,000	26
Retail Centre	Morningside (Brisbane)	QLD	\$260,454	62
Cheap as Chips	Hamilton	VIC	\$333,328	77
Kmart	Cobram	VIC	\$186,000	79

Liquor/Pub/Hospitality

Tenant	Location	State	Income pa	Page
ALH Tavern + Dan Murphy's	Burleigh Waters (Gold Coast)	QLD	\$1,717,120	14
ALH Tavern + BWS	Pacific Pines (Gold Coast)	QLD	\$1,271,675	16
Dan Murphy's	Dickson (Canberra)	ACT	\$643,650	20
First Choice Liquor Market (Coles)	Maroubra (Eastern Sydney)	NSW	\$360,000	30
Liquorland (Coles)	Woonona (Wollongong)	NSW	\$90,000	31
Dalby Fairway Motor Inn	Dalby	QLD	\$230,000	65

Childcare

Tenant	Location	State	Income pa	Page
Kid's Club	Bulleen (Melbourne)	VIC	\$590,500	22
Advance Childcare	Wantirna South (Melbourne)	VIC	\$562,380	24
Only About Children	Pascoe Vale South (Melbourne)	VIC	\$546,324	28
Imagine Childcare	Dubbo	NSW	\$429,023	40
Owl & The Pussycat Preschool	Warriewood (Sydney)	NSW	\$270,000	43
Petit Early Learning	Marian (Mackay)	QLD	\$268,869	60
Global Sky Education	Hallett Cove (Adelaide)	SA	\$67,530	75
G8 Education	Bendigo	VIC	\$352,829	76

New Properties For Sale

Fast Food

Tenant	Location	State	Income pa	Page
KFC	Berrinba (Brisbane)	QLD	\$169,960	34
Domino's	Surfers Paradise	QLD	\$61,979	68

Retail Fuel

Tenant	Location	State	Income pa	Page
EG Fuel	Clayton (Melbourne)	VIC	\$223,463	32
Shell	Wilton (Campbelltown)	NSW	\$441,583	39
Viva Energy/Coles Express	Kedron (Brisbane)	QLD	\$603,058	52
Metro Fuel	Greenbank (Brisbane)	QLD	\$428,388	53
Viva Energy/Coles Express	Bellbird Park (Ipswich)	QLD	\$426,230	54
EG Fuel Group	Kenmore (Brisbane)	QLD	\$113,393	66
United Petroleum	Melrose Park (Adelaide)	SA	\$334,744	70

Government/Office

Tenant	Location	State	Income pa	Page
Velocity Conveyancing	Phillip (Woden)	ACT	\$40,000	37
NSW Government	Albury	NSW	\$615,918	38
Centrelink & Medicare	Singleton	NSW	\$221,229	44
Office	Erina (Central Coast)	NSW	\$105,000	45
NSW Government	Bathurst	NSW	\$106,865	46
Office	Nundah (Brisbane)	QLD	\$349,165	57
Cube Development	Mooloolaba (Sunshine Coast)	QLD	\$303,750	59
Office	Munno Para (Adelaide)	SA	\$194,568	72

Banking

Tenant	Location	State	Income pa	Page
Bankwest	Brisbane City	QLD	\$961,484	50
Westpac	Morayfield (Brisbane)	QLD	\$171,072	64
NAB	Swan Hill	VIC	\$112,500	81
NAB	Leongatha	VIC	\$72,546	82

Industrial/Logistics/Trade Retail

Tenant	Location	State	Income pa	Page
BlueScope Group	Bohle (Townsville)	QLD	\$718,754	51
Lawrence & Hanson	Gladstone Central	QLD	\$263,950	61
IKEA State Distribution Centre	Netley (Adelaide)	SA	\$596,621	69
BOC	Whyalla	SA	\$189,357	76
Hardware Store	Lakes Entrance	VIC	\$302,995	78

Medical/Pharmacy

Tenant	Location	State	Income pa	Page
Embrace Orthodontics	Manuka (Griffith)	ACT	\$241,325	36
Zenitas Healthcare	Rydalmere (Parramatta)	NSW	\$413,000	41
Medical	Katoomba (Blue Moutains)	NSW	\$290,466	42
Medical	Dee Why (Sydney)	NSW	\$60,083	47
QML Pathology	Kingston (Brisbane)	QLD	\$329,162	58
Chempro Chemists	Palm Beach (Gold Coast)	QLD	\$73,073	67
Star Pharmacy Group	Adelaide	SA	\$120,000	74

Auto Dealership

Tenant	Location	State	Income pa	Page
AP Eagers/Toyota	Dalby	QLD	\$380,000	56

Retail

Tenant	Location	State	Income pa	Page
Hairdresser & Barber	Brisbane City	QLD	\$154,515	65
Adairs & Victorian Government	Warrnambool	VIC	\$176,000	80
Rock n Roll Roasts	Wodonga	VIC	\$54,000	83

Development Site

Tenant	Location	State	Income pa	Page
South Yards	Townsville	QLD	\$903,612	18
Childcare Development Site	Gladesville (Sydney)	NSW		48
Development Site	Thornleigh (Sydney)	NSW		49



The Fyshwick Markets Canberra's Most Iconic Daily Needs Investment

Canberra's Original Markets, Established 1967
Irreplaceable History and Opportunity to Add Value

Fyshwick ACT
36 Mildura Street

Trophy essential service asset
with long 5.2 year WALE

89% of rent underpinned Daily
Needs and Food & Bev tenants

**Net operating income:
\$3,831,909 pa* fully leased**

+ Huge 26,580sqm* site in the
largest commercial precinct in
Canberra's inner south

+ Strategic location with Canberra
Station, Monaro Hwy, Harvey
Norman, CIT Uni, KFC and
7-Eleven all within 1km

+ 15,000sqm* GFA with 542 car
spaces* and land for expansion

+ Median house price up 67% to
\$2,200,000 in the last 12 months¹



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Expressions of Interest

Closing 3pm AEDT
Friday 19 November 2021

¹All Homes *Approx



Varsity Lakes Tavern ALH and Dan Murphy's Freehold Investment

Favourable Triple Net Leases to ALH with Long 7.7 Year WALE



Burleigh Waters (Gold Coast) QLD
2 Santa Maria Court

Prime 17,000sqm* site with
128 metre* frontage to
Southport Burleigh Road

Minimum 3% rent increases

Net Income: \$1,717,120 pa* + GST

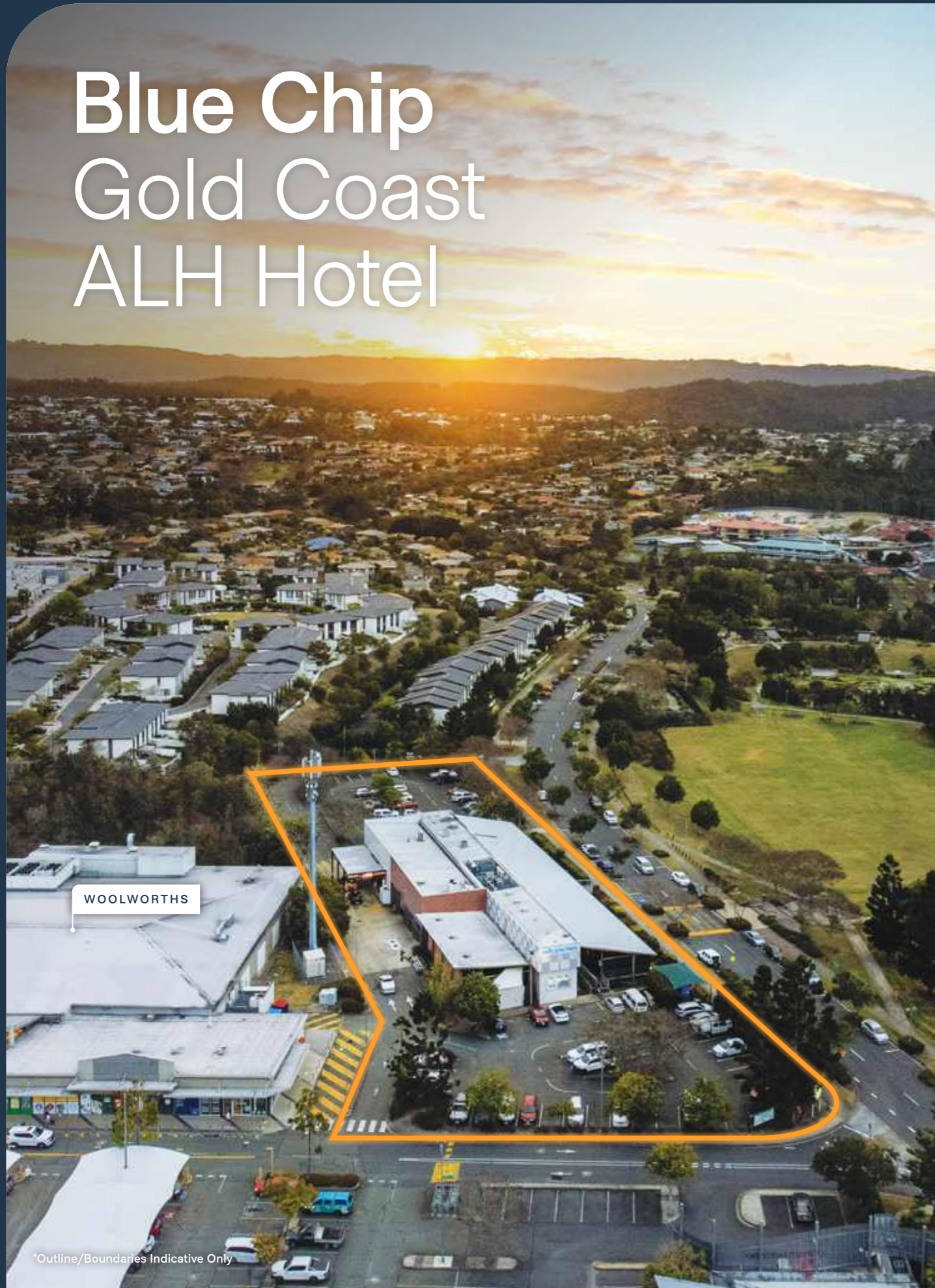
- + Strategic location, Bond Uni (4,000 students) and Harvey Norman within 250 metres*
- + Endeavour Group (ASX: EDV): Australia's #1 hotelier and liquor retailer with 339 ALH hotels and 1,643 Dan Murphy's/BWS stores
- + Endeavour's FY21 turnover increased by 9.3% to \$11.6 billion¹
- + Gold Coast population is forecast to grow by 45% by 2041²

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Expressions of Interest
 Closing 3pm Friday
 12 November 2021

* Approx
¹ Endeavour Group ² QLD Government

Blue Chip Gold Coast ALH Hotel



*Outline/Boundaries Indicative Only



Renewed 15 Year Lease to 2034 Landmark Pub in Booming Location



Pacific Pines (Gold Coast) QLD
8 Hotham Drive

Net lease with tenant paying
outgoings, as per lease

40 pokie entitlements owned
by Landlord

Net Income: \$1,271,675 pa + GST

- + 4 x 10 year options to 2074
- + ALH: 85.4% owned subsidiary of ASX listed Endeavour Drinks, Aust's largest pub & liquor group
- + Strategic 8,286sqm landholding with 2 bars, beer garden, gaming lounge plus 88 parking spaces
- + Busy on site BWS with drive thru
- + Adjacent to Woolworths anchored Pacific Pines Town Centre

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Investment Portfolio Auction
11am AEDT
Wednesday 10 November



Townsville's Most Significant Investment Opportunity

Invest Today. Develop Tomorrow.

Irreplaceable 172,111sqm* Landholding Bordering the Townsville CBD

Townsville QLD
South Yards

Renewed 6 year lease to October 2027 to strong performing tenant - Wulguru Group

Income: \$903,612 pa¹ increasing to more than \$1,000,000² in 2022

- + Located adjacent to the 25,000 seat, \$300M QLD Country Bank Stadium
- + Mixed-use zoning allowing for a broad range of development outcomes
- + Townsville: the staging point for the \$27B of infrastructure projects underway in North Queensland

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Expressions of Interest
Closing 4pm AEDT
Wednesday 17 November 2021

¹Current net income based on a forecasted CPI review of Lot 1 on 09/10/2021.
²2022 increased income based on CPI reviews of Lot 677 on 01/02/2022 and Lot 1 on 09/10/2022, and a 10% increase across both Lots on 01/11/2022. *Approx



Secure and Highly Strategic Dan Murphy's Investment

One of Only 6 Stores Servicing 431,380 Residents¹

New 10 Year Lease from 2020 on Favourable Set-and-Forget Terms



Dickson (Canberra) ACT
44 Dickson Place

Key pillar of Dan Murphy's ACT network, first opened 2020

Premier inner city address only
4km north of Canberra CBD

Net Income: \$643,650 pa + GST

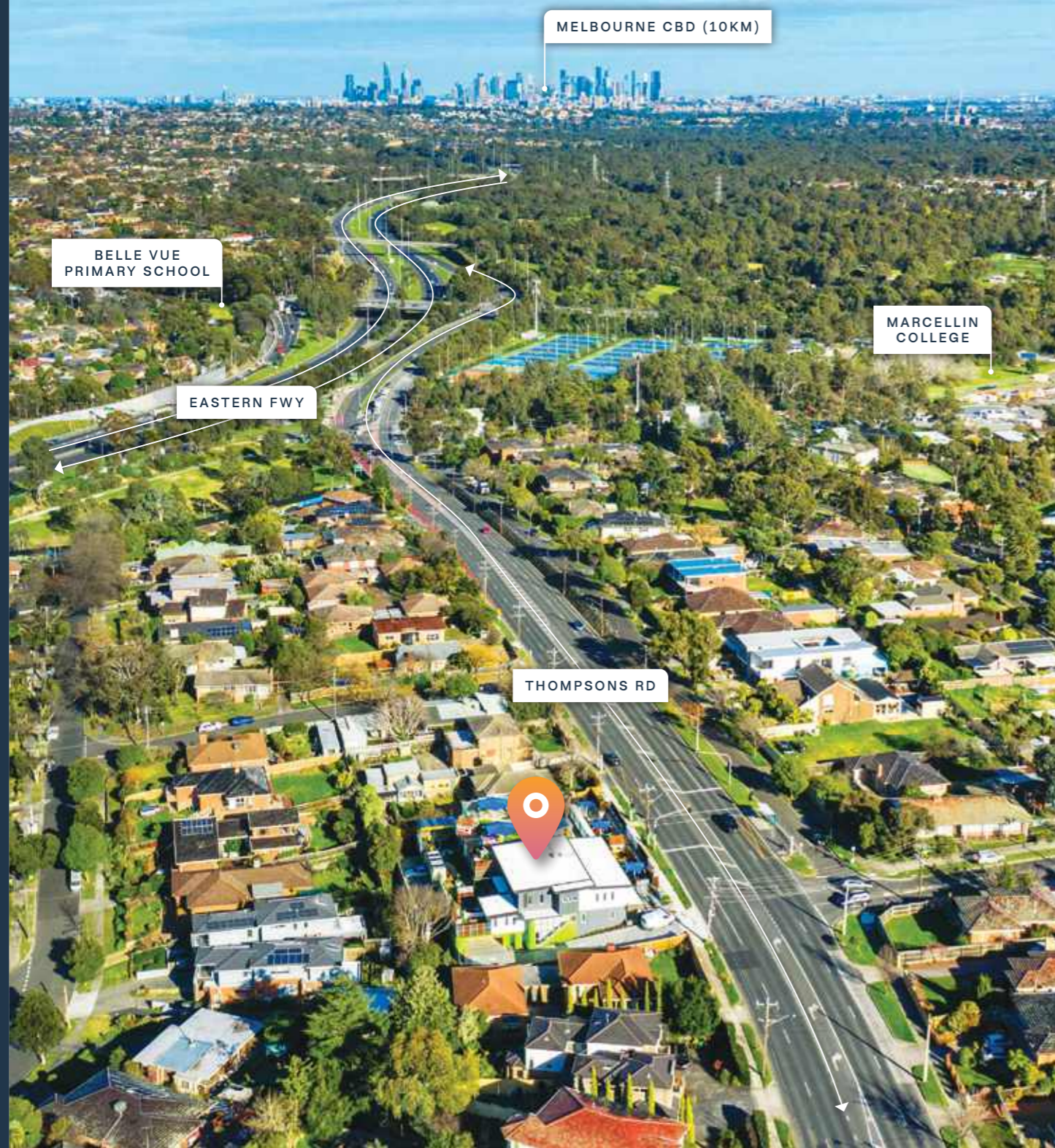
- + Absolute town centre site with excellent surrounding public parking
- + High quality 1,522sqm freestanding building
- + 110m* to Woolworths, reported as one of Australia's highest turnover supermarkets
- + Blue-chip essential service tenant, FY21 sales up 9.6% to \$10.2 billion

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Investment Portfolio Auction
11am AEDT
Tuesday 9 November

*Approx
¹ACT Government

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

Contact
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Investment Portfolio Auction
11am AEDT
Thursday 11 November



Scan to find out more



Stunning Childcare Investment Leased to Leading Boutique Provider

**New 15 Year Lease to 2036 + Options
3.5%pa Increases with Ratchet Provisions**



Wantirna South VIC
1342 High Street Road

Tenant pays all of outgoings including land tax

New construction with significant depreciation benefits

Net Income: \$562,380 pa + GST

- + Advance Childcare: experienced boutique operator with multiple Melbourne metro locations
- + Current occupancy of 100% with extensive wait-list
- + Premium multi-level facility, with approval for 140 LDC places
- + Large 2,461sqm main road corner site, only metres from Eastlink interchange, and 20km from the Melbourne CBD



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Investment Portfolio Auction
11am AEDT
Thursday 11 November



*Outline/Boundaries Indicative Only

Flagship Brisbane CBD Supermarket

7 Year Lease to Woolworths Limited

Prime Position Opposite Central Station – 16 Million Visitors Annually



Brisbane CBD QLD
Ground Floor - 255 Ann Street

7 year lease to Woolworths to 2026 plus options to 2041

As new tenant funded state of the art fit out in 2019

Significant depreciation benefits
Net Income: \$550,000 pa* + GST

- + Woolworths Metro: fast growing convenience retail supermarket chain
- + Woolworths Limited: Australia #1 food retailer, top 10 ASX company with a market cap \$49b
- + Nearby major infrastructure projects worth over \$27.5 billion underway or in planning
- + Brisbane: booming population forecasted to grow 24% by 2031

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Investment Portfolio Auction
11am AEDT
Wednesday 10 November

*Approx



The Ultimate Childcare Investment Leased to Australia's Premier Provider

15 Year Net Lease to 2034 + Options
3.5%pa Increases with Ratchet Provisions



Pascoe Vale South VIC
38A Coonans Road

Tenant pays all outgoings
including land tax

Impressive facility, with
approval for 136 LDC places

**Net Income: \$546,324 pa + GST
(March 2022)**

+ OAC: high quality & award
winning operator with
76 centres nationally

+ Strong-trading business at
100% occupancy when
acquired by OAC in 2019

+ Substantial 2,731sqm
landholding metres from the
Citylink and only 8km from
the Melbourne CBD

+ Significant depreciation benefits

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Investment Portfolio Auction
11am AEDT
Thursday 11 November

Coles Group (ASX: COL) Liquor Investments



WOONONA NSW



MAROUBRA NSW

Two Long-Established Sites Market-Leading, \$23 Billion Tenant

Brand new 5 year leases with 8 further terms of 5 years

Blue chip tenant, Coles Liquor, a network of 929 Liquorland, Vintage Cellars and First Choice Liquor Market stores across Australia

Wholly owned subsidiary of Coles Group (ASX: COL), one of Australia's top retailers with FY21 sales of \$39.6 billion¹

Annual, fixed compounding 2% rent increases

Strategic essential service investments, Coles Liquor's FY21 profit increased 19.6% in FY2021¹

Wollongong NSW: Liquorland
28 Park Road, Woonona

- + Strategic 607sqm* site in beach-gateway convenience precinct, Train Station, Supermarket, Aus Post, and public car park 67 spaces all within 100 metres*
- + 4 BRM first floor apartment and 6 car spaces on title
- + Growth location 59 km from Sydney, house prices up 22.5% since January 2021²
- + Estimated net rent: \$90,000 pa*

Eastern Beaches NSW: First Choice Liquor Market
52-58 Maroubra Road, Maroubra

- + Important freestanding 1,892sqm* site in popular beach suburb with trade catchment population of 256,612 within 5 km³
- + Westfield, Coles, ALDI, KFC and Aus Post all within 750 metres*
- + Net lease terms with Coles responsible for Rates, Public Liability Insurance and Land Tax
- + Recently upgraded store with 21 on-site car spaces
- + Booming Randwick City Council pocket, 650 metres to \$3 billion Meriton development⁴, with population forecast to grow by 16.4% by 2031³
- + Estimated net rent: \$360,000 pa*



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Investment Portfolio Auction
To be sold individually
 11am AEDT
 Tuesday 9 November

¹Coles Group ²realestate.com.au
³GapMaps ⁴SMH ^{*}Approx



Blue-Chip Essential Service Investment with Future Upside

2,437sqm* Site with High Underlying Land Value and Favourable 5-Level Development Precedent

Clayton VIC
190-198 Wellington Road

Mixed use business, health and education precinct

EG Group: Top-tier tenant with over 6,000 sites globally

Net Income: \$223,463 pa + GST

- + Securely leased to 2026 plus 4 x 5 year options
- + Surrounded by Monash Uni (48,889 students¹), \$800 million M-City project², \$564 million Heart Hospital³, IKEA and McDonald's, all within 1km
- + In the heart of Melbourne's largest jobs hub outside the CBD⁴
- + Clayton's population is forecast to grow by 36% by 2041⁵

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Investment Portfolio Auction
 11am AEDT
 Thursday 11 November

¹Monash University ²Schiavello
³Monash Health ⁴City of Monash ⁵.id



New 10 Year Lease to \$1.4B Collins Foods (ASX: CKF)

Australia's Largest KFC Operator.

New Brisbane KFC Investment Secure Lease with Options to 2051

Berrinba QLD
Unit 201, 486 Browns Plains Rd

Annual fixed 2.5% increases

Significant depreciation,
\$255,900 potential year 1
tax deductions⁵

Estimated Net Rent: \$169,960 pa

- + Large 2,190sqm* site with 2-lane drive through and 29 car spaces
- + Surrounded by Google, Charter Hall, GPT, Frasers, Toll, DHL and Metcash logistics facilities
- + 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

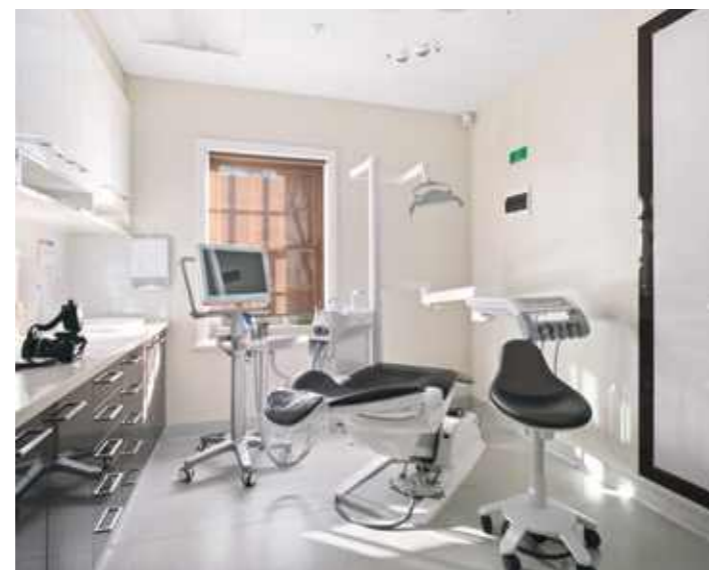


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Investment Portfolio Auction
 11am AEDT
 Wednesday 10 November

Proudly Developed by


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



Rare Medical Investment Best Corner in Prestige Suburb



Manuka ACT
36 Bougainville Street

- + Leading orthodontics specialist
- + Multiple site tenant
- + Best corner in one of Australia's most prestigious suburbs
- + Solar provisioned
- + Land area 905 sqm
- + Building area 370 sqm

7 year lease plus 2 x 5 year options

3% annual rent increases

Net Income: \$241,325 pa + GST

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Investment Portfolio Auction
11am AEDT
Tuesday 9 November

Stamp Duty Free Town Centre Investment



Woden (Phillip) ACT
G14/35 Furzer Street

- + Brand new absolute town centre location
- + 12,500 workers in the public sector within 100m radius
- + Practice established 1968 with 7 locations across the ACT
- + Located next to Westfield Woden
- + Touch 33% of all residential transactions state wide

New 10 year net lease plus options through to 2041

Fixed annual 4% rent increases

Net Income: \$40,000 pa + GST

Contact
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James Baker 0421 863 040

Investment Portfolio Auction
11am AEDT
Tuesday 9 November



Absolute Trophy Freehold Office Building Desirable CBD Position, 100% Occupancy



Albury NSW, 429 Swift Street
(cnr Macauley St & Spencer St)

- + Commanding 3,587sqm 4 storey building with 2 lifts and 111 car spaces including 78 secure basement spaces
- + Prime 3,622sqm site with huge 170m triple street frontage
- + Significant depreciation benefits with 39% of first years rent potentially tax free¹
- + Albury/Wodonga: twin cities with booming 100,435+ population

Contact
Beau Coulter 0413 839 898
Kieran Bourke 0417 418 007

Investment Portfolio Auction
11am AEDT
Tuesday 9 November

¹Napier & Blakeley

Secure leases to Government,
Corporate & Medical tenants

Diverse income streams

3.5 star NABERS rating

Net Income: \$615,918 pa + GST

Booming Sydney Development Hotspot! 15 Year Lease + Options to 2052



Wilton (Campbelltown) NSW
1109a Argyle Street

- + Very experienced operator with 40+ service stations
- + Strategic position on major thoroughfare capturing large volumes of light and heavy vehicles
- + Wilton Town Centre to become residential, retail, commercial & entertainment core of the Wilton Growth Area
- + Surrounding developments inc 15,000 new dwellings, major school, roads & transport upgrades

Contact
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Investment Portfolio Auction
11am AEDT
Tuesday 9 November

Tenant responsible for outgoings

Annual 2% & 3% rent increases

Net Income: \$441,583 pa + GST



Secure 20 + 10 Year Net Lease to 2046 Premium National Childcare Provider



Dubbo NSW
4R Wellington Rd (Mitchell Hwy)

- + Imagine: long established and highly successful provider with 21 centres nationally
- + Impressive 865sqm purpose-built centre, with service approval for 124 LDC places
- + Situated within educational precinct, 800m from two schools
- + High profile 4,114sqm highway landholding metres from McDonald's, Bunnings, KFC and Pet Barn

Min 3% pa rent increases with ratchet provision at market review

Tenant pays all outgoings including management fees

Net Income: \$429,023 pa + GST

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Investment Portfolio Auction
11am AEDT
Tuesday 9 November

NDIS Residential Complex Securely Leased to Leading Healthcare Provider



Rydalmere (Parramatta) NSW
391 Victoria Road

- + Modern purpose built 12 unit complex, NDIS approved specialist disability accommodation
- + Compounding fixed 3.25% annual rental increases
- + Tenant pays outgoings, including repairs & maintenance and management fees, as per lease
- + Brilliant location near Parramatta close to Supermarkets & retail, transport, University & Hospital
- + Significant depreciation benefits

Long 10 year net lease to 2030 + options to 2040

Zenitas Healthcare, a leading provider of aged care & disability services across Australia

Net Income: \$413,000 pa + GST

Contact
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Investment Portfolio Auction
11am AEDT
Tuesday 9 November



Medical Investment With 3% Rent Increases New 5 + 5 + 5 Year Lease to 2036



Katoomba NSW
61 Parke Street

- + Exceptional medical fit-out representing strong tenant commitment
- + Prominent medical precinct and CBD location adjacent to Coles, Woolworths, Kmart, Petbarn, Big W and large council car park
- + Katoomba: commercial hub of Blue Mountains City LGA with an estimated 77,494 population (2021)

Immaculate freehold specialist medical centre

Valuable 16 secure car spaces

Net Income: \$290,466 pa + GST

Contact
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Investment Portfolio Auction
11am AEDT
Tuesday 9 November

Brilliant Beachside Sydney Suburb Childcare



Warriewood NSW
1106-1109/4 Daydream Street

- + Owl & The Pussycat Preschool: established brand serving Northern Beaches since 1997
- + Sensational position between Avalon & Manly
- + Purpose built 90 place centre (\$3,000 per child) with 6 activity rooms + external play areas
- + Affluent local demographic, high proportion of children 0-4 years
- + 22 valuable car parking spaces

Secure lease to 2026 + options to 2041

Net lease, tenant pays all usual outgoings, as per the lease

Net Income: \$270,000 pa + GST

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Investment Portfolio Auction
11am AEDT
Tuesday 9 November



Commonwealth Government Investment Renewed Lease to 2024 + Options



Singleton NSW
6 William Street

Highly desirable 'secure income' opportunity in the heart of the Hunter Region

Large 1,526sqm site with 20 on-site car spaces

Net Income: \$221,229 pa + GST

- + Single level modern office building occupied by Centrelink and Medicare plus additional premises
- + Modern 814sqm building with extensive fitout and new rooftop solar installation
- + Annual CPI rent increases
- + Located in Govt, medical, office precinct - adjacent Singleton SC
- + Singleton: 23,496 population. Rich in mining, vineyards, agriculture and tourism

Contact
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Investment Portfolio Auction
11am AEDT
Tuesday 9 November

Affordable Centre Coast Investment New 4 Year Lease + Options to 2029

Erina (Central Coast) NSW
2.03/4 Ilya Avenue

Immaculate 227sqm office + 6 valuable car spaces

Fixed 3% rent increases assuring rental growth

Net Income: \$105,000 pa + GST

- + The Platinum Precinct: popular and tightly held three storey executive office block
- + Prime position in the heart of Erina's bustling commercial and retail precinct
- + Attractive net lease with tenant responsible for outgoings

Contact
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Investment Portfolio Auction
11am AEDT
Tuesday 9 November



Essential Service Investment Secure 5 + 5 Year Lease to NSW Govt.



Bathurst NSW
2/108 William Street

Secure 5 year lease + 5 year option to 2029

Attractive 2.5% annual rent increases

Net Income: \$106,865 pa + GST

- + Highly sought after NSW Government tenant
- + Long term tenant at this location
- + Quality 448sqm tenancy within "The Mews" a modern commercial building
- + Prime Bathurst CBD position
- + Bathurst: a major regional town with an established and growing population of 44,462

Contact
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Investment Portfolio Auction
11am AEDT
Tuesday 9 November

Physiotherapist Established 30+ Years Sydney's Prime Northern Beaches



Dee Why NSW
17 & 18 / 15 Pacific Parade

Recent lease to 2025 + option to 2039

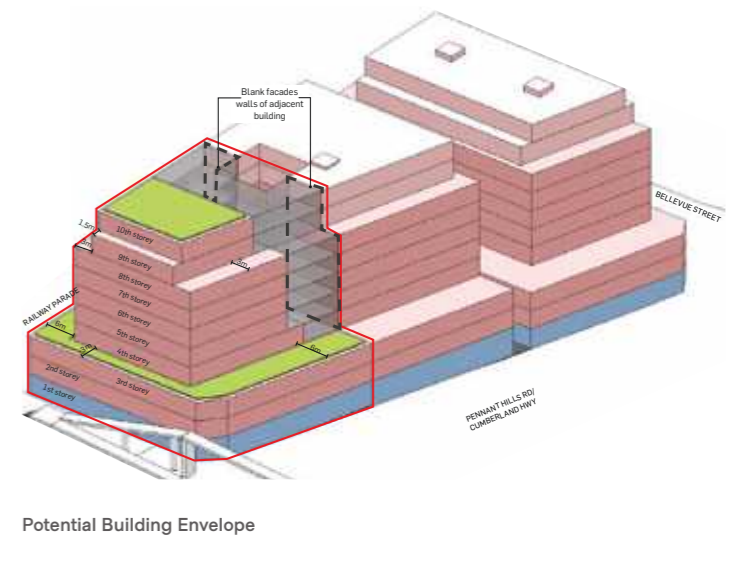
Attractive rental increases, greater of CPI or 3% pa

Net Income: \$60,083 pa + GST

- + Established business with 30+ year history serving Sydney's Northern Beaches
- + Predominantly medical building near Coles Shopping Centre
- + Brilliant medical fitout inc Pilates studio with flexibility of 2 titles
- + 3 valuable on-site car parking spaces + use of gym & pool
- + Rare entry level medical investment

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Investment Portfolio Auction
11am AEDT
Tuesday 9 November



Gladesville Childcare Site | DA Approved Tenants Waiting or Owner Occupy

Gladesville NSW, 2 Massey St
(corner Massey Lane)

101 place childcare approval
incorporating the impressive
existing improvements

**Potential net income in
excess of \$650,000 pa + GST
on completion**

- + Affluent area with high proportion of dual income professional working parents
- + Education rich precinct: 30 schools within 3 km including some of Sydney's most prestigious
- + Irreplaceable 1,650sqm corner site near Coles Shopping Centre & transport, 10 km from CBD
- + Rare owner occupier opportunity or lease out – quality tenants waiting

Contact
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Investment Portfolio Auction
11am AEDT
Tuesday 9 November

Fantastic Sydney Development Site Unbeatable Position, All Amenities at Door

Thornleigh NSW
270-272 Pennant Hills Road

100% occupied + all leases have
demolition clauses included

One of the last infill sites
available, may suit mixed use/
residential tower (STCA)

- + 1,041sqm corner, desirable B2 Local Centre Zoning, 32.5m height limit
- + Directly adjacent Train Station, bus at door and ALDI opposite
- + Woolworths, Bunnings, McDonald's & IBIS Hotel nearby
- + NorthConnex has reduced traffic volume on Pennant Hills Rd
- + Indicative built form capacity study available upon request

Contact
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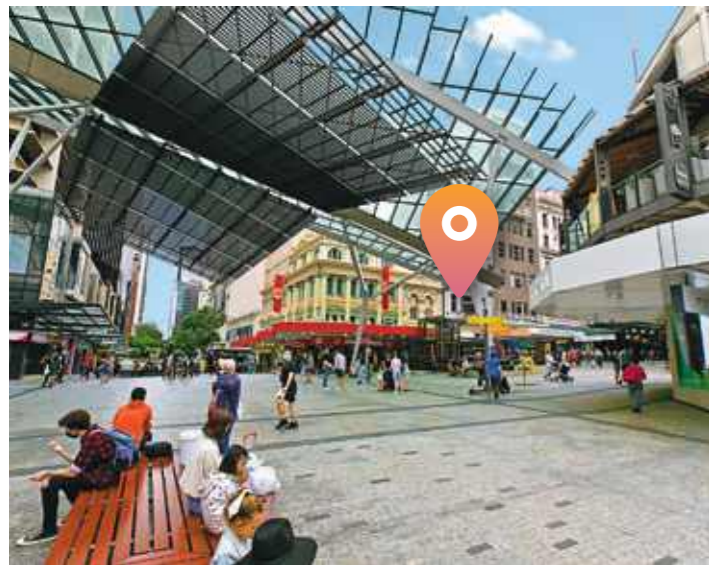
Investment Portfolio Auction
11am AEST
Tuesday 9 November



*Outline/Boundaries Indicative Only



*Outline/Boundaries Indicative Only



Rare Queen Street Mall Investment National ASX Listed Tenant



Brisbane QLD
121-123 Queen Street

- + Prime Queen Street Mall (Brisbane) location
- + First time offered to market in circa 100 years
- + Four level 561sqm building (including basement) with laneway access
- + Additional income upside from other tenancies

7 year lease to Bankwest, a wholly owned subsidiary of the Commonwealth Bank

4% annual rent reviews

Net Income: \$961,484 pa + GST

Contact
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Investment Portfolio Auction
11am AEDT
Wednesday 10 November

Secure, Long Standing Lease ASX Listed Tenant – Bluescope Group



Bohle (Townsville) QLD
12-15 Forge Court

- + Total land area of 1.546 ha with a total building area of 4,856sqm
- + 2 x 5-tonne gantry cranes and 1 x 5-tonne gantry crane
- + Situated 10km from Townsville CBD
- + Strong covenant – part of the ASX listed Bluescope Group (BSL) with a market cap. of 10.15 Billion

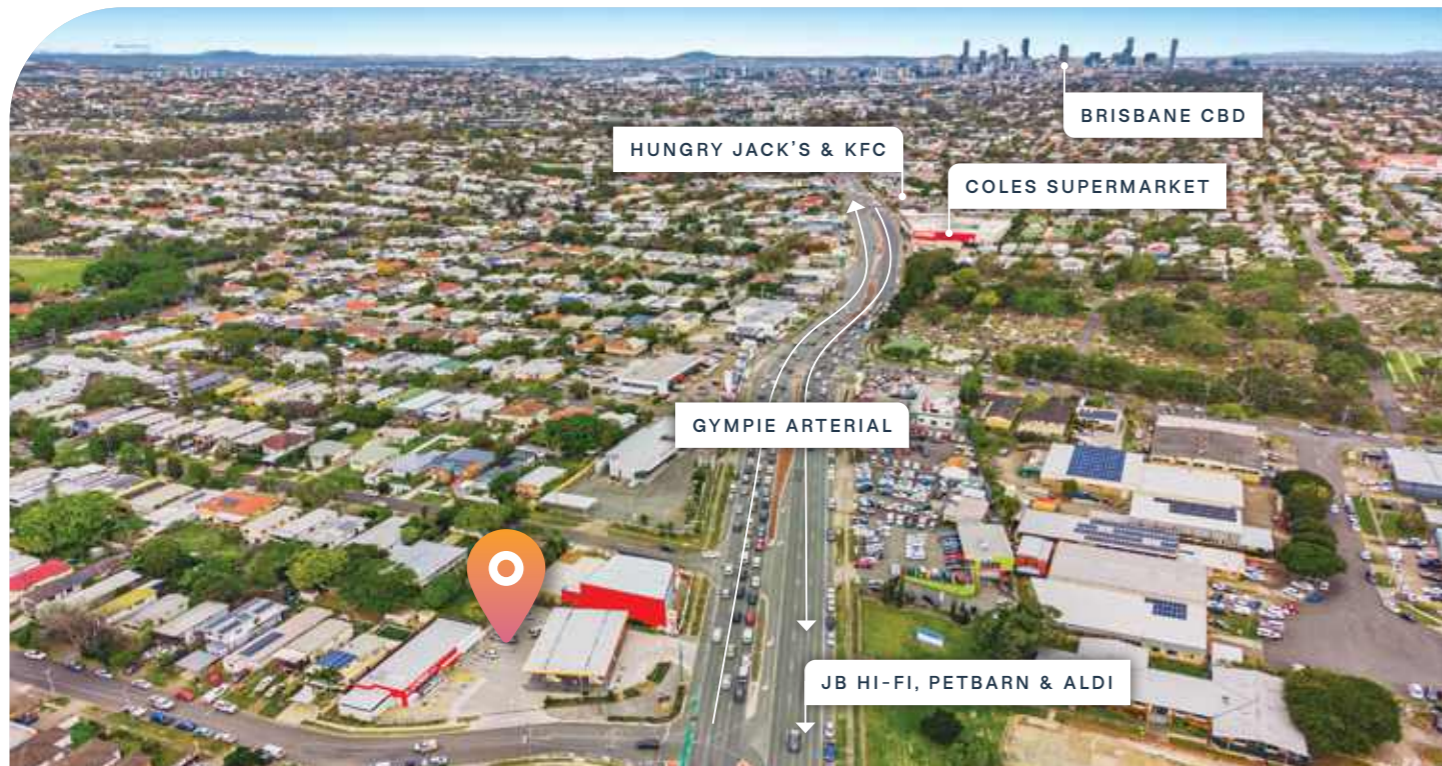
15 year lease to BlueScope to 2027 plus options to 2037

Tenant pays 100% of outgoings as per lease, excluding land tax

Net Income: \$718,754 pa + GST

Contact
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Peter Uebergang 0488 008 975

Investment Portfolio Auction
11am AEDT
Wednesday 10 November



15 Year Lease + Options to 2053 City Fringe Location On Busy Arterial



Kedron (Brisbane) QLD
505 Gympie Road

15 year net lease to 2033 + options to 2053

Minimum 2.5% annual rental increases

Net Income: \$603,058 pa + GST

- + National ASX listed tenant: Viva Energy Australia with market cap of \$3.6 billion and more than 1,250 nationwide outlets
- + Just 8km from Brisbane CBD with high traffic flow exposure
- + Tenant pays all outgoing, including land tax
- + Significant 2,167sqm corner site with 25 metres of main arterial road frontage

Contact
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Investment Portfolio Auction
11am AEDT
Wednesday 10 November

Brand New Fuel & Convenience Centre with Development Upside



Greenbank QLD
356 Middle Road

10 year anchor lease plus options to 2051

Fixed 3% annual rent increases

Development upside through spare land with tenant interest

Net Income: \$428,388 pa + GST

- + Anchored by one of Australia's largest independent service station operators – Metro Petroleum
- + Vacant land proving future development upside (STCA)
- + Strategically located 4,588sqm site on key thoroughfare
- + Greenbank: one of Brisbane's fastest growing suburbs with a year-on-year population growth rate of over 6.31%

Contact
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Campbell Bowers 0405 127 588

Investment Portfolio Auction
11am AEDT
Wednesday 10 November



15 Year Lease to Viva (Shell) Rent Paid Annually In Advance (Dec)



Bellbird Park (Brisbane) QLD
7 Jones Rd (corner Centre St)

Massive 3,888sqm site incl land
for future development (STCA)

Ideal essential services tenancy
mix - fuel & fast food

Income: \$426,230 pa (Feb 2022)

- + Modern Shell service station and drive-thru fast food built new 2015
- + 15 year lease to Viva (Shell) to 2030 plus options to 2040
- + 7 year lease to Pattysmiths to 2028 plus option to 2033
- + High profile corner, close to Town Square Redbank Plains SC, Woolworths, ALDI + Coles
- + Excellent depreciation benefits

Contact
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Investment Portfolio Auction
11am AEDT
Wednesday 10 November



New 10 Year Triple Net Lease ASX Listed Eagers Automotive (APE)



Dalby QLD
11 Commodity Court

- + Eagers Automotive Limited – Australia’s oldest listed automotive retailer, with a Market Cap. of \$3.81 Billion
- + 2.024 ha* of land zoned - Industry
- + Total net lettable area is 3,876sqm*
- + This property accommodates the Black Toyota pre-delivery station as well as the Boonarga Welding, fabrication and panel shop

New 10 year, triple net lease, with options through to 2041

Located 3km from Dalby CBD offering excellent heavy vehicle access to the Warrego hwy

Net Income: \$380,000 pa + GST

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Investment Portfolio Auction
11am AEDT
Wednesday 10 November

*Approx

Diversified Multi-Tenanted Investment 100% Leased with 8 Long Term Tenants



Nundah (Brisbane) QLD
1208 Sandgate Road

- + Iconic building in the heart of Nundah Village – a vibrant retail and dining hub 8km from the Brisbane CBD
- + Prime freestanding 1,639sqm corner site with triple street access
- + Complementary tenancy mix – restaurant, hairdresser, beauty therapist, café retailer and office space

Majority of leases are on a 5 year term

Minimum 2% fixed annual rental increases, assuring growth

Net Income: \$349,165 pa + GST

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Investment Portfolio Auction
11am AEDT
Wednesday 10 November



*Outline/Boundaries Indicative Only



Blue Chip State Government Lease High Profile 3,896sqm Site

Kingston QLD
5-9 Juers Street

Renewed 5 year lease plus
option to 2028

Fixed 2.5% annual rent increases
**Net Income: \$329,162 pa + GST
(Jan 2022)**

- + Modern high quality tilt panel constructed building
- + Purpose built for Department of Child Safety in 2007
- + Building area: 906sqm
- + Secure underground parking for 18 cars plus 29 spaces at the rear
- + Adjoins 7-Eleven and Zambrero drive-thru restaurant
- + Kingston: central suburb only 28kms south of the Brisbane CBD

Contact
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Investment Portfolio Auction
11am AEDT
Wednesday 10 November

Immaculate Beachfront Investment Booming Sunshine Coast Region

Mooloolaba (Sunshine Coast) QLD
109/101-105 Mooloolaba Esp

New 5 year lease to 2026
plus options until 2036

Fixed 3% annual rent increases
Tenant responsible for outgoings
Net Income: \$303,750 pa + GST

- + Stylish 243sqm retail showroom with high end tenant fitout
- + Cube Developments is a leading Sunshine Coast developer currently with 250+ million worth of projects
- + Prime retail position in major tourist hot spot with huge pedestrian foot fall
- + Booming Sunshine Coast region, 350,000+ population & growing

Contact
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Investment Portfolio Auction
11am AEDT
Wednesday 10 November





Impressive Childcare Investment Secure 15 Year Triple Net Lease to 2030



Marian (Mackay) QLD
18-20 Bissett Street

- + 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 at market review
- + Purpose-built 753sqm centre, licensed for 104 LDC places
- + Located within the Woolworths - anchored Marian Town Centre

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Investment Portfolio Auction
11am AEDT
Wednesday 10 November

Two further 5 year options to 2040
Tenant pays 100% of outgoings including: maintenance (capital & structural), land tax, rates, insurance and management fees
Net Income: \$268,869 pa + GST

New Lease to Subsidiary of Global Giant Sonepar Group, €23bn in Sales 2020



Gladstone Central QLD
63-65 Lord Street

- + Lawrence & Hanson: subsidiary of Sonepar Group, global electrical product distributor, 100+ brands across 40+ countries
- + 3,535sqm site with 36 car spaces
- + Tenant occupied since circa 1994
- + Modern versatile 1,800 building extended in 2013
- + Gladstone: forecast 20% population growth to circa 75,000 by 2041

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Investment Portfolio Auction
11am AEDT
Wednesday 10 November

Brand new 7 + 5 year lease through to 2033
Annual rent reviews
Tenant pays all usual outgoings
Net Income: \$263,950 pa + GST



*Outline/Boundaries Indicative Only



High-Profile Inner-City Retail Centre

Morningside (Brisbane) QLD
591 Wynnum Road

Prime convenience retail and medical – 6 tenancies including QML Pathology, 12 Round Fitness, Lick Ice Cream, Big Boss Pizza plus billboard

Net Income: \$260,454 pa + GST

- + Prominent 886sqm corner site located on major arterial road and at entrance to thriving retail strip
- + Newly refurbished investment with a diversified income
- + Favourable District Centre zoning
- + 8 on-site car parks
- + Morningside: strategically located 7km from Brisbane CBD and adjoining other blue-chip suburbs Bulimba and Hawthorne

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Investment Portfolio Auction
11am AEDT
Wednesday 10 November

4 Star Motel Investment Renewed 5 Year Lease Plus Options to 2046

Dalby QLD
34 Myall Street

Dalby Fairway Motor Inn – Stylish AAA rated 4 star motel in the heart of the city of Dalby

Net Income: \$230,000 pa + GST

- + Modern complex only 10 years old with 24 self contained rooms and substantial on-site parking
- + Large 2,307sqm site
- + Tenant pays all outgoings as per lease
- + Dalby: Commercial Hub of The Darling Downs region
- + Largest town in The Western Downs Council region with a GDP of \$5.5bn

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Investment Portfolio Auction
11am AEDT
Wednesday 10 November



Outstanding Metropolitan Fuel Investment 15 Year Lease Plus Options to 2050



Kenmore QLD
2005 Moggill Road

15 year lease + options to 2050

Rare ground lease - ultimate income security

Global fuel giant tenant

Net Income: \$113,393 pa + GST

- + Expansive 1,247sqm site with over 50m of frontage to Moggill Road
- + Rare ground lease: tenant responsible for all underground tanks + building
- + Kenmore: affluent metropolitan suburb only 11km west of the Brisbane CBD
- + Prominent position fronting a roundabout on a major arterial

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Investment Portfolio Auction
11am AEDT
Wednesday 10 November

Trophy Beachside Medical Investment New Secure 10+10 Year Lease to 2041



Palm Beach (Gold Coast) QLD
1/3 Twenty Third Avenue

Essential service underpinned tenant in brand new facility

Tenant pays all usual outgoings

Fixed 2.5% annual increases

Net Income: \$73,073 pa* + GST

- + 148sqm* ground floor tenancy under new 9 storey residential tower
- + Prime corner location with dual frontage to Gold Coast Hwy on signalised intersection
- + Chempro Chemists: national operator with in excess of 100 sites
- + 4 car parks on-title
- + Palm Beach: significant trade area growth through increased high density residential development

Contact
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Investment Portfolio Auction
11am AEDT
Wednesday 10 November

*Approx



No Stamp Duty

Domino's Head Office Lease Heart of Surfers Paradise



Surfers Paradise QLD
Lot 8 – 2893 Gold Coast Hwy

8 year lease plus options to 2034

Head office Domino's lease

Attractive CPI + 1% rent increases (last review 5.8%)

Net Income: \$61,979 pa + GST

- + High profile highway position store with massive passing trade
- + Domino's Pizza Enterprises Ltd (Domino's) is the largest pizza chain in Australia with 2,800 stores
- + Tenant pays all outgoings as per the lease
- + Surfers Paradise: Queensland tourism mecca

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Sue Conridge 0403 298 841

Investment Portfolio Auction
11am AEDT
Wednesday 10 November

IKEA State Distribution Facility Position Perfect Next to Adelaide Airport



Netley (Adelaide) SA
91 Transport Ave (cnr Beare Ave)

Renewed 4 year lease to Nov 2025 plus options to 2029

Fixed 2.5% annual rent increases

Net Income: \$596,621 pa*

- + IKEA Pty Ltd: owned by Swedish furniture giant Ingka Group
- + Substantial 12,486sqm corner landholding
- + Large 6,520sqm high clearance (10m+) office/warehouse facility plus canopy and hardstand
- + Strategic position with key logistics hub adjacent the Adelaide Airport east expansion

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RLA 293472

Investment Portfolio Auction
11am AEDT
Thursday 11 November

*Approx



15 Year Lease to 2035 + Opts to 2055 Homeward-Bound Major Arterial

Melrose Park (Adelaide) SA
993-997 South Road
(corner Regent Street)

As new, built 2020 offering significant depreciation benefits
8km Adelaide CBD with 46,900 vehicles passing daily
Net Income: \$334,744 pa + GST

- + United Petroleum: One of Australia's fastest growing national fuel & convenience retailers, 450+ sites
- + Prime corner opposite Castle Plaza Shopping Centre (Coles anchored incl 65 shops)
- + Large 2,046sqm site with 90m corner frontage
- + Near Bunnings, McDonald's, Hungry Jack's, KFC & Autobarn



Contact
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Jamie Perlinger 0413 860 315

Investment Portfolio Auction
11am AEDT
Thursday 11 November



Modern Retail Freehold Constructed 2017 One Title, 6 Tenants and 38 Car Spaces

Munno Para SA
246 Curtis Road & Ardor Street

Secure leases most with fixed
3-4% annual rent increases

Tenants pay all usual outgoings

Income: \$194,568 pa (May 2022)

- + Central amongst Hungry Jack's, KFC, McDonald's, close to new Woolworths SC
- + 2,000sqm freehold site with dual frontage
- + 1,071sqm building over two levels with significant depreciation
- + Munno Para: Adelaide's northern growth corridor, forecast 55% population increase by 2036

Contact
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Investment Portfolio Auction
11am AEDT
Thursday 11 November



Triple Net Lease to Global Gas Conglomerate – Linde Group

Whyalla SA, 138 Norrie Avenue
(corner Lincoln Highway)

Long 12 year lease to October
2027 plus options to 2037

BOC responsible for all
outgoings incl Land Tax plus
structural repair & maintenance

Net Income: \$189,357 pa¹ + GST

- + BOC Ltd: wholly owned subsidiary of Fortune 500 Linde Group
- + Immaculate building constructed 2015 incorporating office, showroom, warehouse, canopy and expansive hardstand
- + Commanding 3,838sqm corner site with 108m dual street frontage
- + Whyalla: Port City and important iron ore export hub with thriving fishing and tourism industries

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Investment Portfolio Auction
11am AEDT
Thursday 11 November

¹Assumed CPI increase as per most recent Adelaide all groups at 2.8%





Stamp Duty Free

Prized Pharmacy Investment New 5+5+5+5+5 Year Lease to 2046



Adelaide SA
192 Hutt Street

- + 247sqm freehold site with rear access and on-site parking
- + Located in the heart of the cosmopolitan Hutt St precinct
- + Recognised café/retail/medical precinct on fringe of CBD and nearby housing population
- + New \$200,000 fitout about to be completed
- + Fixed 3% annual rent increases

Longstanding pharmacy in 2 storey retail/office building

Leased to part of Star Pharmacy Group with 59 stores nationally

Net Income: \$120,000 pa + GST

Contact
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Investment Portfolio Auction
11am AEDT
Thursday 11 November

Entry Level Childcare Investment 15 Year Net Lease to 2032



Hallett Cove SA
31 Camille Street

- + Global Sky: experienced and successful provider with a network of 9 centres nationally
- + Well-maintained facility, with service approval for 30 LDC places
- + Only 650m from Hallett Cove Shopping Centre (inc Woolworths, ALDI, McDonald's and Big W)
- + Hallett Cove: established bayside suburb situated 23km south from the Adelaide CBD

Three further 5 year options to 2047

Desirable 3% pa rent increases

Prominent 661sqm corner site

Net Income: \$67,530 pa + GST

Contact
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Investment Portfolio Auction
11am AEDT
Thursday 11 November



15 Year Net Lease to G8 Education to 2031 4% pa Rent Increases with Ratchet Provisions



Jackass Flats (Bendigo) VIC
174 Jobs Gully Road

Three further 5 year options
to 2046

Strong trading business with
consistent occupancy of 95%

Net Income: \$352,829 pa + GST

- + G8 Education (ASX:GEM): Australia's Ltd largest listed childcare provider, educating more than 58,000 children daily
- + Tenant pays all outgoings inc land tax and management fees
- + As new, 844sqm purpose-built facility, licensed for 124 places
- + Bendigo: Victoria's largest inland City with resident population forecast to grow to over 155,000 by 2036

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Investment Portfolio Auction
11am AEDT
Thursday 11 November

High Profile Freehold Opposite New Coles Thriving Essential Service National Retailer



Hamilton VIC
94 Brown St (corner Gray St)

Secure 10 year lease plus
options through to 2036

Tenant pays all usual outgoing
as per lease with fixed
2.25% annual increase

Net Income: \$333,328 pa + GST

- + Cheap as Chips: proven discount retailer with 42 stores nationally
- + 180m of triple retail frontage
- + Refurbished 2,430sqm building
- + Huge 5,176sqm CBD site with seamless integration to Coles
- + 73 car spaces on-title plus 180 spaces adjoining
- + Hamilton: Important commercial service centre with trade catchment over 20,000

Contact
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Investment Portfolio Auction
11am AEDT
Thursday 11 November



New 10 Year Lease to 2031 Plus Options Longstanding Hardware Over 50 Years



Lakes Entrance VIC
5 Stock St & 8 Roadknight St

- + Established and successful full line hardware includes building supplies, timber and nursery
- + Two separate high quality 3 bedroom holiday rentals on title providing additional income and opportunity
- + Lakes Entrance: Year round tourist mecca with seasonal population surges

New 10 year anchor lease to Hardware to 2031 plus options
Huge 4,632sqm landholding with expansive frontage & dual entry
Income: \$302,995 pa¹ GST Excl

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Investment Portfolio Auction
11am AEDT
Thursday 11 November

¹Inc estimated holiday rentals

Strong Trading Kmart Investment Wholly Owned Subsidiary of Wesfarmers



Cobram VIC
21-27 High St (corner Punt Rd)

- + K-Mart: wholly owned subsidiary of ASX listed Wesfarmers with 231 stores across AUS & NZ
- + Prominent 1,380sqm building with 30m retail frontage
- + Significant 1,472sqm freehold title
- + Trophy position amongst IGA, Woolworths, major banks etc
- + Cobram: important service centre with 25,000+ trade catchment

Renewed 5 year lease to March 2024 plus options to 2039
Annual rent reviews
K-Mart pays all usual outgoings
Net Income: \$186,000 pa + GST

Contact
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Investment Portfolio Auction
11am AEDT
Thursday 11 November



New Secure 6 & 7 Year Agreements Total \$1M Refurb 2021, Prime Location



Warrnambool VIC
118-120 Lava Street

Vic Govt: New 7+5+5 year licence through to 2038

Adairs: New 6 + 6 year lease through to 2033

Net Income: \$176,000 pa + GST

- + Absolute position perfect between McDonald's and Coles
- + Adairs Ltd: ASX listed, 160 stores (Aus/NZ), market cap \$664M
- + Newly refurbished 800sqm* building including new roof
- + Large 1,150sqm freehold site, 20+ metre frontage, plus parking
- + Warrnambool: one of Victoria's largest coastal cities, trade catchment circa 100,000

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

Investment Portfolio Auction
11am AEDT
Thursday 11 November

*Approx

Brand New Lease to ASX Listed Giant Major Branch Servicing 40,000+



Swan Hill VIC, 141-145 Campbell Street (corner McCallum St)

Brand new 4 year lease to Oct 2025 plus options to 2031

Fixed 3% annual rent increases

NAB pay outgoings inc Land Tax
Net Income: \$112,500 pa + GST

- + NAB: ASX listed giant with \$90.94 billion market cap
- + Important regional branch servicing an expansive area across VIC & NSW - Nearest major NAB 1.5 hours
- + High profile 1,114sqm corner site with 61m dual frontage and 11 car spaces on title
- + Swan Hill: important commercial centre servicing 40,000+ trade catchment

Contact
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Brand New Lease to ASX Listed Giant Long Term Bank Chamber, Circa 70 Years



Leongatha VIC
23 McCartin St & Lardner Place

- + NAB: ASX listed giant, Market Cap circa \$90 billion
- + 461sqm epicentre retail site beside The Reject Shop – just opened
- + Large 430sqm building upgraded for nab agribusiness South Gippsland HQ 2013
- + Leongatha: capital of South Gippsland, rich dairy region, trade catchment circa 15,000, 75km SE of metro Melbourne

Contact
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Rick Jacobson 0413 830 083
Raoul Holderhead 0413 860 304

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Brand new 3 year plus options to 2030

Nab pay all usual outgoings including Land Tax

Income: \$72,546 pa (Feb 2022)

Secure Entry Level Investment Brand New 7 Year Lease to 2028



Wodonga VIC
88 High Street

- + Prime position along the newly reconstructed section of High Street, a major Wodonga arterial road
- + Modern 240sqm CBD site within 250m of Coles, Kmart and Woolworths
- + Wodonga: Victoria's fastest growing regional city with population forecast to grow 29% by 2036¹

Contact
Justin Kramersh 0460 349 605
Rick Jacobson 0413 830 083

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Plus two further 5 year options to 2038

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Income: \$54,000 pa + GST

¹forecast id



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

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