

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

FEATURE PROPERTY

Only About Children Brunswick West VIC
Australia's Premier Childcare Providers

CASE STUDY

Car Dealerships
Top of the Property Agenda



The Ultimate Investment Property Arena

Burgess Rawson delivers unparalleled market expertise in commercial real estate, backed by the power of our huge national presence.

For the past 20 years, our iconic portfolio auctions have set industry benchmarks, offering the nation's best commercial investments for sale in one place.

Sydney	Melbourne	Brisbane
Sydney Opera House	Crown Casino Melbourne	Hilton Hotel
14 December 2021 22 February 2022	15 December 2021 23 February 2022	16 December 24 February 2022

Bidding is available by phone, online or in person at our auction rooms.

For further details, visit burgessrawson.com.au



Australia's Property People
burgessrawson.com.au

Welcome

EDITOR Adam Thomas



Welcome to the December edition of Portfolio magazine and our final campaign for 2021.

We are delighted to launch yet another incredible portfolio of properties. The momentum continues!

As the year draws to an end, it has been a humbling experience to sit with the team and review our huge period of growth over the past 12 months.

The power of our portfolio auctions. Our year kicked off with a portfolio of 35 properties across two auction events in Melbourne and Sydney. Fast forward to November, and we offered 80 properties across three auction events with our new home ground in Brisbane well and truly up and running. This was the largest line-up of commercial assets ever assembled in Australia.

The diversity of each line-up – from asset class to price point – has strengthened with each campaign throughout the year. For instance, our November portfolio comprised price ranges from entry level \$550,000 right through to \$60 million. It is no cliché to say that we have something for everyone.

A stronger, full service agency. In June, we consolidated our eastern seaboard business, bolstering our \$1 billion sales platform, unifying our three teams, and offering an even stronger end-to-end service for our clients.

Our team has grown. We have welcomed in excess of 20 new team members to the Burgess Rawson family, creating new roles to support our burgeoning business as well as launching our sales cadet program, offering invaluable experience and mentoring for our new up and coming sales executives.

Results for our clients. Year to date, we have sold 442 properties for a combined value of \$1,574,435,415. Results have been incredible, records have been broken and we have been delighted to achieve fantastic outcomes for our clients.

To realise this level of success during a global pandemic - in and out of lockdowns, working from home while juggling young families - is outstanding. It has been a proud moment for the organisation to pause and reflect.

Thank you to our clients for trusting us with your valuable assets; to investors for embracing a new way of purchasing commercial property (in most cases sight unseen); and to the wider Burgess Rawson team for your focus and commitment.

We extend our best wishes to you and your families for a wonderful festive season and look forward to a healthy, safe and successful year in 2022.



Portfolio Team

EDITOR Adam Thomas
ASSOCIATE EDITOR Bianca Fernando
PRODUCTION MANAGER Chelsea Goodall
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 Building Blocks of Our Economy

The importance of childcare has never been more pronounced than during the pandemic. The Australian Government provided some of the earliest financial packages to keep childcare centres' doors open. The message was clear - for the economy to rebound, it is essential to provide quality childcare so parents can get back to work. Here, we take a look at how the sector and the investment market has survived and thrived during 2021.



High Confidence in Early Education



Continued lockdowns and disruptions caused by the pandemic have highlighted Australia’s reliance on essential childcare services to maintain workforce productivity.

State and Federal Governments have sent a clear message that childcare equates to a higher participation in the workforce, implementing a range of measures, including subsidy increases and the removal of funding annual caps. This relief package has enabled early childhood operators to remain open throughout the pandemic, providing working families with continued access to care and further reinforcing the sector’s status as an essential service.

National Head of Agency Adam Thomas said that the federal budget included an extra \$1.7 billion five-year spend for childcare, in addition to \$1.6 billion for universal preschool access.

“This brings the total investment in early education to \$10.3 billion,” said Mr Thomas. “The tangible results are profound. It is estimated these changes alone will provide capacity for around 40,000 Australians to work an extra day per week, boosting the level of GDP by up to \$1.5 billion per annum.”

In addition, the Government recently announced changes to the Child Care Subsidy (CCS), will come into effect early, removing the cap for all families who receive the CCS from December 2021, and offering

a higher subsidy to families with multiple children in care from March 2022.

On the back of strong, ongoing Government support, investor confidence in childcare assets has continued to build over the year, demonstrated by yields as low as 2.99%.

“To say that this year has produced outstanding results for childcare investments is quite the understatement,” said Michael Vanstone, Burgess Rawson’s Associate Director – Childcare.

“We’ve seen outstanding results, and significant yield compression across the board. And due to community lockdowns, the majority of these sales have been purchased sight unseen.”

There are no signs of the appetite for childcare investments abating.

“We expect this momentum will keep pace throughout the ongoing vaccine rollout, and as the economy recovers and Australians find their new work/life rhythm,” said Mr Thomas.

Jason Roberts, CEO and founder of The Sector – Australia’s leading childcare focussed digital publishing company – said childcare occupancy rates across the country

have bounced back strongly after a difficult 2020.

“Recently released government data shows that the total number of children attending long day care (LDC) services topped 800,000 in the three months ending March 2021 for the first time ever,” said Mr Roberts. “In fact, not only are enrolments up, but we are also seeing jumps in hourly attendance as well.

This performance is very promising and sends a strong signal that the underlying structural demand for childcare services is robust and will likely continue to strengthen as the economy recovers and additional Government support kicks in.”

Mr Thomas agrees saying that the childcare industry has a strong outlook with a large pipeline of childcare centres and a strengthening of quality services.

“Of course, the ‘COVID baby boom’ will necessitate the need for an expansion of services for younger children in the coming 12 months,” he added.

Meet our expert childcare team



Adam Thomas
National Head of Agency
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Natalie Couper
Healthcare & Childcare Specialist
0413 856 983



Michael Vanstone
Associate Director Childcare
0403 580 528



Andrew Havig
Joint Head of Agency Partner
0478 010 990

Market Leaders

Burgess Rawson is the market leader in the sale of childcare assets across Australia, selling 421 centres for a combined value of \$1,537,862,873 nationally. Calendar year to date, Burgess Rawson has transacted a total of 68 freeholds, representing a combined value of \$418,163,748.

2021 Sales Highlights



AFFINITY EDUCATION Umina Beach NSW

Sale Price	Yield	Sale Date
\$7,500,000	2.99%	Sep 2021



HANDPRINTS ELC Turramurra NSW

Sale Price	Yield	Sale Date
\$8,000,000	3.30%	Sep 2021



RISE AND SHINE Sylvania NSW

Sale Price	Yield	Sale Date
\$9,400,000	3.70%	Aug 2021



NIDO EARLY SCHOOL Ormond VIC

Sale Price	Yield	Sale Date
\$9,365,000	4.26%	Aug 2021



ONLY ABOUT CHILDREN Pascoe Vale South VIC

Sale Price	Yield	Sale Date
\$12,520,000	4.36%	Nov 2021



ADVANCE CHILDCARE Wantirna South VIC

Sale Price	Yield	Sale Date
\$12,770,000	4.40%	Nov 2021



EVOLVE EDUCATION Glen Huntly VIC

Sale Price	Yield	Sale Date
\$6,905,000	4.40%	Jun 2021



JOURNEY EL Banyo QLD

Sale Price	Yield	Sale Date
\$4,660,000	4.69%	Nov 2021



EXPLORERS EL Williams Landing VIC

Sale Price	Yield	Sale Date
\$10,980,000	4.75%	May 2021



PETIT EL Murwillumbah NSW

Sale Price	Yield	Sale Date
\$5,350,000	4.92%	Sep 2021



BUTTERCUPS CHILDCARE Hammond Park WA

Sale Price	Yield	Sale Date
\$4,525,000	4.98%	Sep 2021



AFFINITY EDUCATION Pitt Town NSW

Sale Price	Yield	Sale Date
\$8,725,000	5.05%	Sep 2021



WONDERSCHOOL Phillip ACT

Sale Price	Yield	Sale Date
\$9,895,000	5.21%	Aug 2021



SANCTUARY EL Bentley Park QLD

Sale Price	Yield	Sale Date
\$6,950,000	5.45%	Sep 2021



Case Study **Chadstone Ford, Hyundai & Hungry Jack's**

‘Once in a generation’
Chadstone Ford site
drives record sale.

The \$32.6 million land sale of the Chadstone Ford and Hyundai dealership in south-east Melbourne has set a new benchmark for Australia’s car dealership sector, achieving a yield of 3.32%.

Car Dealerships Top of the Property Agenda



Burgess Rawson Partner Billy Holderhead said investor appetite in the car dealership sector was stronger than ever, drawing considerable interest from the top end of the market.

“This is mostly due to large scale landholdings with high profile exposure, secure income and favourable planning controls ensuring significant future development,” Mr Holderhead said.

The sales team handled 260 enquiries and converted 14 bids for the 6,953 sqm site – the largest commercial 1 zoned holding in the precinct – located just 13 kilometres from Melbourne’s CBD.

“The top three bids for the site were all submitted on clean, unconditional contracts. This in itself demonstrates 1. the strength of

the market, 2. how unique the opportunity was and 3. the serious commitment and urgency from the buyers.”

Mr Holderhead said final contracts with the successful purchaser were exchanged just six days after Expressions of Interest closed and that the 3.32% yield set a new national benchmark for passive freehold investment sales in the auto dealership sector.

The yield also usurped the Victorian record in the freestanding drive thru fast food market, which is currently held by Burgess Rawson’s \$6.42 million sale of Hungry Jack’s Campbellfield, reflecting a yield of 3.37%.

The site was sold by Preston Motors, who were advised on the deal by Mark Wizel, Managing Director of Advise Transact.

Ringwood Ford EOI Closing Soon

Momentum in the auto dealership sector is expected to continue with another blue-chip Ford dealership currently on the market. The Etheridge Ford freehold investment in Melbourne’s eastern suburb of Ringwood is available for sale by Expressions of Interest closing on the 25th of November.

Mr Holderhead said that the substantial 14,084sqm property presents an ideal ‘Golden Mile’ landbank opportunity.

“Strategically, the dealership sits in the heart of the premier automotive precinct in Melbourne’s east with high profile exposure to Maroondah Highway,” said Mr Holderhead.

“Etheridge Ford is the only Ford dealer in the Maroondah Highway-Whitehorse Road growth corridor,” said Mr Holderhead.

The property includes a favourable Commercial 2 zoning, with low 25% site coverage and outstanding future development potential.

“The dealership has a renewed 7-year lease with no further options, so the opportunity for future expansion or redevelopment is very tangible,” said Mr Holderhead.

“There are several development precedents located within the Ringwood auto precinct, providing positive implications for future development in the area. As the land size is considerable and the zoning is flexible, it really opens the door to a wide range of future development options.”



Fast Facts

Address

**1406-1424 Dandenong Rd
Oakleigh VIC**

Method of Sale

Expressions of Interest

Number of Enquiries

260

Number of Bidders

14

Buyer Profile

Mainland Chinese Investor

Sale Price

\$32,600,000

Yield

3.32%

Interested in learning more about this sale? Contact Billy Holderhead on 0422 817 696 for further details.



December Investment Portfolio Auctions

11AM AEDT
TUESDAY 14TH
SYDNEY

11AM AEDT
WEDNESDAY 15TH
MELBOURNE

11AM AEST
THURSDAY 16TH
BRISBANE

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

Childcare

Tenant	Location	State	Income pa	Page
G8 Education	Artarmon (Sydney)	NSW	\$1,139,714	18
Only About Children	Brunswick West (Melbourne)	VIC	\$538,290	26
Advance Childcare	Hadfield (Melbourne)	VIC	\$506,142	28
Mind Champs	Frenchs Forest (Sydney)	NSW	\$406,681	39
Childcare Centre	Kellyville Ridge (Sydney)	NSW	\$270,000	41
G8 Education	North Turrumurra (Sydney)	NSW	\$227,757	49
Bridge St Kids	Hurstville (Sydney)	NSW	\$158,000	51
Toral Lodge Childcare	Buderim (Sunshine Coast)	QLD	\$240,000	63
Child's Play ELC	Torquay (Surf Coast)	VIC	\$517,762	70
Aspire Early Education	Tarneit (Melbourne)	VIC	\$375,150	73
G8 Education	Mill Park (Melbourne)	VIC	\$353,000	74
Huntfield Heights EL	Huntfield Heights (Adelaide)	SA	\$195,000	88

Retail Fuel

Tenant	Location	State	Income pa	Page
United Petroleum & Hungry Jack's	Preston (Melbourne)	VIC	\$635,194	22
United Petroleum	Croydon (Melbourne)	VIC	\$225,000	33
United Petroleum	Pennington (Adelaide)	SA	\$225,000	33
United Petroleum	Tweed Heads South	NSW	\$210,000	33
United Petroleum	Traralgon (Gippsland)	VIC	\$200,000	33
United Petroleum	Beresfield (Newcastle)	NSW	\$170,000	33
South West Fuel Centre	Cootamundra	NSW	\$443,082	42
Viva Energy Australia	Blaxland (Blue Mountains)	NSW	\$387,061	44
Viva Energy Australia	Muswellbrook (Hunter Region)	NSW	\$213,494	50
7-Eleven	Kallangur (Brisbane)	QLD	\$338,484	58
7-Eleven	Salisbury (Brisbane)	QLD	\$406,470	60
7-Eleven	Nambour (Sunshine Coast)	QLD	\$255,052	62
Viva Energy/Liberty Fuel	Dandenong (Melbourne)	VIC	\$392,848	71
7-Eleven	Hampton (Melbourne)	VIC	\$170,436	80

Accommodation

Tenant	Location	State	Income pa	Page
Accommodation	Lithgow	NSW	n/a	56

New Properties For Sale

Fast Food

Tenant	Location	State	Income pa	Page
Hungry Jack's	Muswellbrook	NSW	\$155,596	52
Guzman Y Gomez	Hervey Bay (Pialba)	QLD	\$193,296	64
Taco Bell	Townsville	QLD	\$173,973	65
Domino's	Rockhampton North	QLD	\$55,658	68

Shopping Centre/Retail Complex

Tenant	Location	State	Income pa	Page
Karingal Shopping Centre	Frankston (Melbourne)	VIC	\$630,563	24
Retail Centre	Wodonga	VIC	\$385,700	72
Retail Office Complex	Shepparton	VIC	\$258,164	76

Government/Office

Tenant	Location	State	Income pa	Page
DOMA Display Suite	Woden (Canberra)	ACT	\$111,740	37
Government Office	Bruce (Canberra)	ACT	\$560,596	38
NSW Police Station	Griffith	NSW	\$598,972	40
Centrelink, Medicare & NSW Govt	Glenn Innes	NSW	\$268,612	46
QUBE Retail	Broadbeach (Gold Coast)	QLD	\$303,815	61
Kindred Real Estate & 4 Paws Groomers	Sandgate (Brisbane)	QLD	\$130,285	67
Government/Office	Kadina	SA	\$106,082	89

Cinema/Entertainment/Media

Tenant	Location	State	Income pa	Page
Stadium 4 Cinema	Leongatha (Gippsland)	VIC	\$148,625	81
Mixed Use	Mount Gambier	SA	\$79,725	90
TAB	Glenorchy (Hobart)	TAS	\$36,500	92

Banking

Tenant	Location	State	Income pa	Page
NAB	Miles	QLD	\$48,000	69
NAB	Wangaratta	VIC	\$191,707	79

Large Format Retail

Tenant	Location	State	Income pa	Page
Officeworks	Kotara (Newcastle)	NSW	\$664,710	20
Pet Domain + Inter Sport	Armidale	NSW	\$211,945	30
Lavita Furniture	Dandenong South (Melbourne)	VIC	\$249,443	75
Jax Tyres & Auto	Warrnambool	VIC	\$81,934	82
Total Tools	Mount Barker (Totness)	SA	\$237,523	87

Retail

Tenant	Location	State	Income pa	Page
Best & Less	Gunnedah	NSW	\$137,000	53
Pizza 888	Malvern (Melbourne)	VIC	\$71,722	83
Creole Corner Take Away	Hampton Park (Melbourne)	VIC	\$41,200	84
Laundromat	Hampton Park (Melbourne)	VIC	\$42,500	84
Bakery & Cafe	Hampton Park (Melbourne)	VIC	\$40,000	84
Cafe & Bar	Hampton Park (Melbourne)	VIC	\$36,494	84

Medical/Pharmacy/Veterinary Services

Tenant	Location	State	Income pa	Page
Pharmacy, Vet, Medical, Childcare	Mereweather (Newcastle)	NSW	\$549,000	32
Kip Happy Stays	Sawyers Gully (Hunter Region)	NSW	\$240,000	48
Medical Centre	West Albury	NSW	\$120,000	54
Far North Day Hospital	Cairns	QLD	\$480,910	57
Kip Happy Stays	Kurwongbah (Brisbane)	QLD	\$138,000	66
Wellbeing Chiropractic	Tarneit (Melbourne)	VIC	\$67,200	86

Industrial/Logistics

Tenant	Location	State	Income pa	Page
Chill Freeze Logistics & Storage	Mittagong (Braemar)	NSW	\$260,000	47
Kincumber Canvas	West Gosford (Central Coast)	NSW	\$90,500	55
Challenger Valves & Actuators	Shepparton	VIC	\$206,270	78
Weir Minerals	West Kalgoorlie	WA	\$544,487	93
Superior Food Services	Kings Meadows (Launceston)	TAS	\$154,484	91



Trophy G8 Childcare Centre 15 Year Lease to 2033

Sydney North Shore Location

State-of-the-Art Purpose Built Facility 100% Investment Grade Asset



Artarmon NSW
60 Dickson Avenue

ASX listed G8 Education operator,
470+ childcare centres nationwide

Annual 3% rent increases and
market review

Tenant pays usual outgoings
Income: \$1,139,714 pa + GST

- + Superb 3,109sqm, multi level building including 29 under-croft parking spaces
- + Strategically located 1,056sqm site in the centre of Artarmons commercial district, 800m* to Royal North Shore Hospital
- + Near new, 3 year old building
- + Artarmon: leading health care, distribution and bulky goods hub on the Lower North Shore

Contact
 Michael Gilbert 0430 024 790
 Michael Vanstone 0403 580 528
 Rhys Parker 0451 101 042
 Adam Thomas 0418 998 971

Investment Portfolio Auction
 11am AEDT
 Tuesday 14 December
 Sydney Opera House



Large and Highly Strategic Site Adjacent to Westfield and Bunnings

Kotara (Newcastle) NSW
35 Northcott Drive

Net leases with tenants paying outgoings

High profile 5,171sqm freehold site

Net Income: \$664,710 pa + GST

+ Officeworks: owned by Wesfarmers (market cap \$67.37B) with 167 stores nationwide

+ Officeworks: 85.5% of NLA, 5 year renewed lease plus options to 2036

+ Fins Swim School: 14.5% of NLA, 7 year renewed lease plus options to 2048

+ 61 valuable on-site car spaces

Contact
Darren Beehag 0411 226 223
Billy Holderhead 0422 817 696

Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House

Newcastle Officeworks Freehold Investment

Renewed Leases with 5 Year WALE



Preston United and Hungry Jack's with Long 12 Year WALE

Freestanding Retail Investment with Integrated Drive Thru

Preston VIC
103A Bell Street

United: one of Australia's fastest and largest growing independent fuel retailers

Hungry Jack's: 440 restaurants serve 1.7m customers annually

Combined Income: \$635,194 pa

- + 3,781sqm* corner site with 109,450 vehicles passing daily
- + Rare 20 year, triple net lease to United Petroleum to 2036 with fixed 3.5% increases
- + Secure 15 year lease to Hungry Jack's to 2028 with fixed 3% increases, plus turnover rent
- + 8km from Melbourne CBD, population forecast to grow by 64.6% by 2041²



Contact
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 Jamie Perlinger 0413 860 315
 Matthew Wright 0458 290 588
 Rick Jacobson 0413 830 083

Investment Portfolio Auction
 11am AEDT
 Wednesday 15 December
 Crown Casino, Melbourne

*approx ¹Gapmaps ²forecast.id



Rare, Affordable and Repositioned Metro Melbourne Shopping Centre

Karingal Village Shopping Centre

Long Established Centre with 100% Occupancy
Positive Proven History, Easy Value Add Opportunity

Frankston VIC, 110 Ashleigh Avenue (corner Karingal Drive)

Proven Centre with 100% occupancy and 6.4 year WALE

90% of rent underpinned by daily needs and service tenants

Net Income: \$630,563 pa + GST

- + Substantial 6,900sqm island site with quadruple street frontage
- + Centre comprising supermarket plus 10 specialty stores including Australia Post (not inc Liquorland)
- + Majority net leases with generous fixed rent increases
- + Important 105 car spaces on-title
- + Established high-growth location with 20 schools within 4.5km, Frankston Central population is forecast to grow by 47% in 2041¹

Contact
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For Sale by Expressions of Interest
Closing 3pm AEDT
Friday 10 December 2021

¹Forecast ID



Stunning Inner-City Childcare Investment Leased to Australia's Premier Provider

15 Year Net Lease to 2035 + Options
3.5% pa Increases with Ratchet Provisions



Brunswick West VIC
486 Victoria Street

Tenant pays 100% of outgoings including land tax

Premium facility with service approval for 134 LDC places

Net Income: \$538,290 pa + GST (as at March 2022)

+ OAC: high quality and award winning operator with a network of 76 centres nationally

+ Strong-trading business at 100% occupancy when acquired by OAC in 2020

+ Substantial 1,836sqm* triple street frontage site only 5km from the Melbourne CBD

+ Significant depreciation benefits



Contact

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Investment Portfolio Auction

11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

*Approx



Exceptional Childcare Investment Leased to Leading Boutique Provider

**New 15 Year Lease to 2037 + Options
3.5%pa Increases with Ratchet Provisions**



Hadfield VIC
82-86 West Street

Tenant pays all outgoings including land tax

New construction with significant depreciation benefits

Net Income: \$506,142 pa + GST

- + Advance Childcare: experienced boutique operator with multiple Melbourne metro locations
- + Current occupancy of 100% with extensive wait-list
- + Premium 845sqm facility, with service approval for 126 LDC places
- + Large 1,839sqm site, only 350m from Woolworths, 650m from two primary schools and 11km from the Melbourne CBD

Contact
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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne



*Outline/Boundaries Indicative Only

Prime Armidale Investment 2 x Ten Year Leases



2 Outstanding Tenants Major CBD Location

Armidale NSW
151 Rusden Street

Pets Domain: 10 year lease to 2030, head office guaranteed

Inter Sport: largest sports retail in the world, new 10 year lease

Net Income: \$211,945 pa + GST

- + Strategic location sharing a car park with Dan Murphy's, Repco Priceline Pharmacy, Barbecues Galore and other leading traders
- + Significant education base, both multiple state and exclusive schools plus highly regarded University of New England
- + 2.5% & CPI annual increases
- + Armidale: major inland city with a population of over 29,700 & a catchment area of over 120,000



Contact
Michael Gilbert 0430 024 790

Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House



*Outline/Boundaries Indicative Only



100% Occupancy, 15 Year WALE Medical & Childcare Tenancy Mix

Merewether (Newcastle) NSW
25 Llewellyn Street

Long lease terms to Childcare,
Veterinary Clinic, Pharmacy
and Medical

Minimum lease term of 9 years

Net Rent: \$549,000 pa + GST

- + Entire ground floor of 1,126sqm*
- + Built 2018, excellent potential depreciation benefits
- + One of Newcastle's most desirable & affluent beachside suburbs
- + Diversity with proven & experienced leading "Essential Service" asset classes



Contact
Darren Beehag 0411 226 223
Michael Vanstone 0403 580 528



Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House

*Approx

Five United Petroleum Freehold Investments

Auction: Tuesday 14 and Wednesday 15 December 2021



Set-and-Forget Investments with Guaranteed Rental Growth



5 Blue-Chip, Freestanding
Retail Investments

Brand New 12 Year Leases
Strategic Locations Across
Victoria, New South Wales
and Adelaide

- + 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
- + Fixed 2.5% annual rent increases
- + Significant, high-profile sites with future development and/or landbank upside

burgessrawson.com.au/unitedportfolio



Single Holding Land Tax Recoverable

NSW : Tweed Heads

Tweed Heads South NSW

6 Minjungbal Drive

Rent pa*: \$210,000

Site sqm*: 1,801

- + Prime 1,801sqm* site with 58 metre frontage*
- + Minjungbal Drive, an important 4-lane arterial linking Tweed Heads CBD and the Pacific Motorway
- + 17 schools within 3km* servicing 4,900 students¹
- + Dominant site between Tweed City SC, home to Coles, Woolworths, Big W and Kmart - 5.75 million customers annually & South Tweed Sports Centre with 13,000 plus members⁴
- + Surrounded by major car dealerships including Ford, Isuzu, Mazda, MG, Jeep and Toyota within 600m*
- + Tweed Shire: population forecast to grow 22% to 120,000 by 2031⁵

*approx ¹GapMaps ⁴Lendlease & South Tweed Sports ⁵Profile.id



Zero Stamp Duty

SA : Adelaide

Pennington SA
656 Torrens Road

Rent pa*: \$225,000

Site sqm*: 2,978

- + Major 2,978sqm* site, 12km from Adelaide CBD
- + City of Charles Sturt: since 2019, building approvals have grown 105% to \$759 million - currently \$2.6 billion in the pipeline for development projects²
- + Extensive 141 metre* dual frontage to major arterials servicing 22,000 vehicles daily¹
- + City of Charles Sturt: 4th Largest LGA in SA, forecast 14% population growth by 2036⁶
- + Located opposite the Pennington St Clair Development: recent \$500 million project constructed 1,200 dwellings⁷
- + Stamp duty free investment

*approx ¹GapMaps ²Remplan ⁶SA Gov ⁷City of Charles Sturt



VIC : Melbourne

Croydon VIC
342 Dorset Road

Rent pa*: \$225,000

Site sqm*: 2,081

- + Prominent 2,081sqm* site with 62 metre* frontage and 26,000 vehicles passing daily
- + Coles, ALDI, Woolworth's, Anytime Fitness, Toyota & Renault all within 1km*
- + Strategic location next to Bowen Hardware and opposite Dorset Gardens Hotel
- + Residential development at record levels in the City of Maroondah with \$1.4 billion of approvals in first 5 months of 2021³
- + Surrounded by Swinburne University and 10 schools within 3km* servicing 5,000+ students¹
- + City of Maroondah: population forecast to grow 19% to 146,335 by 2041³

*approx ¹GapMaps ³Forecast.id



Single Holding Land Tax Recoverable

NSW : Newcastle Region

Beresfield NSW
261 Anderson Drive

Rent pa*: \$170,000

Site sqm*: 2,140

- + High profile 2,140sqm* site 17km (30 min drive)* from Newcastle CBD
- + Planned \$330 million investment across 300 projects for the Newcastle City Council⁸
- + Combined 99m* of frontage and exposure
- + 7 schools within 3km* servicing 2,555 students¹
- + Important gateway location 600m* from the New England Highway on and off ramp
- + National tenants including Woolworths, McDonald's, KFC and Red Rooster within 1.2km*
- + Newcastle City Council: population forecast to grow 17.95% to 202,049 by 2041³

*approx ¹GapMaps ²Remplan ³Forecast.id ⁸NSW Gov



50% stamp duty savings

VIC : Gippsland Region

- Traralgon VIC**
10 Shakespeare Street
- + Impressive 1,349sqm* corner site with 102 metre* combined dual frontage
 - + City of Latrobe: from 2016-2021, value of building approvals up 77.3% to \$308 million
 - + Woolworths, Best & Less, Dan Murphy's and KFC within 600m*
 - + Surrounded by important social infrastructure including 10 schools within a 3km radius, servicing a combined 4,800+ full-time students
 - + Traralgon: Retail and Commercial capital of the Latrobe Valley, trade catchment 75,000* and consistently growing, population forecast to grow 15% to 89,211 by 2041³

Rent pa*: \$200,000

Site sqm*: 1,349

*approx ³Forecast.id

December Portfolio Auction

Sydney: 11am AEDT 14 December 2021, Sydney Opera House (Beresfield NSW, Tweed Heads NSW)

Melbourne: 11am AEDT 15 December 2021, Crown Casino Melbourne (Croydon VIC, Traralgon VIC and Pennington SA)

For more information and campaign updates see:

burgessrawson.com.au/unitedportfolio

Sales Team:

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VIC
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NSW
Kieran Bourke
0417 418 007

SA RLA 293472
Billy Holderhead
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Asian Desk
Zomart He 何梓轩
0488 220 830



*Outline/Boundaries Indicative Only



High Profile Town Centre Location to Prominent National Tenant



Woden (Phillip) ACT
G01/45 Furzer Street

5 year lease to September 2026 plus 2 x 5 year options

Brand new asset – fixed annual 4% rent increases

Net Income: \$111,740 pa + GST

- + Canberra based group established in 1974
- + Total Area: 217 sqm
- + Canberra / Woden Town Centre location
- + 12,500 people in the public sector within 100m radius
- + 100m direct entry to Westfield Woden

Contact
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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Yallamundi Rooms,
Sydney Opera House



100% Government Leased High Quality Office Building



Bruce (Canberra) ACT
ACIAR House, 38 Thynne Street

12 year net lease to 2025
plus 5 year option

3% annual rent reviews

Net Income: \$560,596 pa + GST

- + Two storey stand-alone building
- + On-grade parking for 65 vehicles
- + Land: 5,574 sqm, GFA: 1,500 sqm
- + Prominent corner location
- + 4-Star NABERS energy rating
- + Future redevelopment potential for medium density residential (STCA)

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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Yallamundi Rooms,
Sydney Opera House



Secure Blue-Chip Government Investment

Police District Headquarters

**Renewed 10 Year Lease to 2031
3% pa Rent Increases Assuring Growth**



Griffith NSW
41-47 Railway Street

State-of-the-art '24 hour' Police Station facility offering outstanding presentation

Premier essential service asset class, 'Triple A' investment

Net Income: \$598,972 pa + GST

+ 10 year renewed lease commencing 2 November 2021 with 3% annual rent increases

+ Large 3,364sqm landholding with 2,860sqm building plus parking for 43 cars

+ Headquarters for the Murrumbidgee Police District, covering 7 LGA's, 55,000km² and 58,000 people

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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House



Globally Listed Fuel Giant on Dominant 6,845 sqm Landholding



Cootamundra NSW
60 Yass Road (Olympic Hwy)

- + Lessee is Petro National Pty Ltd a wholly owned subsidiary of Eneos
- + Eneos: Japan's largest petroleum company listed in Fortune Global 500
- + Near new Service Station, Fast Food and Refuelling Truck Depot with depreciation benefits
- + Just 2 hours from Canberra

12 year net lease to 2031 plus options to 2051

High profile highway site

Net Income: \$443,082 pa + GST

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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Yallamundi Rooms,
Sydney Opera House

Premium Multinational Brand Childcare 10 Year Net Lease, 4% Fixed Increases



Frenchs Forest NSW
4 Tilley Lane

10 year net lease to 2029 plus two further 10 year options to 2049

Compounding 4% rental increases with market reviews at options with ratchet clauses

Net Income \$406,681 pa + GST

- + State of the art 94 place three level centre with lift & outdoor play areas on 1,041sqm* freehold
- + Prime Sydney suburb, affluent & professional demographic near Northern Beaches Hospital
- + Modern construction in 2019, significant depreciation benefits
- + Tenant pays outgoings as per the lease including management fees

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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House

*Approx



Highway Convenience Retail Investment Strategic Gateway Location

Blaxland NSW
126 Great Western Highway

Secure lease to 2026 plus option to 2031

Viva Energy: \$3.6B ASX listed company with 1,300+ retail sites

Net Income: \$387,061 pa* + GST

- + High profile 1,506sqm* site offering extensive frontage to Great Western Hwy
- + Landlord favorable, net lease with tenant paying all usual outs
- + Positioned within 250 metres* of IGA, McDonald's, Plus Fitness 24/7 and Australia Post
- + Blaxland: Gateway to the Blue Mountains, 64km (1 hour drive)* to Sydney CBD

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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House

*Approx



Childcare Investment - 100% Occupancy New 15 Year Lease | 3.25% PA Increases

Kellyville Ridge (Sydney) NSW
4 Kilby Street

Long 15 year net lease to 2036 plus options to 2056

Fixed 3.25% annual increases, rising to \$422,498 in 2035

Net Income: \$270,000 pa + GST

- + Long history of 100% occupancy with a waiting list
- + 15 Primary Schools within a 5 min drive matched with a high proportion of under 5 year olds
- + Kellyville: aspirational high income area positioned in Sydney's booming NW growth corridor
- + Growth underpinned by excellent transport connectivity and new infrastructure

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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House



Long Standing Government Tenants in a Prime Location

Glen Innes NSW
300 Grey Street

The 2 best possible tenants in the country

The only 5 star NABERS designed building in Glen Innes

Net Income: \$268,612 pa + GST

- + NSW lease to 2025 + opt to 2029
- + Centrelink lease to 2024 inc opt
- + Fixed 3.5% & 2% pa rent increases
- + Value add potential through unused land
- + Net lettable area of 978sqm on a 1,934sqm site + 14 car spaces
- + Glen Innes: strategically located at the junction of the New England Hwy & the Gwydir Hwy



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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House

Rare Cold Storage & Freight Facility New 8 Year Lease Plus Options to 2060

Mittagong (Braemar) NSW
12 Pikkat Drive

Secure 8 year lease to 2030 plus options to 2060

Attractive 3% annual rent increases

Net Income: \$260,000 pa + GST

- + Substantial 1,977sqm site with modern 1,440sqm industrial/cold storage/freezer facility
- + Major company established 23 years
- + Successful operation with multi-national client base
- + Tenant pays outgoings, as per lease
- + Strategically close to Hume Highway and adjacent Bunnings



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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House



*Outline/Boundaries Indicative Only



20 Year Lease Plus Options to 2101 4ha Site in Heart of The Hunter Valley



Sawyers Gully NSW
254 Bathurst Street

- + Kip Happy Stays: Australia's largest provider of pet boarding with 18 sites nationally
- + Rare triple net lease - tenant pays all outgoings including land tax
- + Established and successful business 20+ years
- + Extensive 2,300sqm plus facility incorporating multiple high quality buildings
- + Significant 40,000sqm site 35km from Newcastle

Brand new 20 year lease plus
6 x 10 year options to 2101

Fixed 3% annual rent increases

Net Income: \$240,000 pa + GST

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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House

Trophy Sydney Childcare Investment Secure 10 Year Lease To G8 Education



North Turrumurra NSW
311 Bobbin Head Road

- + Earth Kids is a premium brand of G8 Education Ltd: ASX listed with 470+ centres nationally
- + Stunning centre, award-winning for excellence in sustainable design
- + Modern construction allows for substantial depreciation benefits
- + Dominant main rd position nestled amongst Sydney's prestigious northern suburbs (CBD 20 km)
- + All usual outgoings recoverable including management fees

Secure 10 year lease plus
options to 2036

Compounding 4% annual rent
increases

**Net Income: \$227,757 pa + GST
(Jan 2022)**

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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House



*Outline/Boundaries Indicative Only



High-Profile Fuel Investment - Triple Net Lease Major 4,499sqm CBD Site

Muswellbrook NSW
148-158 Bridge St & Hill St

Viva Energy: \$3.6B ASX listed company with 1,300+ retail sites

Triple net lease, tenant responsible for all outgoings incl, land tax, structural maintenance & repairs
Net Income: \$213,494 pa + GST

- + Leased to 2027 + options to 2097
- + Prominent 4,499sqm site with over 60 metre highway frontage
- + Annual 3% rent increases
- + Strategic location with Woolworths, Big W, IGA and Hungry Jack's within 300 metres
- + Muswellbrook: Capital of Muswellbrook Shire, rich mining region, trade catchment circa 16,500

Contact
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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House

Impressive Hurstville Childcare Investment New 10 Year Lease - 100% Occupancy

Hurstville NSW
53/2-8 Bridge Street

New 10 year lease to 2031 with options to 2061

3% or CPI whichever is the greater, annual rental increases

Net Income: \$158,000 pa + GST

- + Bridge St Kids: multi-award winning boutique operator - centre rated 'Exceeding'
- + Highly accessible location moments to Westfield, Hurstville train station & main routes to CBD
- + Education rich area with 22 primary schools located within 5 minute drive
- + High density local population of 134,000 within a 5min walk

Contact
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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House



Renewed 5 Year Lease + Opts to 2036 Attractive Net Lease, 3% Rent Increases



Muswellbrook NSW, 129-145
Bridge St (New England Hwy)

- + Modern Hungry Jack's in superb corner position including dine-in, alfresco seating & drive-thru
- + 36 valuable car spaces on-title
- + Tenant pays outgoings as per lease
- + Wide 84+ metre high profile main road retail frontage
- + Hungry Jack's: over 440 nationwide stores and 19,000+ employees

Renewed 5 year net lease plus options to 2036

Large 3,194sqm freehold site with major exposure

Net Income: \$155,596 pa + GST

Contact
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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House

Impressive ASX Tenant Investment Renewed Lease to 2025 + Option



Gunnedah NSW
232-234 Conadilly Street

- + Strategic 1,707sqm freehold landholding with 3 street frontages
- + Substantial large format retail including on site customer parking
- + Excellent road, rail & air connections + NBN connectivity
- + Prime main street location surrounded by national brands
- + Gunnedah: important centre near Tamworth & Armidale

Renewed 4 year lease to 2025 plus option to 2029

Best & Less: ASX listed company employing 4,000+ staff across over 250 stores

Net Income: \$137,000 pa + GST

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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House



Brand New Lease to ASX Listed Provider Essential Service Medical Investment



West Albury NSW
1/2 Ramsay Place

- + Healius Limited: ASX listed pathology, imaging and day hospital service provider with 2,250 locations nationally
- + 497sqm* clinic with 10 valuable car spaces on-title
- + Strategically located in key medical precinct opposite Albury/Wodonga private hospital
- + Albury/Wodonga: twin cities with booming 100,435 population

Contact
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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

*Approx

Brand new 3 year lease to Sept 2024 plus options to 2034

Tenant pays all usual outgoings

Annual rent reviews

Net Income: \$120,000 pa + GST

Booming Central Coast Industrial Investment



West Gosford NSW
Lots 1&2/346 Manns Road

- + Two quality industrial lots totalling 763sqm + 15 cars spaces
- + Kincumber Canvas: local and long-established wholesale awning manufacturing business
- + Central Coast: population of 342,548 people and generating \$13.72 billion in GRP
- + Located near Reece, KFC, Dan Murphy's, Officeworks, Bunnings, Spotlight, Anytime Fitness, Coles & access to the M1 Pacific Mtwy

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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House

New 3 year lease plus option until 2030 to main tenant

Outgoings paid by tenant, as per lease

Net Income: \$90,500 pa + GST



Twelve Luxury 3 Bedroom Townhouses Entire Gated Development

Bowenfels (Lithgow) NSW
1088 Great Western Highway

For sale in one line.
Individual sell-down possible
(strata plan already in place)

Lease out long term (local
vacancy below 1%), or short
term via Stayz/Airbnb

- + All townhouses are well appointed and feature 3 bedrooms, open plan kitchen & lounge, heating, intercom system, garage & private courtyard
- + Short 5 min drive to Lithgow CBD
- + Recent 2020 construction, valuable depreciation benefits available
- + Proposed infrastructure set to enhance the surrounding area including the Katoomba to Lithgow Tunnel & Western Sydney Airport

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Investment Portfolio Auction
11am AEDT
Tuesday 14 December
Sydney Opera House



High Yield Anticipated

Immaculate Day Hospital Investment Long Lease to 2032 Plus Options

Cairns QLD
Level 4, 58-62 McLeod Street

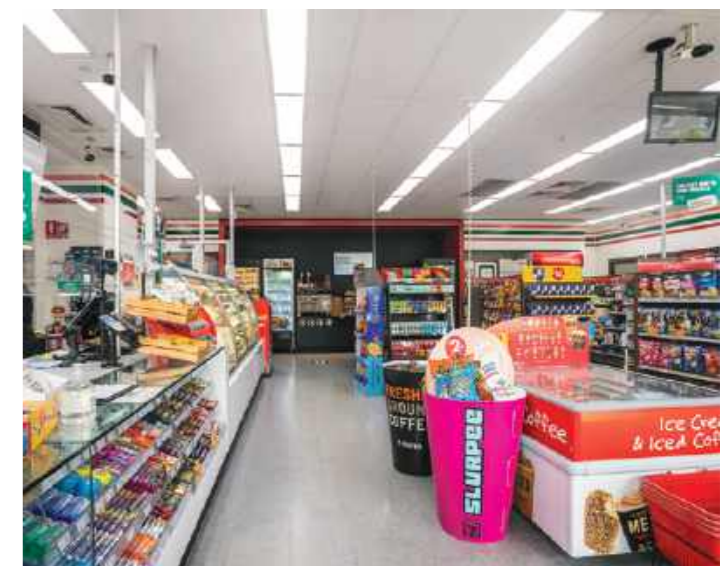
12 year head lease to 2032 plus
options to 2047

Annual rent reviews with
ratchet clause at market review
Tenant pays all usual outgoings
Net Income: \$480,910 pa + GST

- + 950sqm whole floor, redeveloped and upgraded in 2020
- + Incorporates reception/waiting, two operating theatres, recovery rooms, oncology infusion centre etc
- + Cairns: gateway to Australia's Great Barrier Reef, economic output of \$10.25 billion and Australia's 5th largest regional city with a rapidly growing population of 168,449 people

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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne



Premium Freestanding Metropolitan Brisbane 7-Eleven Investment

Secure 15 Year Lease - Fixed 3% Rent Increases Booming Growth Location



Kallangur QLD
1377 Anzac Avenue

Blue-Chip tenant, Australia's largest convenience retailer with over 700 stores

Secure 15-year lease to 2033 plus options to 2053

Net Income: \$338,484 pa* + GST

- + Prime corner site exposed to 19,000+ vehicles daily¹
- + Attractive net lease with annual compounding 3% rent increases
- + Depreciation benefits - as new improvements constructed in 2018
- + ALDI, Woolworths, McDonald's, KFC and Red Rooster within 1km
- + Moreton Bay City Council: 3rd largest LGA in Australia, forecast to grow by more than 45% to 697,186 by 2041²



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Investment Portfolio Auction
11am AEDT
Thursday 16 December
Hilton Hotel, Brisbane

¹GapMaps ²QLD Gov



Outstanding Convenience Retail Investment 15 Year Lease to 7-Eleven + Opts to 2050



Salisbury QLD
642 Toohey Road

Anchored by 15yr lease to 2035 to Australia's leading convenience retailer 7-Eleven – 600+ stores

Attractive fixed 3% annual rent increases for both tenants

Net Income: \$406,470 pa + GST

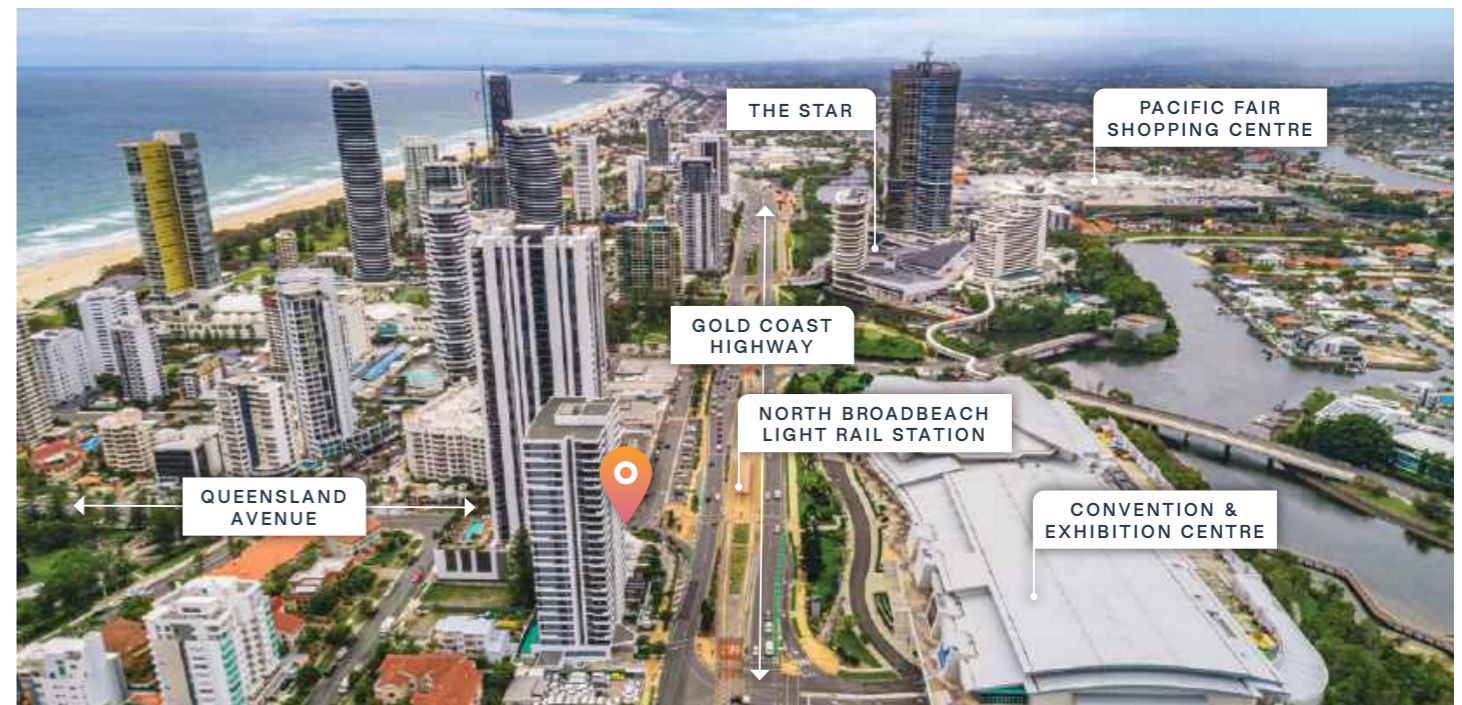
- + Long term income security offered through 12.79 yr WALE
- + Supported by recent 10 yr lease to Kebab Land - Experienced operator
- + High profile 2,051sqm corner site on major arterial road
- + Surrounded by major brands – McDonald's, First Choice, Bridgestone, Anytime Fitness
- + Salisbury: 8km south of Brisbane CBD - booming industrial precinct



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Investment Portfolio Auction
11am AEST
Thursday 16 December
The Hilton, Brisbane



Premium Multi-Tenanted Gold Coast Retail Investment



Broadbeach QLD,
29 Queensland Avenue
(Cnr Gold Coast Highway)

New building with long leases
(10 year average across asset)

Total area: 628 sqm

Net Rent: \$313,655 pa + GST

- + Diversified mix of tenants including medical, hairdresser, accountant & restaurants
- + Prominent corner opposite Exhibition Centre & Light Rail
- + Gold Coast: Australia's largest tourist mecca with GDP of \$35b+ and 4.4% pa average growth
- + Catchment population of 635,191, estimated 1 million growth by 2050
- + Large council public on-site carpark



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Investment Portfolio Auction
11am AEST
Thursday 16 December
The Hilton Hotel, Brisbane



Major Capital Upgrade
Complete December 2021



*Artist Impression

Sunshine Coast 7-Eleven Investment Annual Fixed 3% Rent Increases



Nambour (Sunshine Coast) QLD
922 Nambour Connection Road

Blue-Chip tenant, Australia's
#1 convenience retailer

Secure 12 year lease to 2032
plus options to 2052

**Net Income: \$255,052 pa* + GST
(as at Feb 2022)**

- + Strategic 1,821sqm* corner site at busy intersection of arterials linking Nambour with Bruce Hwy/M1
- + Recent tenant investment incl. retail upgrade & tank replacement
- + Ultra Tune, Bob Jane T-Mart, Mitre 10, Mitsubishi, Nissan, Nambour Rugby Club and Showgrounds all within 650m*
- + Sunshine Coast: population to grow 24.3% to 436,785¹ by 2031



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Investment Portfolio Auction

11am AEST
Thursday 16 December
The Hilton, Brisbane

*approx ¹QLD Gov

Strong-Trading Childcare Investment New 15 Year Net Lease to 2036 + Options



Buderim QLD
6-8 Toral Drive

Three 10 year options to 2066

Tenant pays all outgoings
including land tax

Annual rent increases to the
greater of CPI or 3%

Net Income: \$240,000 pa + GST

- + Toral Lodge Childcare: operated and managed by Sparrow EL, with 59 centres nationally
- + Completely refurbished centre with significant depreciation benefits
- + Premium centre trading at 100% occupancy with long wait-list
- + Substantial 5,000sqm site metres from the Sunshine Motorway and University Sunshine Coast (USC)



Contact

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Investment Portfolio Auction

11am AEST
Thursday 16 December
The Hilton, Brisbane



Brand New Freestanding Drive-thru Opened November 2021



Hervey Bay (Pialba) QLD
 90 Main Street

- + Guzman Y Gomez: over 150 locations across Australia
- + 1,710sqm freehold site on one of QLD's busiest regional thoroughfares
- + Neighbouring Bunnings and Hungry Jack's with 22,000 vehicles passing daily
- + Hervey Bay: trade catchment of 107,000+ with 4.3m visitors annually

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Investment Portfolio Auction
 11am AEST
 Thursday 16 December
 The Hilton, Brisbane

New 15 year lease plus 3 x 10 year options to 2066
 Fixed 3% annual rent increases
 Huge depreciation benefits
Net Income: \$193,296 pa + GST

Recently Developed Taco Bell Drive Thru Secure 10 Year Lease to Collins Foods



Townsville QLD
 15 Attlee Street

- + Collins Foods (ASX: CKF): fast food giant with a market cap of over \$1.4 billion
- + Built new in 2019 – strong depreciation benefits
- + Large 2,327sqm corner site that shares access rd with McDonald's
- + Townsville: economic capital of North Queensland undergoing explosive growth - over \$27B in infrastructure projects underway

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Investment Portfolio Auction
 11am AEST
 Thursday 16 December
 The Hilton, Brisbane

10 yr lease to 2029 + opts to 2049
 Attractive fixed 3% annual rental increases
 Tenant pays all outgoings (excluding land tax)
Net Income: \$173,973 pa + GST



Brand New 20 Year Triple Net Lease 2.4ha Site – 3.5km to North Lakes



Kurwongbah QLD
353 Narangba Road

- + Kip Happy Stays: Australia's largest provider of pet boarding with 18 sites across the country
- + Rare triple net lease - tenant pays all outgoings including land tax
- + Capital intensive & well maintained improvements of over 1,300sqm
- + Moreton Bay: one of Australia's fastest growing regions and nearby to North Lakes precinct

Brand new 20 year lease plus
6 x 10 year options to 2101

Fixed 3% annual rent increases

Net Income: \$138,000 pa + GST

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Investment Portfolio Auction
11am AEST
Thursday 16 December
The Hilton, Brisbane

Quality Multi-Tenant Freehold Investment – Ideal Retail Position



Sandgate (Brisbane) QLD
99 Brighton Road

- + Sandgate: seaside destination within 16km from Brisbane CBD and international airport
- + Quality freehold property comprising 346sqm retail/office space plus 351sqm of storage
- + Dual frontage on 903sqm site
- + Kindred Bayside Real Estate: one of QLD's fastest-growing independent real estate agencies
- + 4 Paws Dog Grooming: 30+ years of collective experience

Successful and longstanding
local retail businesses

Tenants pay outgoings,
as per leases

Net Income: \$130,285 pa + GST

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Investment Portfolio Auction
11am AEST
Tuesday 14 December
Sydney Opera House



*Outline/Boundaries Indicative Only



Freehold Fast Food Drive Thru Leased to ASX Giant - New 9 Yr Lease to 2029



Rockhampton North QLD
29 Bridge Street

Secure 9 year lease to 2029 plus options to 2039

Tenant pays all usual outgoings

Net Income: \$55,658 pa* + GST

- + Domino's: ASX listed fast food giant with market cap of \$12.26 billion (Aug 2021)
- + Expansive 1,515sqm* corner site at major signalised hwy intersection
- + Busy highway site with over 74,000* vehicles passing daily
- + Directly over the famous Fitzroy Bridge & is the first fast food option passed heading North from CBD
- + Full internal refurbishment in 2021

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Investment Portfolio Auction
11am AEST
Thursday 16 December
The Hilton, Brisbane

*approx

Entry Level Blue Chip Investments To be Sold in One Line



Miles QLD
71 Murilla Street
Cunnamulla QLD
38 Jane Street

2 year lease plus options to 2024

Net Income: \$48,000 pa + GST

- + NAB: ASX listed giant with \$90.94 billion market cap
- + NAB is number 1 in Australian agribusiness finance with a 34% market share
- + Tenant pays all outgoings and will pay for approved scheduled building upgrades
- + Nab has occupied these locations for more than 30 years

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Investment Portfolio Auction
11am AEST
Thursday 16 December
The Hilton, Brisbane



Strong-Trading Childcare Investment 15 Year Net Lease to 2033 + Options



Torquay VIC
1 Pintail Drive

Tenant pays all outgoings including land tax
2 further 15 year options to 2063
Annual 3.5% rent increases
Net Income: \$517,762 pa + GST

- + Child's Play ELC: experienced provider with a further highly successful centre in Tarneit
- + Premium 963sqm* facility, with service approval for 141 LDC places
- + High profile 3,612sqm* corner site opposite Torquay Coast Primary School
- + Torquay: capital of the Surf Coast Shire, and ordinarily with 2 million+ tourists every year

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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

*Approx

Impressive Convenience Retail Investment Major 7,370sqm Gateway Site



Dandenong VIC
182-184 Stud Road

Securely leased to 2030 plus options to 2045
Viva Energy: \$3.6B ASX listed company with 1,300+ retail sites
Net Income: \$392,848 pa + GST

- + Major 7,370sqm* site, substantial development upside (STCA)
- + 65m* frontage to a main arterial servicing 28,000 vehicles daily¹
- + Recent tenant-funded retail refurbishment and upgrade
- + Strategic gateway location being first servo off Monash Fwy
- + Greater Dandenong: growing region, forecast growth of 22% to 205,000+ people within 7 years²

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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

¹approx ²GapMaps
²Greater Dandenong Council



Yield Expectation 7% Plus



Southside Terrace Retail Complex 100% Occupied, 3,747sqm Gateway Corner

Wodonga VIC
7 Thomas Mitchell Drive

Strong occupancy history
Favourable rent reviews
Potential for future subdivision and on-sale (STCA)
Income: \$385,700 pa + GST

- + 73% of income derived from daily needs tenants
- + Fully occupied 2,545sqm* retail complex
- + Tightly held investment, same ownership group for 35+ years
- + Landmark 3,747sqm* corner site across 3 titles with huge dual retail frontage
- + Albury/Wodonga: twin cities with booming 100,435 population

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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

*Approx

Brand New Childcare Investment Major Growth Location - 15 Year Net Lease

Tarneit VIC
1 Wade St (Madden Boulevard)

New 15 year lease to 2036 plus 3 x 5 year options to 2051
Fixed 3% annual rent increases
Significant depreciation benefits
Net Income: \$375,150 pa + GST

- + Aspire Early Education: experienced provider with a growing network of 11 centres
- + Impressive 811sqm* centre licensed for 122 LDC places
- + Tenant pays all usual outgoings including management fees
- + Strategic corner location within one of Australia's fastest growing suburbs – forecast population increase of 164% to 131,166 residents by 2041

Contact
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Shaun Venables 0411 860 865
Natalie Couper 0413 856 983

Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

*Approx





Secure 15 + 10 Year Net Lease to 2045 ASX-Listed Tenant with 470+ Centres



Mill Park VIC
93B and C
314-360 Childs Road

G8 Education Ltd: largest ASX-listed early education provider

Annual CPI rent reviews

Estimated Fully Let Net Income: \$353,000 pa + GST

+ Substantial 2,410sqm "Commercial 1 Zone" site comprising: 1,770sqm childcare centre lic. for 112 LDC places, plus 640sqm premises with DA approval for a play centre, with direct access to 767 space car park

+ As new fit-out with significant depreciation benefits

+ Strategic position within Woolworths-anchored "The Stables" Shopping Centre, only 18km from the Melbourne CBD



Contact

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Investment Portfolio Auction

11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

Renewed 5 Year Lease to Leading National Furniture Retailer



Dandenong South VIC
90a Frankston-Dandenong Road

Lavita Furniture: part of LIVINGUNLMTD, a leading national lifestyle and furniture retailer

Fixed annual 3% increases

Est. Net Rent: \$249,443 pa + GST

+ Investor favored net lease terms with tenant paying all outgoings excluding land tax

+ Position perfect, Forty Winks, Harvey Norman, Officeworks, Fantastic Furniture and Amart Furniture, all within 500m*

+ Large 1,600sqm* showroom, 36 metre frontage, plus 122 on-site car parks

+ Dandenong South: Land values up 225% since 2009¹



Contact

Matthew Wright 0458 290 588
Beau Coulter 0413 839 898



Investment Portfolio Auction

11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

*Approx ¹ Cameron



*Outline/Boundaries Indicative Only

Potential 50% Stamp Duty Savings



100% Occupied Retail Complex Prime 3,335sqm* Goulburn Valley Hwy Site

Shepparton VIC
372-398 Wyndham Street

Securely leased to government,
legal, construction, fast food
and daily needs tenants

Strong occupancy history

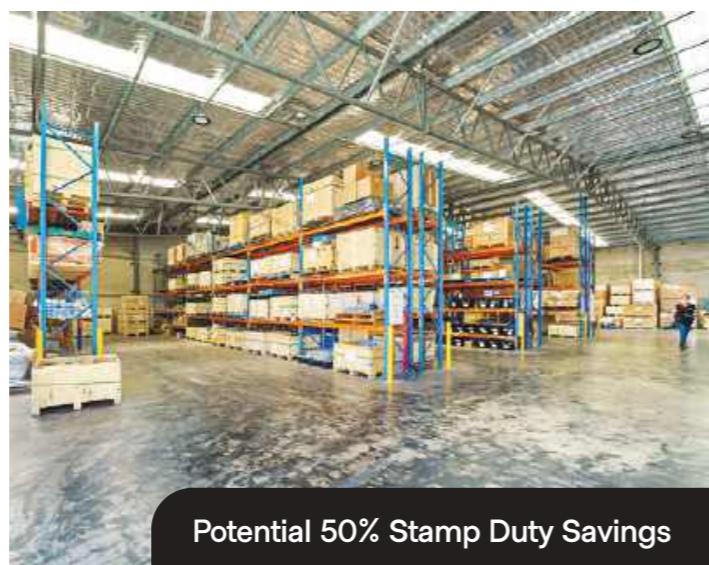
Net Income: \$258,164 pa

- + Significant future development upside (STCA)
- + Well presented 2,300sqm* building including retail, office & residential apartment
- + Irreplaceable 3,335sqm* site with 67m frontage and 46 car spaces on-title
- + Shepparton: major regional city with a 100,000+ trade catchment

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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Savings

Brand New 5 Year Net Lease National Headquarters Since 1984



Shepparton VIC
1-5 & 7-9 Glenn Street
& 16 New Dookie Road

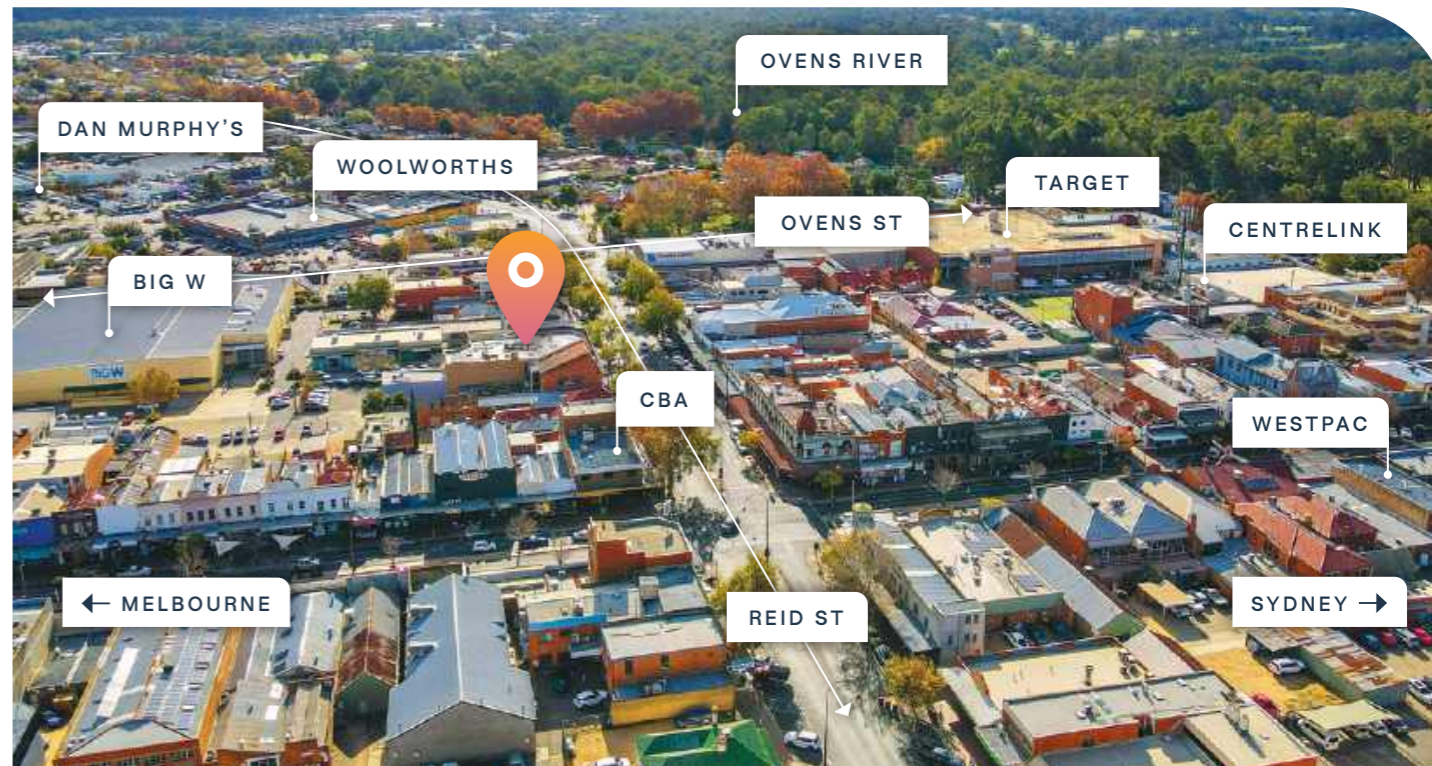
Brand new 5 year lease to June 2026 plus options to 2036
Fixed 2% annual rent increases
Tenant pays usual outgoings
Net Income: \$206,270 pa + GST

- + Challenger Valves & Actuators: in operation since 1984 with 5 locations across Australia
- + 3,335sqm* head office incorporates office, warehouse and hardstand. Recent \$150k tenant funded upgrade
- + Significant 5,657sqm* site across 4 titles with 22 on-title car parks
- + Situated in key industrial precinct
- + Shepparton: major regional city with a 100,000 + trade catchment

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11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Savings

Trophy Asset - Retail Epicentre Location NAB ASX Giant, Market Cap \$90 Billion



Wangaratta VIC
45-47 Reid Street

Secure 7 + 5 + 5 year lease to NAB through to 2034

Tenants pay all usual outgoings as per leases, annual reviews

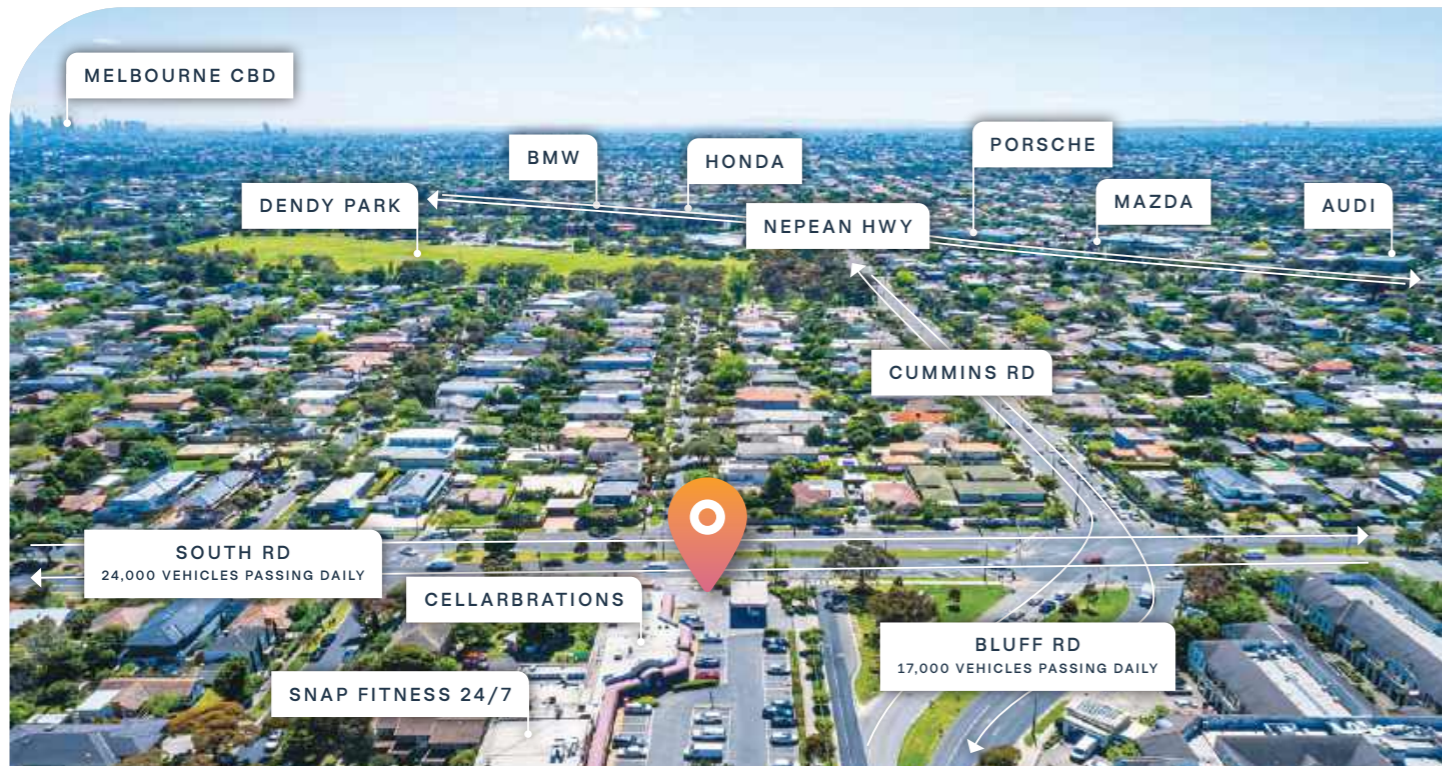
Net Income: \$191,707 pa + GST

- + Prime 648sqm* CBD site with dual frontage and exposure
- + 636sqm* two-level building with tax saving depreciation
- + Includes Workways on 2+2 year lease (established 1989)
- + Central amongst Woolworths, ALDI, and major Govt buildings
- + Wangaratta: regional city servicing catchment population 58,000+

Contact
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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

*Approx



Blue-Chip Essential Service Investment Prestigious Metro Melbourne Location



Hampton VIC
Corner Bluff Road & South Road

Blue-Chip tenant, Australia's
#1 convenience retailer

Secure 10 year lease to 2025
plus options to 2035

**Net Income: \$170,436 pa* + GST
(as at May 2022)**

- + High exposure corner site with combined 41,000 vehicles passing daily¹
- + 7-Eleven own and are responsible for all underground tanks & lines
- + Attractive net lease with annual compounding 3% rent increases
- + 23 schools within 3km servicing 13,697 students¹
- + City of Bayside: 8km to Melbourne CBD, forecast 17% population growth to 128,169 by 2041²

Contact
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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

¹GapMaps ²forecas.id ³approx

Cinema Complex Opposite Woolworths Long Term 15 Year Net Lease to 2034



Leongatha VIC
4-18 Smith Street

15 year lease to 2034 plus
10 year option to 2044

Central amongst national
tenants and council chambers

Rent: \$148,625 pa* + GST

- + Modern four-screen cinema complex constructed 2000
- + 1,417sqm* CBD site within 350m* of Woolworths, ALDI & McDonald's
- + Only multi cinema complex within a 75km* radius
- + 450+ car spaces within 120m*
- + Leongatha: capital of South Gippsland, rich dairy region, trade catchment circa 15,000, 75km SE of metro Melbourne

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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

*approx ¹GapMaps



Immaculate JAX Tyres & Auto New 7 Year Lease to 2026



Warrnambool VIC
98-100 Koroit Street

- + JAX Tyres & Auto: wholly owned entity of Hankook Tire (KRX) with a market cap of over \$7B
- + Extensive refurbishment in 2019 and branding upgraded in 2021
- + 483sqm freehold title with 23 metre frontage and exposure
- + Warrnambool: Victoria's largest coastal city (outside Port Phillip Bay) with a growing trade catchment area of 100,000

7 year lease to January 2026
plus options to 2036

Annual rent reviews

Premium Commercial 1 zoning
Net Income: \$81,934 pa + GST (Feb 2022)



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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
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Two Level Freehold on Iconic Glenferrie Road Positioned in the Heart of Bustling Malvern

Malvern VIC
198 Glenferrie Road

Pizza 888: Secure 5 year lease
plus options to June 2035 with
3% annual increases

Tenants pay all usual outgoings
Est. Net Income: \$71,722 pa

- + 189sqm* two level building including retail and separate first floor apartment
- + 165sqm* site with dual street frontage and car parking on-title
- + Superbly located in Glenferrie Road's renowned and ever popular dining precinct
- + Malvern: Affluent inner city suburb with \$2,867,500 median house price



Contact
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Campbell Bowers 0405 127 588
Andrew Havig 0478 010 990



Investment Portfolio Auction
Wednesday 15 December
Crown Casino, Melbourne

*Approx

New Entry Level Essential Service Investments



Hampton Park (Dandenong) VIC

Anchored and supported by adjoining ALDI and Chemist Warehouse

City of Casey, Melbourne's major South-Eastern growth corridor. Population forecast to growth by 44% to 549,190 by 2041¹

To be sold individually

Creole Corner Take Away Shop 5, 41-43 Kirkwood Cres

- + 7 year lease to February 2028 plus options to 2038
- + Successful & experienced operator
- + Fixed 3% annual rent increases
- + Lessee pays usual outgoings
- + Fully equipped 100sqm premises
- + Net Income: \$41,200 pa + GST (as at 29 Feb 2022)

Hampton Park Laundromat Shop 6, 41-43 Kirkwood Cres

- + Extended 8 year lease to June 2026 plus options to 2036
- + Experienced multi outlet operator
- + Fixed 3% annual rent increases
- + Lessee pays usual outgoings
- + \$100,000 tenant funded upgrade
- + 102sqm premium tenant fit-out
- + Net Income: \$42,500 pa + GST (as at 21 July 2021)

Foodies Bakery & Cafe Shop 7, 41-43 Kirkwood Cres

- + 5 year lease to October 2026 plus options to 2036
- + Experience local operators
- + Fixed 3% annual rent increases
- + Tenant pays all usual outgoings
- + 100sqm fit-out with impressive cooking and baking facilities
- + Net Income: \$40,000 pa + GST (as at 21 July 2021)

Middlemist Cafe & Licensed Bar Shop 8, 41-43 Kirkwood Cres

- + Extended 7 year lease to December 2026 plus options to 2036
- + Busy business, established clientele
- + Fixed 3% annual rent increases
- + Tenant pays all usual outgoings
- + Prominent 86sqm corner premises with extensive North facing alfresco
- + Net Income: \$36,494 pa + GST (as at 1 Jan 2022)

Contact
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Investment Portfolio Auction
 11am AEDT
 Wednesday 15 December
 Crown Casino, Melbourne
 To be sold individually

^{*}approx [^]profile.id



MELBOURNE CBD - 30KM

*Outline/Boundaries Indicative Only



*Outline/Boundaries Indicative Only



No Stamp Duty

Essential Service Medical Investment Brand New 7 Year Net Lease to 2028



Trarke VIC
Shop 4B, 1 Madden Boulevard

Brand new 7 year lease to 2028
plus options to 2043

Wellbeing Chiropractic: 33
clinics across metro Melbourne

Net Income: \$67,200 pa + GST

- + Tenant pays all outgoings
- + 2021 construction provides significant depreciation benefits
- + Attractive net lease with annual compounding 3% rent increases
- + Abundant on site parking
- + Wyndham City: one of Australia's largest growth areas – forecast population increase of 82% to 512,591 residents by 2041

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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

Long 10 year Net Lease to Total Tools Immaculate 2019 Showroom



Mount Barker (Totness) SA
1/29 Old Mount Barker Road

Long 10 year lease to April 2029
plus 10 year option to 2039

Fixed 3% rent increases

Tenant pays usual outgoings

Net Income: \$237,523 pa + GST

- + Total Tools: National network of 94 stores established over 30 years
- + Immaculate 2019 building incorporating showroom with rear loading and abundant parking
- + Commanding high exposure site amongst complementary users
- + Mount Barker: Booming region 30 mins from Adelaide with population forecast to increase 47% to 56,710 by 2036

Contact
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RLA 293472

Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

*Approx



Impressive Childcare Investment 15 Year Net Lease to 2036 + Options



Huntfield Heights (Adelaide) SA
19 Lindisfarne Road

+ Huntfield Heights ELC: highly experienced and successful providers with numerous locations including the Eden Academy network of centres

Attractive 3% pa rent increases
Tenant pays all usual outgoings

+ Newly refurbished centre with significant depreciation benefits

Impressive facility with service approval for 75 LDC places

+ Large 2,050sqm site 200m from Huntfield Heights Primary School, and with ease of access to both Main South Road and the Southern Expressway

Net Income: \$195,000 pa + GST



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RLA 293472



Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

Secure Lease to the SA Government 10 Year Lease to 2029 Plus Option



Kadina SA
27 Frances Tce (Cnr Digby St)

+ Dept for Child Protection: Minister for Transport, Infrastructure & Local Government

Secure 10 year lease to May 2029 plus option

+ Well presented 385sqm building extensively refurbished and upgraded in 2019

Annual rent reviews

+ Prime CBD position amongst Woolworths, ALDI, Target and McDonald's

Net Income: \$106,082 pa + GST

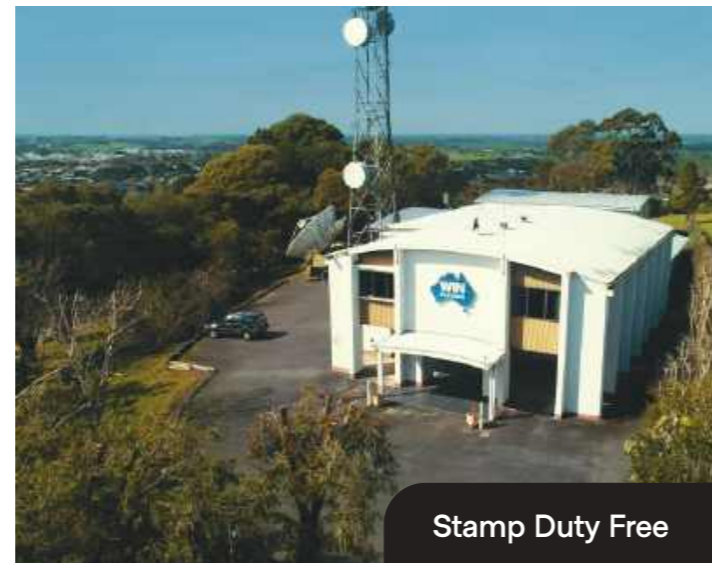
+ Kadina: commercial service centre & capital of the Yorke Peninsula



Contact
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RLA 293472



Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne



Former WIN TV Studio & Media Centre Secure 10 Year Leases to Optus & TPG



Mount Gambier SA
51 John Watson Drive

Secure long term leases to
Optus and Vodafone (now TPG)

Exceptional 2,884sqm position
perfect site

Net Income: \$79,725 pa + GST

- + Elevated position on edge of 'Blue Lake' with superb views overlooking the City
- + 850sqm* building plus important communications tower
- + Includes short term tenancies providing holding income
- + Value add opportunity - Renovate or Redevelop - Possible accommodation use (STCA)
- + Mount Gambier: SA's largest regional city, population of 27,000+

Contact
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RLA 293472

For Sale by
Expressions of Interest
Closing 3pm (AEDT)
Thursday 16 December 2021

*Approx

Strategic Tasmanian Cold Store Facility National Fast Food Supply Giant



Kings Meadows (Launceston) TAS
21 Merino Street

New 5 year lease plus option
to December 2030

Tenant pays all usual outgoings
including Land Tax

Net Income: \$154,485 pa + GST

- + Superior Foods: supplying fast food chains nationally including Hungry Jack's, Subway, Domino's & others
- + Strategic 3,894sqm* site
- + Established logistics precinct with easy access to city, airport and road arterials
- + 3,046sqm* building with capital intensive 'cold store' tenant fit-out

Contact
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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

*Approx



Rare TAB That Pays Out! Renewed Net Lease to 2024 + Option



Glenorchy TAS
1/375A Main Road

Just Renewed 3 year lease to 2024 + option to 2027
Annual CPI rental reviews
Net lease, tenant pays outgoings
Net Income: \$36,500 pa + GST

- + Longstanding TAB for 20+ years
- + Tabcorp brands include KENO, the Lott, Sky Racing & TAB
- + Prime Main Road CBD location
- + Directly adjacent to Domino's and surrounded by national brands + ample car parking nearby
- + City of Glenorchy: 7km north of Hobart, home to 48,000 residents

Contact
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Rhys Parker 0451 101 042
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Investment Portfolio Auction
11am AEDT
Wednesday 15 December
Crown Casino, Melbourne

International Blue Chip Investment Secure Long Term Lease + Option



West Kalgoorlie WA
41 Kayili Road

New 10 year lease to 2030 plus option to October 2035
Tenant pays 100% of outgoings as per lease, including land tax
Net Income: \$544,487 pa + GST

- + WEIR: multinational engineering company listed on the London Stock Exchange, with a market cap of £4.67 Billion GBP
- + CPI annual rent reviews capped at 4%
- + Total land area of 10,017sqm with a total NLA of 2,720sqm
- + Kalgoorlie: Australia's largest outback city and home to the largest open cut gold mine till 2016

Contact
Craig Chapman 0427 110 132
Rob Selid 0412 198 294

Investment Portfolio Auction
11am AEST
Thursday 16 December
The Hilton, Brisbane

Q&A

with David Mark

PARTNER - LEASING

Burgess Rawson partner and head of leasing David Mark sat down with us to discuss top trends for the leasing market as we look towards 2022.

Q. How has the pandemic transformed the leasing market?

A. “The impact on the retail leasing sector has been significant as footfall becomes obsolete in some states around Australia. Technology was pushed to the forefront as e-commerce become an essential part of retail globally. Companies were forced to innovate or becomes redundant in the highly competitive online retail space. With restrictions now being eased and businesses opening in each of the states, there is a visible increase in momentum for retail leasing deals as we head into 2022.”

Q. What do you see as the top leasing trends for the coming year?

A. “Regional is the new urban

As more businesses embrace a hybrid working model (combination of onsite and remote working), this has created a regional real-estate boom with consumers relocating to regional areas, called “push to the bush”. A greater focus on lifestyle, the home and space has inspired a rise in consumers moving to regional areas to achieve their slice of the great Australian dream. With the demographics of regional areas changing, large format retailers are recognising this opportunity and have expanded their bricks and mortar footprint to these in-demand locations.

Shopping local

Our leasing and asset management data reveals a shift to local shopping precincts brought on by COVID-19. This increase in local demand for service and convenience has driven innovations in planning and designing centres. Consumers now want to live, work and buy local.

Within these local centres are a diverse mix of stores and services such as swimming schools, gymnasiums, health food, medical services, and speciality stores. The addition of outdoor dining precincts and flexible outdoor areas for weekend farmers markets and community events are also becoming more common place.

Essential services are booming

Demand for liquor, supermarket, pharmacy, fuel, childcare, and government investment has accelerated over the past 12 months. As consumers adjusted to increased lockdown measures, home improvement and localised shopping experiences created a thriving trade for retailers.

Pet and DIY hardware stores are delivering strong growth and income opportunities. For example, Bunnings’ revenue for FY20/21 rose 12.5% to \$16.9 billion.

Sustainability

Retailers are focusing on sustainability initiatives to reduce the negative impact of their business on people and the environment.

By incorporating energy saving technologies such as charging points for electric vehicles, solar panels integrated with car park shade sail structures, leveraging natural light, and using sustainably sourced building materials, businesses are incorporating sustainability into their business models.”

“As we move into a post-pandemic world, retailers will need to remain agile to meet the demands of consumers and their changing needs. Whether that is implementing a new workplace model, upgrading out of date technology, or expanding to new sectors, business that meet their consumers demands will continue to thrive.”





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

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