

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

FEATURE ARTICLE

Fuel and Convenience Retail
Top Tier Tenants Drive Investor Demand

TALKING TO...

Yosh Mendis
New NSW Head of Agency

Welcome



EDITOR Rhys Parker

RHYS.PARKER

Welcome to the March edition of our Portfolio magazine.

Firstly, I would like to thank our valued clients for trusting us with their assets in 2021, it was an incredible year that delivered exceptional results for our clients.

2021 was also the year that we consolidated our east coast offices, enhancing our client offering.

Our national approach has allowed us to streamline cross border transactions facilitating the connection between vendors and qualified buyers.

The consolidation heightens our national database, market research, data analytics and commercial experience. What we can deliver for our clients is unparalleled in the commercial real estate market.

This March, we are thrilled to welcome some of the industry's top talent to our fast-growing team: Yosh Mendis as Head of Agency for NSW, Geoff Sinclair as Director and Mimi Wylie as our Sales Analyst.

The NSW team is the only investment team offering Portfolio Auctions and these new appointments are an integral part of our growth plan.

Yosh, Geoff and Mimi join a warm and energetic team of property professionals across our various departments, which also includes some longstanding and experienced team members such as Partner, Darren Beehag, who has driven the growth and success of our business for over 27 years.

In this fast paced and growing environment, we commit to sticking to what has made us successful – providing the best possible results for our clients. This has led to us having an industry leading 86% repeat client rate which is something that we are very proud of.

We look forward to helping you build wealth through commercial real estate and welcoming you to our upcoming March Investment Portfolio Auction.

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Better Returns, Long Leases

Top tier tenants and sound fundamentals keep fuel and convenience front of mind for investors

p08



Portfolio Team

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BURGESSRAWSON.COM.AU

Burgess Rawson's Portfolio Magazine requires a creative collective committed to producing a premium property publication that people just won't want to put down.

Our diverse and forward-thinking Portfolio Team is drawn from Burgess Rawson's offices across Australia, working collaboratively and each contributing their unique skill set to bring you a magazine we're proud to call our own.

Portfolio Auctions p12



In the spirit of reconciliation, Burgess Rawson acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

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



Building on Success

Off the back of an incredible year of transactions, Burgess Rawson announced the appointment of three key personnel in their Sydney office.

Yosh Mendis has been brought on as Partner | Head of Agency for NSW and is joined by a strong team including Director, Geoff Sinclair and Sales Analyst, Mimi Wylie.

Setting the Barometer for Yields



Yosh Mendis

Head of Agency NSW | Partner

Q. What is your vision for the business?

A. Exponential growth.

Yosh Mendis will become an integral part of the leadership team, as it continues to expand its NSW operations amid strong 2021 results, including the sale of more than \$1.7 billion of commercial real estate. We sat down with Yosh to talk about what attracted him to Burgess Rawson, his vision for the business and what our clients can expect from his team in 2022.

during this exciting next phase of significant growth.”

You need a competitive edge in the commercial real estate market. What edge do you think Burgess Rawson has?

“Their national Portfolio Auction platform. They boast one of Australia’s largest commercial property investor networks and this allows them to continually set the ‘barometer’ for Australian commercial property yields across every major market sector. Their national reach, combined with their reputation for holding Portfolio Auctions every six weeks, has continued to foster long term success.”

What is your market outlook for commercial real estate in 2022?

“I believe we will see continued growth in activity following a very successful 2021. With continued record low interest rates as well as uncertainty in financial markets, investors continue to see commercial property as one of the safest investment vehicles for 2022. Despite financial market volatility, commercial property remains an attractive source of secure long term

income streams with consistent rental and capital growth. As investors redirect large flows of capital into the commercial property sector, demand and competition for these investments will continue to grow.”

As Head of Agency for Burgess Rawson, New South Wales, what is your vision for the business?

“Exponential growth. The sheer reach and success of the auction platform in the sale of premium commercial investment properties across Australia is something that cannot be replicated. I see that as one of the most competitive foundations for serious growth.

Over the last 20 years Burgess Rawson have solidified their position as the one and only Portfolio Auction specialists in Australia. This was evident with a record-breaking year of transactions, seeing total sale volumes increase from 184 properties sold in 2020 to over 360 properties in 2021. They’ve displayed incredible acumen and expertise in completing large transactions across the national business, including record results in the recent sale of a \$60m+ retail investment and \$100m investment portfolio.

We will continue to drive success in these markets and set new benchmarks with the results we achieve for our clients across Australia.”

What do you see as the key market segments for investment in 2022?

“Convenience retail, industrial, childcare, non-discretionary and essential services. In a flow on from 2021 we are seeing an ongoing trend toward ‘flight to quality’. Increased appetite for commercial investment opportunities throughout the pandemic has reflected the continued

resilience of the market. Demand in these particular segments is being fuelled by attractive underlying investment fundamentals, business growth, government support and the increasing importance of supply chain logistics.”

How did you start your career in the Commercial Real Estate industry?

“Whilst I was completing my Bachelor of Regional and Town Planning at the University of Queensland, almost 10 years ago, I was offered an entry level position as a Property Analyst at a local

commercial real estate firm. After just a few days, I knew I wanted to progress my career in the real estate industry. From there I secured my first sales role at Brisbane based Wright Property, which soon became Cushman & Wakefield Queensland.

I then took the opportunity to move into their Sydney Investment Sales team where I spent several years specialising in the sale of blue-chip commercial investment properties.

Burgess Rawson have been one of my strongest competitors throughout my career and I’m excited to start this next chapter with them.”





Better Returns, Long Leases

Top tier tenants and sound fundamentals keep fuel and convenience front of mind for investors

It was a bumper year for fuel and convenience, with Burgess Rawson transacting 32 freehold fuel investments worth \$156 million. Fuel remains one of the best value investment classes, and ticks all the right boxes. In this month's feature article, we talk all things fuel and the compelling reasons to invest in this sector.

Combine essential services such as fuel and convenience, and you have a premium investment opportunity that will attract the attention of every astute commercial property investor. In fact, demand has been so overwhelming that the team at Burgess Rawson continually field questions on when the next opportunity will be to secure

these valuable assets. Better returns, long leases and top tier tenants represent a set-and-forget freehold investment with guaranteed rental growth.

With challenges faced throughout the pandemic, fuel and convenience has proven to be one of the more resilient segments of the commercial property sector.

Strong consumer demand continues to provide investors with confidence as private mobility rebounds, the popularity of convenience shopping grows and financial institutions such as Suncorp, NAB and Bendigo Bank display an appetite to fund these assets.

The Australian Bureau of Statistics recorded 20 million registered motor vehicles during the 2020/2021 financial year, of which only 23,000 were electric vehicles. The low uptake of EV's has come as a result of their higher price point and an absence of meaningful national government subsidies. Meanwhile, Australian's heavy reliance on their cars has resulted in a strong demand for fuel, despite improvements in public transport infrastructure and ride-share technologies.

Viva Energy reported a 14% increase in retail fuel sales volumes to December 2021. This represents an increase of 13.6% on pre COVID, fuel volumes for Viva.

While the future of electric vehicles will slowly change the landscape of fuel and convenience, the demand for these defensive assets remains strong. A confidence linked to witnessing some of the most innovative tenants evolve and expand on their offering by utilising their strategically significant locations to create a one-stop shop for customers.

Examples include partnering with major supermarket chains, online retailers such as food delivery platforms and "click & collect" retailers. Electric vehicle rapid charging services will certainly be added to the mix over time but if you consider fuel stations as part of a national retail network, their value

comes down to the age-old property mantra of location, location, location!

There are currently 6,500 service stations across Australia and key providers such as Shell, United, 7-Eleven, Viva Energy Australia and BP, along with the major supermarket chains, are expanding their networks. As a result, investor demand continues to go from strength to strength, as evidenced by one of last year's most attractive opportunities when Burgess Rawson sold Viva Energy/My Car in Torquay, Victoria for \$8,355,000 at a yield of 4.89%.

Burgess Rawson recorded exponential growth in 2021, where the sale of essential service assets contributed

significantly to a record sales result of 364 commercial properties at a combined value of \$1.75 billion.

Due to the increasing popularity of these assets, Burgess Rawson recently appointed two key senior executives to build upon the expertise of the NSW investment sales team in this sector-Head of Agency NSW and Partner, Yosh Mendis, and Director, Geoff Sinclair.

Yosh is one of Sydney's most prolific sales agents, selling \$300 million worth of commercial property alone in 2021, including one of Sydney's largest fuel and convenience centres.

In his new role, he will be leading a team of market experts including

Geoff Sinclair who sold \$200 million worth of commercial property in 2021, and the existing Burgess Rawson team featuring Rhys Parker and Kieran Bourke with a proven eight-year track record of consistent sales in the New South Wales market.

Between them, they specialise in the sale of fuel, fast food, childcare, convenience-based retail assets, medical and the industrial investment sector, with a view to expanding into new markets.

Burgess Rawson CEO, Ingrid Filmer said “our growth strategy is underpinned by demonstrating market leading expertise and innovation such as positioning our NSW investment team as the only to offer Portfolio Auctions”.

“Transactions in 2021 have demonstrated ongoing investor confidence in high-quality, essential service assets and not only were investors comfortable bidding at auction via phone or online, but we also saw a high number of cross border sales made sight unseen.”

“We are delighted to welcome Yosh and Geoff to the fold. Their experience and expertise are remarkable.

We have big plans for the Sydney business and have confidence we can deliver exceptional results for our clients with this powerhouse team in place,” she said.

Burgess Rawson’s coveted Portfolio Auctions, are actively watched by the entire property investment community over a three-day auction period and are the litmus test of the market. It is the most up to date example of a cross section of properties in the market and consistently delivers vendors and purchasers certainty and great outcomes.



Fundamentals of Fuel and Convenience Freehold Investments

1. Major Land Holdings in Prime Locations

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

2. High Capital Tenant Investment

Regularly all improvements have been funded by the tenant, making relocation prohibitive.

3. Secure Leases to Identifiable Tenants

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

4. Reversions and Redevelopment Opportunities

These characteristics make fuel sites suitable for a wide range of alternative uses in the long term future, including retail, high-rise residential, fast food, childcare and automotive.

The Key Players in the Fuel Market



Burgess Rawson Fuel Market Share Since 2016 Freehold Investments

54%

BP	Ampol	Viva Energy	7 Eleven
1,500 Sites	1,347 Sites	1,332 Sites	573 Sites

EG Group	United	Chevron
532 Sites	465 Sites	360 Sites



March Investment Portfolio Auctions

SYDNEY
10:30AM AEDT
TUESDAY
29 MARCH

MELBOURNE
10:30AM AEDT
WEDNESDAY
30 MARCH

BRISBANE
10:30AM AEST
THURSDAY
31 MARCH

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
Dinki Di Childcare	Tumbi Umbi (Central Coast)	NSW	\$318,500	39
G8 Education	Southern River (Perth)	WA	\$312,000	82
Advanced Early Learning	Merrylands (Sydney)	NSW	\$307,500	40
Buttercups Childcare & Early Learning	Wandi (Perth)	WA	\$304,674	83
Sparrow Early Learning	Butler (Perth)	WA	\$204,422	85
Goodstart Early Learning	Mount Clear (Ballarat)	VIC	\$199,500	67
Affinity Education	Mudgee	NSW	\$179,797	48
Goodstart Early Learning	Belgrave Heights (Melbourne)	VIC	\$113,188	72

Large Format Retail/Automotive/Trade Retail

Tenant	Location	State	Income pa	Page
The Good Guys	Invermay (Launceston)	TAS	\$534,768	18
Toyota	Echuca	VIC	\$277,557	26
Maverick Campers	Prospect (Adelaide)	SA	\$217,922	64
MISURA Furniture	Waterloo (Sydney)	NSW	\$209,225	44
Watertek	Wagga Wagga	NSW	\$200,000	47
Subaru	Echuca	VIC	\$167,123	26
Grow Master Garden Centre	Sale (Gippsland)	VIC	\$120,000	71
Reece Plumbing	Colac	VIC	\$37,084	79

Liquor/Hotel

Tenant	Location	State	Income pa	Page
First Choice Liquor & Bentley Hotel	Bentley (Perth)	WA	\$408,353	20
Sarah Sands Hotel	Brunswick (Melbourne)	VIC	\$366,918	22

New Properties For Sale

Retail Fuel/Car Wash

Tenant	Location	State	Income pa	Page
Ampol and Carl's Jr.	Warrawong (Wollongong)	NSW	\$545,000	38
7-Eleven	Albion Park Rail (Macquarie Valley)	NSW	\$335,110	24
7-Eleven	Marcoola (Sunshine Coast)	QLD	\$320,770	58
Metco Petroleum	Silkstone (Ipswich)	QLD	\$292,077	60
Viva Energy Australia	Colyton (Penrith)	NSW	\$263,127	42
Puma Energy	Coopers Plains (Brisbane)	QLD	\$250,000	61
Puma Energy	Kedron (Brisbane)	QLD	\$247,612	28
United Petroleum	Dandenong South (Melbourne)	VIC	\$190,000	30
Puma Energy	Bundaberg Central	QLD	\$139,113	28
Hastings Super Shine Car Wash	Hastings (Mornington Peninsula)	VIC	\$126,890	70

Office/Government

Tenant	Location	State	Income pa	Page
Kindred Property	Redcliffe (Sunshine Coast)	QLD	\$426,760	57
Strata Floor with Holding Income	Melbourne CBD	VIC	\$357,900	80
Government of Western Australia	Butler (Perth)	WA	\$289,566	84
Barrason's Engineers	Pakenham (Melbourne)	VIC	\$87,000	73
Graham Chalmer Pty Ltd	Sale (Gippsland)	VIC	\$53,465	74
NSW Government	Raymond Terrace (Newcastle)	NSW	\$51,600	55

Supermarket/Retail Complex/Strip Retail

Tenant	Location	State	Income pa	Page
Siena Tile Gallery	Blackburn (Melbourne)	VIC	\$202,826	66
Toy World, Aussie Disposals & Books Plus	Bathurst	NSW	\$154,895	49
Telstra	Randwick (Sydney)	NSW	\$84,158	52
IGA Supermarket	Woronora Heights (Sydney)	NSW	\$82,400	53
Ceylon's Grocers	Wollert (Melbourne)	VIC	\$41,850	78

Fast Food

Tenant	Location	State	Income pa	Page
KFC	Seymour	VIC	\$160,893	68
KFC	Wellington	NSW	\$100,993	51
Zambrero	Waterloo (Sydney)	NSW	\$105,048	44

Restaurant/Cafe

Tenant	Location	State	Income pa	Page
The Coffee Club + Pacinos	Rockhampton	QLD	\$232,393	62
Ribs & Rumps Restaurant	Rockhampton	QLD	\$192,809	62
Lanterne Rooms Restaurant	Campbell (Canberra)	ACT	\$144,160	34
Eightysix South Restaurant	Phillip (Woden)	ACT	\$135,600	35
Blackfire Restaurant	Braddon (Canberra)	ACT	\$93,365	36
Gelatissimo	Coolangatta (Gold Coast)	QLD	\$62,023	63
Bloom Coffee Cafe	Phillip (Woden)	ACT	\$59,950	37
Kai Dining	South Yarra (Melbourne)	VIC	\$51,490	75
Mary Miller Cafe	Brunswick East (Melbourne)	VIC	\$45,675	76

Medical/Allied Health

Tenant	Location	State	Income pa	Page
Chemist Warehouse and Medical Complex	Sunbury (Melbourne)	VIC	\$545,153	16
Medical Centre	Ulladulla	NSW	\$164,540	50
9Round Gym	Waterloo (Sydney)	NSW	\$71,250	44
Medical Centre	Coffs Harbour	NSW	\$64,400	54
Wellbeing Chiropractic	Wollert (Melbourne)	VIC	\$41,850	77

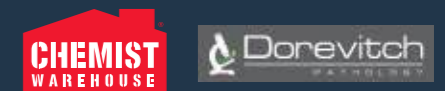
Development

Tenant	Location	State	Income pa	Page
Childcare Development Site	South Hurstville (Sydney)	NSW	\$250,000	43
Lovett Tower	Phillip (Canberra)	ACT	N/A	32
Childcare Development Site	Pymble (Sydney)	NSW	N/A	56

Premier Health/Retail Complex - National Tenants Within Metro Growth Corridor



Pandemic Proof, Essential Service Allied Health Anchored



Sunbury VIC
79-81 & 81A Evans Street

Chemist Warehouse: Australia's largest Pharmacy Group

Dorevitch Pathology: part of Healius, one of Australia's largest medical operators

Net Income: \$545,153 pa* + GST

- + Secure 10 & 5 year net leases to long established tenants including Chemist, Pathology, Physio and Medical Centre
- + Immaculate 1,028sqm* building with 16 on-site car spaces
- + Rare 1,360sqm* C1Z corner landholding with triple street frontage of 105m*
- + Sunbury: booming satellite city 38km from Melbourne CBD

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Investment Portfolio Auction
10:30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx



Brand New Freehold Investment Leased to JB Hi-Fi Ltd (ASX: JBH)

7 Year Lease to Thriving Retail Giant
Substantial 7,104sqm* Freehold Site



Invermay (Launceston) TAS
25 Goderich Street

The Good Guys: Wholly owned by ASX listed JB Hi-Fi Limited

New 7 year lease to 2028 plus options through to 2048

Net Rent: \$534,768 pa* (June 2022)

- + JB Hi-Fi Limited: 316 stores Australia wide, FY21 sales up 12.6% to \$8.9 billion
- + Proven destination with Bunnings, Officeworks, JB Hi-Fi, and McDonald's all within 275 metres*
- + New 2,520sqm* building with significant tax saving depreciation
- + 80 on-site car spaces
- + Launceston: Tasmania's largest regional city, 105,000+ catchment

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Investment Portfolio Auction
10:30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx



Freestanding 8,735sqm* Pub/Liquor Investment

Bentley Hotel and Coles Group Liquor Freehold

Significant Underlying Land Value in Thriving Inner-Perth Location

Bentley (Perth) WA
1120-1124 Albany Highway

Blue-chip tenant, QVC, a Coles and Australian Venue Co JV, combined network of 1,108 sites
Favourable net lease terms and annual CPI reviews

Projected net rent: \$408,353 pa¹

- + Secure 10 year lease to 2029 plus two 10 year options to 2049
- + Major 8,735sqm* highway corner site, 7.5 km* from Perth CBD, including modern tavern and large format liquor store
- + \$1B urban infill development², Bunnings, ALDI, McDonald's, Mercedes all within 1km*
- + High-growth location, forecast 87% population growth by 2041³



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Investment Portfolio Auction
 10.30am AEDT
 Wednesday 30 March
 Crown Casino, Melbourne

¹Approx ²Based on December CPI ³WA Government ⁴forcast.id



New 10+10+10 Year Lease to Australia's Fastest Growing Hotel Operator



Brunswick VIC
29 Sydney Rd (cnr Brunswick Rd)

Australia Venue Co.: one of Australia's largest pub operators with over 180 venues across Australia and New Zealand

Rent: \$366,918 pa* + GST

- + Long 10 year lease to 2031 plus 2 x 10 year options to 2051
- + Irreplaceable gateway location, positioned on the corner of busy Sydney and Brunswick Roads
- + Architect designed state-of-the-art hotel with recent (2021) multi-million dollar fit-out
- + Brunswick: in demand, high density city fringe capital growth suburb, 3.5km* from Melb CBD

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Investment Portfolio Auction
10.30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx

A Brunswick Landmark The Sarah Sands Hotel

New Multi Million Dollar Refurbishment



Trophy 7-Eleven Convenience Retail Investment

Blue-Chip Freestanding Investment Attractive 10 Year WALE



Albion Park Rail NSW
63 Princes Highway

7-Eleven: Australia's third
largest private company,
700+ convenience stores

15 year lease to December 2031
plus options to 2046

Net Income: \$335,110 pa* + GST

- + Tenant responsible for maintenance and replacement of fuel tanks/equipment plus site remediation
- + As new improvements offering significant depreciation benefits
- + Highly desirable fixed 3% annual rental increases
- + Substantial 3,541sqm* site with direct exposure and access to Princes Highway

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Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx



Two Prime Dealerships Leased to Australia's #1 Toyota Dealer

Echuca VIC
Northern Highway

Echuca: Murray River tourist mecca, trade catchment circa 50,000 plus year round holiday influx

Booming industry, new car sales up 13% in the last 12 months¹

Servco: 103 year success story, Top 20 US based automotive dealer and Australia's largest Toyota dealer

Secure 5 year leases with options through to 2034

Annual rent reviews

Tenant pays all usual outgoings as per each lease



74-76 Northern Highway

- + Secure 5 year lease to Dec 2024 plus options to 2034
- + Important 3,188sqm* highway site with 42 metre* frontage
- + Combined 1,250sqm* buildings inc showroom and service area
- + Net Income: \$167,123 pa*



101 Northern Highway

- + Secure 5 year lease to December 2024 plus options to 2034
- + Huge 10,087sqm* site with 70 metre* highway frontage
- + Combined 1,600sqm* building including showroom and service area
- + Proven location with over 15,000 vehicles passing daily*
- + Toyota: Australia's top selling car brand since 1996
- + Net Income: \$277,557 pa*



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Investment Portfolio Auction
To be sold individually
10:30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx ¹FCAI

Two Freestanding Chevron Investments



Global Giant, \$257 Billion Tenant Guaranteed Rental Growth

Chevron Corporation (NYSE: CVX), major global energy company with a market cap of \$257 Billion, with 360+ retail sites

Landlord favorable Net leases with Chevron responsible for all usual outgoings including rates, insurance and land tax

Tenant is responsible for all maintenance, repairs and replacement of fuel tanks and equipment plus site remediation

Secure leases to 2034 & 2035 plus 4 further 10 year options

Strong and certain rental growth with annual, fixed compounding 3% rent increases

Bundaberg QLD
10 Takalvan Street

- + Prime corner CBD site opposite Bundaberg Base Hospital
- + High exposure site with 27,000+ vehicles passing daily¹
- + Arterial road location linking Bundaberg CBD with the regional airport, Bunnings & Sugarland SC
- + Bundaberg Region has \$4.2 Billion of capital projects under planning or in construction²
- + Estimated net rent: \$139,113 pa*

Kedron (Brisbane) QLD
273-279 Gympie Road

- + 1,604sqm* gateway site to Brisbane CBD and the M7 Airport link
- + Gympie Road, major northern 4 lane arterial servicing 70,000+ vehicles daily¹
- + Strategically located within Brisbane's inner city northern retail corridor anchored by Westfield Chermside (Australia's 2nd Largest Shopping centre)³, Coles & ALDI Supermarkets, Bunnings Warehouse, JB Hi-Fi, Ford, Toyota, Volkswagen, KFC & Hungry Jack's all within 2km*
- + Kedron is home to important social infrastructure including 26 schools within a 3km* radius servicing over 11,000 full-time student¹
- + Brisbane: home of the 2032 Olympic Games set to undergo major growth
- + Estimated net rent: \$247,612 pa*



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Investment Portfolio Auction
To be sold individually
10:30am Thursday 31 March
The Hilton, Brisbane

*Approx ¹Gapmaps ²Bundaberg Regional Council ³Scentre group



Premium Freestanding Metro Melbourne 4,399sqm* Gateway Site

New 12 Year Lease Plus Options
Annual Fixed 3% Rent Increases

Dandenong South VIC
314-322 South Gippsland Hwy

United Petroleum: top-tier tenant, 465+ sites nationally

Tenant responsible for outgoings including rates, insurance, repairs and maintenance

Rent: \$190,000 pa* + GST

+ Major 4,399sqm* site in the heart of one of Australia's most important industrial precincts

+ Reece DC, Visy, Melbourne Truck Centre, Bowens DC, Aus Post DC, Tip Top, Dulux DC, Coates Hire, Greens Rd and Monash Fwy connections all within 1.5km*

+ Dandenong South generates \$24.4 billion in output with an estimated 41,817 jobs in the area¹



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Investment Portfolio Auction
10.30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx ¹Remplan

Canberra's BTR Reinvention



250+ DA Approved Build-To-Rent Apartments Adaptive Re-use of ACT's Tallest Office Building

Phillip ACT
Lovett Tower, 5 Keltie Street

Town centre renewal project
surrounded by superb amenity

GFA total of 24,893 sqm

Zoned CZ1 Core Zone

- + Mix of apartments, serviced apartments & hotel accom. providing cashflow control
- + Adjacent to Westfield Shopping Centre and Woden Town Square
- + 100m to bus interchange, future light rail terminal & CIT campus
- + Advanced sustainability incl. solar panels, 100% gas free utilities & EV charge points

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Deadline Private Treaty
Offers Closing
2pm AEDT Friday 25 March

Indicative Price:
From \$1,150/sqm excl. GST



Trophy Restaurant Investment Sought After 4% Annual Increases



Campbell ACT
Unit 139/81 Constitution Avenue

10 year lease + options to 2041
Strong rental growth assured

Net Income: \$144,160 pa + GST

- + Leased to Global Restaurant Giant – The Chairman Group
- + The Chairman Group owns and operates 6 restaurants globally
- + Area: 212 sqm internal with 53 sqm of exclusive outdoor on title
- + Strong 4% annual increases



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Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Yallamundi Rooms,
Sydney Opera House

Hospitality Powerhouse in Prominent Town Centre Location

Phillip (Woden) ACT
G03/45 Furzer Street

7 year net lease + options to 2038
Attractive 3.5% increases

Net Income: \$135,600 pa + GST

- + 86 North has been listed on Weekend Australian's list of Australia's 50 Hottest Restaurants
- + High density corporate population
- + Hospitality institution in busy central location
- + 12,500 people in the public sector within 100m radius
- + Brand new to sister restaurant 86 North

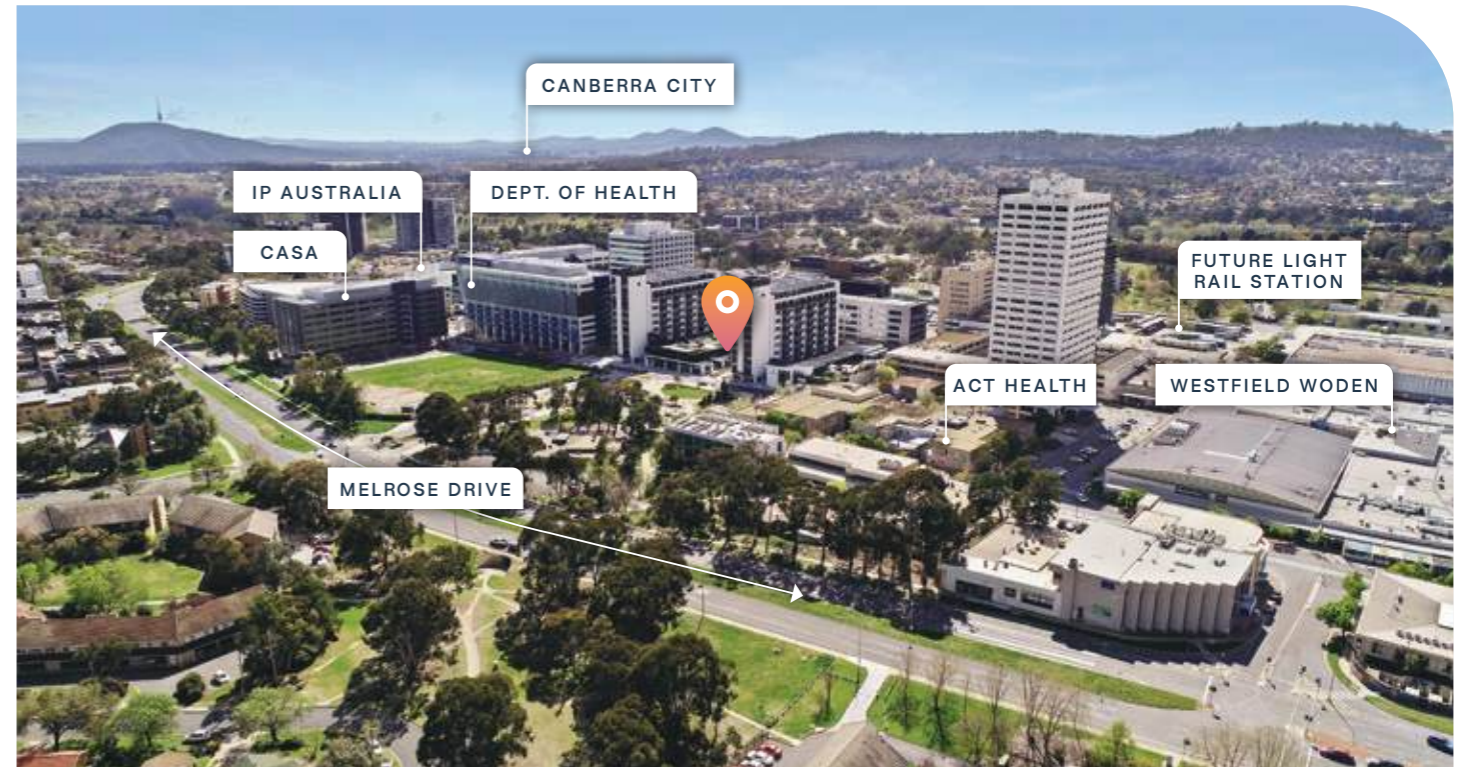


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Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Yallamundi Rooms,
Sydney Opera House





*Outline/Boundaries Indicative Only



Multi Award Winning Restaurant in Famous Braddon Precinct



Braddon ACT
Unit 46 & 47/38 Mort Street

- + Renowned restaurant in popular inner city location
- + Leased to Fuego Nero Pty Ltd t/a Blackfire Fuego Nero
- + 2 units of 61 sqm each for a combined total of 122 sqm
- + Braddon is Canberra's inner city "place to be"
- + Steps away from Elouera Street light rail terminal

Stamp duty free

Attractive 3.5% increases ensuring growth

Net Income: \$93,365 pa + GST



Contact
Guy Randell 0430 272 999
James Baker 0421 863 040
Rhys Parker 0451 101 042



Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Yallamundi Rooms,
Sydney Opera House

Popular Cafe in Award Winning Precinct Stamp Duty Free



Phillip (Woden) ACT
G10/35 Furzer Street

- + Leased to Bloom Coffee Industries Pty Ltd t/a Bloom Coffee
- + Popular town centre location with high foot traffic
- + 12,500 people in the public sector within 100m radius
- + Area: 109 sqm plus 34 sqm of exclusive outdoor dining

7 year lease + options to 2033

3% annual increases

Net Income: \$59,950 pa + GST



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



Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Yallamundi Rooms,
Sydney Opera House



New Fuel & Fast Food Investment Premium NSW Coastal Location



Warrawong (Wollongong) NSW
27-41 King Street

Brand new 12 year leases to
2034 plus options to 2049

Fixed 2.5% annual rent increases

Net Income: \$545,000 pa* + GST

- + 2,800sqm* site in Warrawong's core retail precinct
- + State-of-the-art brand new convenience retail centre offering substantial depreciation benefits
- + Premium location neighbouring McDonald's, ALDI, Warrawong Plaza Shopping Centre & Liquorland
- + Warrawong: Sought after location in NSW's South Coast, 8km to Wollongong CBD, south of Sydney

Contact
Geoff Sinclair 0451 462 759
Yosh Mendis 0434 413 188

For Sale by
Expressions of Interest
Closing 4pm AEDT
Thursday 31 March 2022

*Approx

New 20 Year Net Lease Huge Site with Further Development Potential

Tumbi Umbi (Central Coast) NSW
201 Hansens Road

New 20 year lease to 2042 plus
10+10 year options to 2062

Greater of 3% and CPI rent
increases per annum

Net income \$318,500 pa* +GST

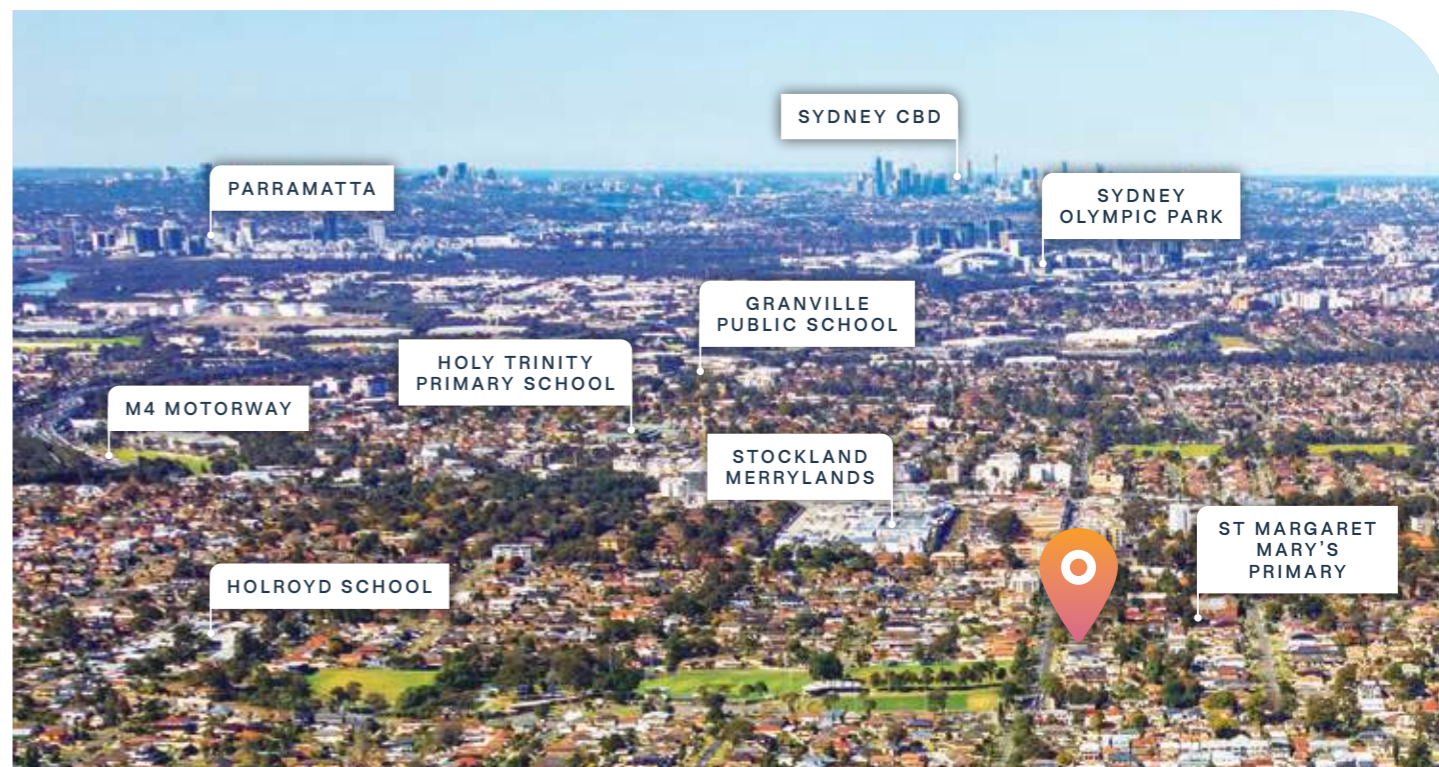
- + 90 place centre with separate cottage on 4,828sqm* site with potential to add further 60* place building
- + Dinky Di Childcare Group successfully operate 5 centres and growing
- + Growth area currently under supplied for childcare places
- + Net lease with ability to realise development potential

Contact
Dean Venturato 0412 840 222
Michael Vanstone 0403 580 528

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx

Dominant Sydney Childcare Investment 100% Occupancy



10 Year Lease to 2031 Plus 10 + 10 + 10 Year Options to 2061

Merrylands NSW
368 Merrylands Road

21 primary schools within a
5 minute drive

Recently opened 80 LDC places -
100% occupancy + waiting list

Est. Net Rent: \$304,500 pa*

- + Compounding fixed 3% annual rental increases
- + Advanced Early Learning: leading local operator with two other centres close by
- + 37% more <5 year olds than a typical Sydney suburb
- + Merrylands: Popular inner-city suburb for young families – 8 mins Parramatta, 24km CBD



Contact
Michael Vanstone 0403 580 528
Michael Gilbert 0430 024 790

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx



*Artist Impression



*Artist Impression



*Artist Impression

Sydney Fuel & Convenience Trophy Leased to ASX Giant Viva Energy



Colyton (Penrith) NSW
86 - 88 Great Western Highway

100% leased by Viva Energy to 2026 plus options to 2036

Busy 6 lane highway with exposure to 29,822 vehicles daily

Net Income: \$263,127 pa* + GST

- + Viva Energy (ASX:VEA): market cap \$3.67B supply around a quarter of Australia's fuel
- + Strategic 2,223sqm* major arterial landholding
- + Growth corridor 20 minutes to new Western Sydney Airport
- + Large canopy with 7 double sided bowsers + LED pylon, U-Haul hire & ATM

Contact
Darren Beehag 0411 226 223
Rhys Parker 0451 101 042

Investment Portfolio Auction
10.30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx

New Hurstville Childcare Investment 10 Year Lease – Awarding Winning Operator



South Hurstville NSW
12 Resthaven Road

10 year lease to 2033 plus options extending to 2073

Brand new 52 place centre expected to open Feb 2023

Net Income: \$250,000 pa* + GST (Upon Completion Feb 2023)

- + Compounding 3% pa rent increases
- + Boutique multi-centre operator serving the professional local demographic
- + Education rich area, 19 primary schools within 5 minute drive
- + Well connected Sydney suburb 18km* south from the CBD
- + Significant depreciation benefits available upon completion

Contact
Michael Vanstone 0403 580 528

For Sale by
Deadline Private Treaty
Offers Closing Thursday
31 March 2022

*Approx



*Outline/Boundaries Indicative Only



Premium Investment Opportunity Prime Inner Sydney Location

MISURA

Waterloo NSW
C.R.08.09.10, 1 Archibald Ave

- + Three individual strata shops combined to create a 307sqm* showroom plus 5 car spaces
- + Huge 50 metre* retail frontage to Bourke Street
- + Established prestige designer furniture store (also in Melbourne)
- + Inner Sydney location with 230,000+ residents within a 3km radius
- + Tenant responsible for all outgoings

5 year lease to 2026

Annual 3.25% rent increases

Net Income: \$209,225 pa* + GST

Contact
Kieran Bourke 0417 418 007
Michael Gilbert 0430 024 790

Investment Portfolio Auction
10.30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx

High Profile National Fast Food Investment Bustling Sydney Metro Location

Zambrero
MEXICAN WITH A MISSION

Waterloo NSW
C.R.05, 1 Archibald Avenue

- + Parent company lease to national operator Zambrero to 2026 + 7 year option
- + Tenant responsible for all outgoings
- + Ideal 95sqm* premises with secure parking space on title
- + Dynamic inner Sydney location with 230,000+ residents within a 3km* and only 4km* from CBD

Lease to 2026 plus 7 year option

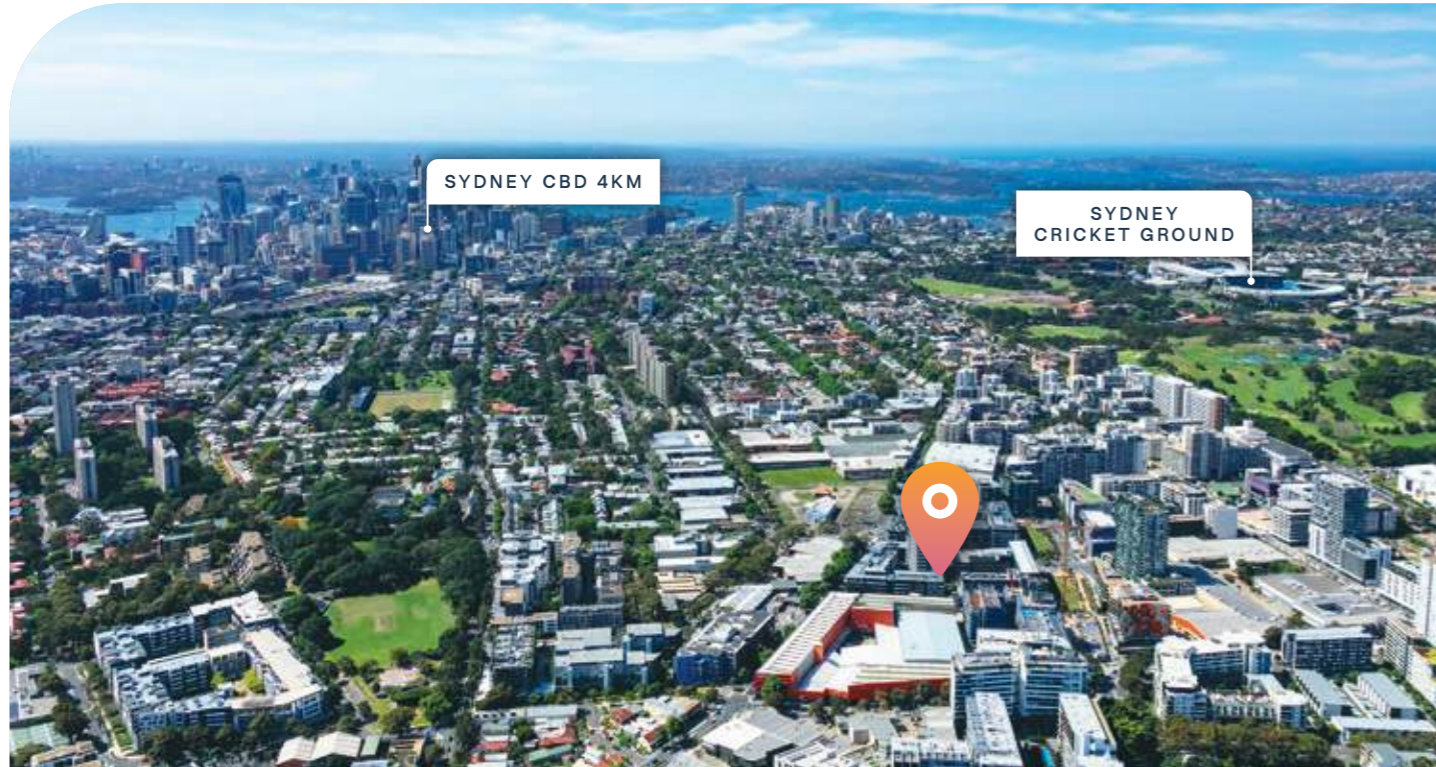
Annual 3.5% rent increases

Net Income: \$105,048 pa* + GST

Contact
Kieran Bourke 0417 418 007
Michael Gilbert 0430 024 790

Investment Portfolio Auction
10.30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx



Global Branded Tenanted Investment Secure 7 Year Lease Plus Option



Waterloo NSW
C.R.01: 9, 1 Archibald Avenue

- + Modern 96sqm* fitness studio with secure parking space on-title
- + Booming inner Sydney location
- + Popular fitness studio with strong local client base
- + Located within 'Diversity' retail precinct and complimented by multiple high profile operators including QE Foods, Pizza Hut and Zambrero

7 year lease to 2025 plus
3 year option to 2028

Fixed 3.5% annual rent
increases

Net Income: \$71,250 pa* + GST



Contact
Kieran Bourke 0417 418 007
Michael Gilbert 0430 024 790



Investment Portfolio Auction
10.30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx

Prime Industrial Freehold Investment Brand New 7 Year Lease + Options



Wagga Wagga NSW
35-37 Dobney Avenue

- + Large 2,750sqm* site with quality 2,224sqm* industrial/showroom improvements
- + Watertek: Successful Australian company providing products and services to the irrigation industry
- + Strategic and tightly held industrial and bulky goods hub
- + Wagga Wagga: NSW's largest inland city with an estimated population of 64,000+

New 7 year lease plus options to
February 2039

Landlord friendly net lease terms

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



Contact
Kieran Bourke 0417 418 007
Rhys Parker 0451 101 042



Investment Portfolio Auction
10.30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx



Established Childcare Investment New 12 Year Net Lease to National Operator



Mudgee NSW
13 Court St (cnr Castlereagh Hwy)

12 year net lease to 2033 plus options to 2048

Attractive 3% pa rent increases

Net Income: \$179,797 pa* + GST

- + Affinity Education: one of Australia's largest early education providers with 150+ centres
- + Established centre with service approval for 75 LDC places
- + Ideally positioned within close proximity to two primary schools, Coles, Woolworths, ALDI and town centre

Contact
Natalie Couper 0413 856 983
Michael Vanstone 0403 580 528
Adam Thomas 0418 998 971

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx

Prime CBD Freehold Investment High Yield Anticipated



Bathurst NSW, 157, 157A Howick Street & 67 William Street

Large 784sqm* CBD site

3 high profile tenants in absolute centre of town

Net Income: \$154,895 pa* + GST

- + Diversified tenancy mix including national and local brands
- + Rare dual street frontage site
- + Surrounded by Woolworths, Coles, Kmart and Big W
- + Future scope to add value and increase rental returns
- + Bathurst: a major regional town with an established and growing population of 45,000

Contact
Darren Beehag 0411 226 223
Kieran Bourke 0417 418 007

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx



Rare Freehold Medical Centre New 3 Year Lease + Options to 2034



Ulladulla NSW
111 Princes Highway

Prime position close to Coles, Kmart, Woolworths and ALDI

Net lease with tenant paying outgoings as per lease

Net Income: \$164,540 pa* + GST

- + Established medical tenant operating for more than 20 years
- + Purpose built architecturally designed general practice medical centre, pathology and day surgery
- + Excellent on-site parking and adjacent to council car park
- + Irreplaceable 1,069sqm* site with valuable 11m height limit, STCA

Contact
Darren Beehag 0411 226 223
Rhys Parker 0451 101 042

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx

Affordable Fast Food Investment Important Head Lease to KFC



Wellington (Dubbo) NSW
91 Lee Street (Mitchell Hwy)

Established store with lease to 2026 plus options to 2036

Annual CPI + 1% rental increases (capped at 5%)

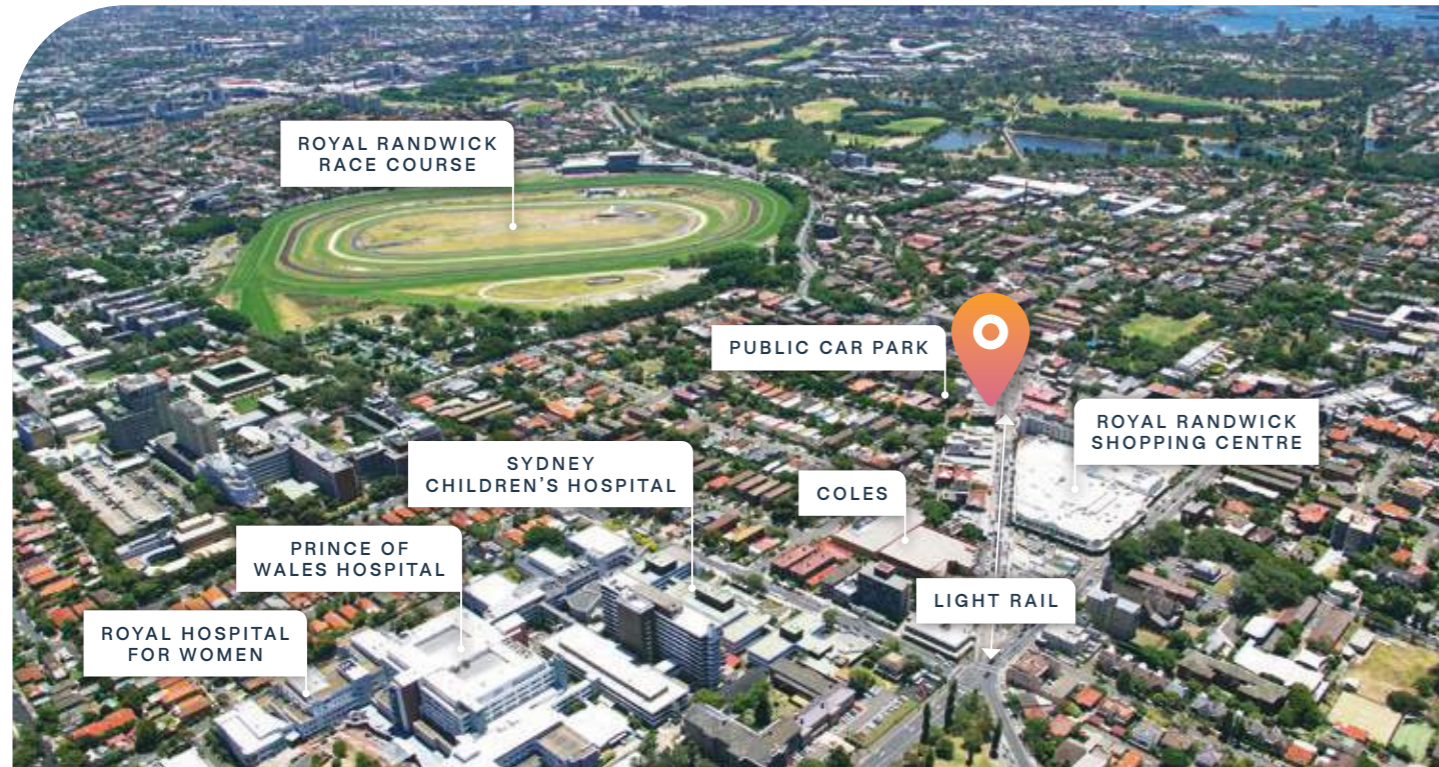
Net Income: \$100,993* pa + GST

- + Freestanding, well presented fast food restaurant with drive-thru
- + Tenant pays all outgoings, as per lease
- + High profile 1,213sqm* corner site with ample on-site parking, adjacent Caltex
- + Strategic highway position between Orange and Dubbo linking Central West's regional growth centres

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx



Rare Telstra Leased Investment Premium Location and Tenant



Randwick NSW
48 Belmore Road

- + Highly visible store in vibrant Randwick shopping strip
- + 70 metres from Royal Randwick Shopping Centre & Woolworths
- + Outstanding state-of-the-art fit-out by Telstra Corporate
- + Attractive 3% and 4% annual rent increase provisions
- + One of Sydney's most desirable suburbs - projected growth of 30,500 people by 2041

Renewed lease to May 2025+
5+5 year options to 2035

Absolute prime main street
location

Net Income: \$84,158 pa* + GST

Contact
Dean Venturato 0412 840 222

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx

Supermarket Convenience Investment Long 10 Year Lease + 10 Year Option



Woronora Heights NSW
Shop 1/69 Warrangarree Drive

- + 10 year net lease to 2030 plus further 10 year option to 2040
- + Attractive 3% annual rental increases, assuring growth
- + Ample adjacent customer parking plus 8 basement spaces on title
- + Friendly Grocer, part of the Metcash network with over 1,600 independently owned stores

Sutherland Shire essential
service Supermarket

Dominant centre within local
neighbourhood area

Net Income: \$82,400 pa* + GST

Contact
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Rhys Parker 0451 101 042

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx



Essential Service Medical Investment Attractive Net Lease Conditions

Coffs Harbour NSW
201 + 202, 343-345 Pacific Hwy

3 year net lease until 2024

Tenant responsible for outgoings

Annual CPI rent increases

Net Income: \$64,400 pa* + GST

- + Essential service medical centre investment within tightly held medical precinct
- + High end tenant medical fit-out
- + Property comprises 165sqm* over two suites + 2 valuable car spaces
- + Coffs Harbour: booming coastal town with population 75,000+

Contact
Luke Coppeller 0452 196 735
Kieran Bourke 0417 418 007

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx

NSW Government Investment Brand New 10 Year Lease + Option

Raymond Terrace NSW
26 William Street

New 10 year lease to 2032 plus option to 2036

Attractive net lease + annual CPI rent increases

Net Income: \$51,600 pa* + GST

- + Essential service Government tenanted investment
- + Ideal 172sqm* freehold building with brand new high end tenant fit-out
- + Prime main street retail position
- + Raymond Terrace: catchment of 75,000 people, Port Stephens Council

Contact
Kieran Bourke 0417 418 007
Luke Coppeller 0452 196 735

Investment Portfolio Auction
10.30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx





Prestigious Sydney DA Approved Childcare Site Strategic Corner Opposite Primary School


Pymble NSW
1 Shaddock Avenue

DA approved for 62 places

Education rich precinct -
10 primary schools within
a 5-minute drive

- + Highly exposed 1,558sqm* Ryde Road landholding
- + Strategically located opposite West Gordon Primary School
- + Well connected North Shore suburb 7km* to Chatswood, 17km* to CBD
- + Appealing operational demographics - Ideal for the developer or investor

 **Contact**
Michael Vanstone 0403 580 528

 **Investment Portfolio Auction**
10.30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx

Rare Ocean-front Retail Investment Potential Development to 13 Storeys

Redcliffe QLD
33 & 35-37 Redcliffe Parade

6 retail shops on 2 separately
titled lots

Tenants include Coffee, Real
Estate, Tobacconist & others

Net Income: \$426,760 pa* + GST

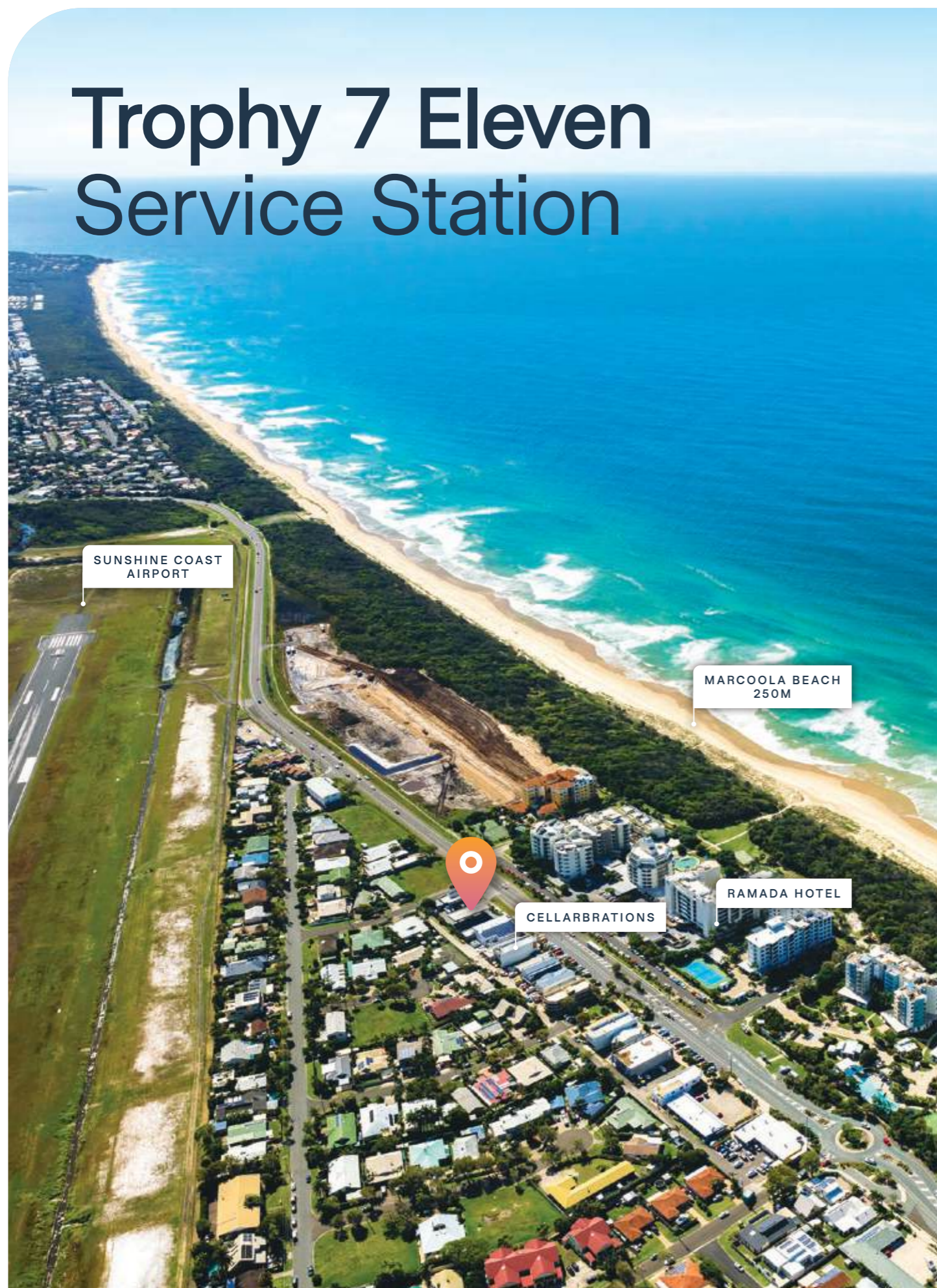
- + 5 year leases
- + High traffic Brisbane seaside tourism precinct
- + Ocean-front 1,351sqm* freehold site, zoned mixed development
- + Fixed 3% annual rent increases
- + Moreton Bay Region: 30 mins to Brisbane CBD and one of the fastest growing populations in Australia

 **Contact**
Glenn Conridge 0413 873 337

 **Investment Portfolio Auction**
10:30am AEST
Thursday 31 March
The Hilton, Brisbane

*Approx

Trophy 7 Eleven Service Station



SUNSHINE COAST AIRPORT

MARCOOLA BEACH 250M

CELLARBRATIONS

RAMADA HOTEL



Between Sunshine Coast Airport and The Beach



Marcoola QLD
948 David Low Way

12 year lease + options to 2040

Strategic location with over 20,000 vehicles passing daily

Annual 3% rent increases

Net Income: \$320,770 pa* + GST

- + 7 Eleven: more than 615 stores throughout Australia
- + Sunshine Coast: population to grow to 500,000+ people by 2041
- + 1,206sqm* corner site only 250m* from Marcoola Beach
- + Net lease with all outgoings paid by 7 Eleven (excluding land tax)
- + Significant depreciation benefits including recent \$200,000 upgrade

Contact
Michael Gilbert 0430 024 790
Glenn Conridge 0413 873 337

Investment Portfolio Auction
10:30am AEST
Thursday 31 March
The Hilton, Brisbane

*Approx



High Yield Investment

11 Year Lease Plus Options to 2051 High Yielding - Fully Refurbished Centre



Silkstone (Ipswich) QLD
134-136 Blackstone Road

Prime fuel station, mechanical workshop & convenience store on major arterial road

Fixed 3% annual rent increases
Net Income: \$292,077 pa* + GST

- + Long standing tenant 20+ years
- + High profile 1,029sqm* corner site
- + Fully refurbished, new fibreglass lined tanks & 30 year guarantee
- + Tenants pay 100% of outgoings as per the leases inc land tax
- + Ipswich: 30 mins to Brisbane CBD with population of 190,125 increasing to 520,000 by 2046



Contact
Glenn Conridge 0413 873 337
Pete Uebergang 0488 008 975



Investment Portfolio Auction
10:30 AEST
Thursday 31 March
The Hilton, Brisbane

*Approx

Significant Brisbane Inner Metro Fuel Investment Secure New 10 Year Lease + Options to Dec 2046

Coopers Plains QLD
932 Boundary Road

Outstanding Brisbane Metro Corner Landholding

Fixed 3% annual compounding rent increases

Net Income: \$250,000 pa* + GST

- + Prominent 2,003sqm* freehold corner site with 120m* double street frontage
- + Metco: National independent retailer with multiple locations across Eastern seaboard
- + Landlord favourable net lease – tenant responsible for all outgoings including land tax
- + Strategic gateway to Sunnybank – 15 minutes to the Brisbane CBD



Contact
Zomart He 何梓轩 0488 220 830
Yosh Mendis 0434 413 188
Andrew Havig 0478 010 990
Campbell Bowers 0405 127 588



Investment Portfolio Auction
10.30am AEDT
Tuesday 29 March
Sydney Opera House

*Approx



Prime CBD Waterfront Retail Investments National Tenants – 10 Year Leases



Rockhampton City QLD
5 East Street

- + Building area 791sqm* plus 196sqm* of alfresco dining
- + Tenants pay all usual outgoings
- + Annual CPI rent reviews
- + Freehold lots under the city's largest apartment hotel
- + **Net Income: Lot 1: \$192,809 pa***
Lot 2: \$232,393 pa*

Lot 1 – Ribs & Rumps: 10 year lease + options to 2036
Lot 2 – Coffee Club: 11 year lease + options to 2034
Pacinos: 10 yr lease + opts to 2034

Contact
Glenn Conridge 0413 873 337
Sue Conridge 0403 298 841

Investment Portfolio Auction
10:30am AEST
Thursday 31 March
The Hilton, Brisbane

To be sold in one line or separately

*Approx

Beachside Retail Investment in Thriving Precinct 6 Year Lease to 2027 Plus Options to 2032

Coolangatta QLD
10/110 Marine Parade

- + Prime 64sqm* ground floor retail tenancy directly opposite Coolangatta Beach
- + Gelatissimo: An iconic ice cream brand with locations across Australia and Asia
- + In occupation since 2008
- + Coolangatta: major retail hub bordered by the Gold Coast Airport

Renewed 6 year lease to Gelatissimo Coolangatta
Ideal location in thriving retail precinct

Net Income: \$62,023 pa* + GST

Contact
Campbell Bowers 0405 127 588
Craig Chapman 0427 110 132

Investment Portfolio Auction
10:30am AEST
Thursday 31 March
The Hilton, Brisbane

*Approx



*Outline/Boundaries Indicative Only

Stamp Duty Free Investment



Maverick Campers & Extreme Outdoors Immaculate Showroom 4km* from Adelaide CBD

Prospect (Adelaide) SA
96-98 Main North Road

5 year lease to May 2026 plus
option to 2031

Fixed 3.5% annual rent increases

Tenant pays usual outgoings

Rent: \$217,922 pa* (May 2022)

+ Maverick Campers: Australian
owned with showrooms in SA,
VIC and QLD

+ Modern 1,085sqm* showroom
with recent upgrades incl new
shop front and air conditioning

+ 1,709sqm* freehold site with
35 metre* frontage and
17 car spaces on-title

+ Prime position in large format
retail and automotive precinct

Contact
Shaun Venables 0411 860 865
Beau Coulter 0413 839 898
Adam Thomas 0418 998 971
RLA 293472

Investment Portfolio Auction
10:30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx



Megamile 821sqm* Triple Frontage Freehold Versatile Complex with 16 Car Spaces On-Title

Blackburn VIC
178 Whitehorse Rd, Cnr Alfred St

- + Three level complex with 1,105sqm* NLA plus 16 basement car spaces
- + High exposure to busy Whitehorse Road - 6 lanes and 37,000 VPD
- + Proximity to Box Hill CBD and major arterial such as M3 and Springvale Road
- + Surrounded by a mix of high profile national retailers & excellent lifestyle and transport amenities

Established tenants on Net leases plus options to 2027

Fixed 2.5% & 4% rent increases

Net Income: \$202,826 pa* + GST (as at June 2022)

Contact
Zomart He 何梓軒 0488 220 830
Justin Kramerish 0460 349 605
Raoul Holderhead 0413 860 304

Investment Portfolio Auction
10.30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx

Australia's Largest Childcare Provider Renewed 10 Year Net Lease to 2032

Mount Clear (Ballarat) VIC
1108 Geelong Road

Two 10 year options to 2052

Annual rent increases to the greater of 3% or CPI

Tenant pays all outgoings

Net Income: \$199,500 pa* + GST

- + Goodstart: Australia's largest early education provider with 649 centres nationally
- + Well-maintained 105 LDC place centre
- + Large 2,110sqm* main road 'site, only 4km* from Ballarat's commercial centre
- + Ballarat: one of Australia's fastest growing regional cities, projected 19% population growth by 2026

Contact
Natalie Couper 0413 856 983
Sam Mercuri 0413 830 709
Adam Thomas 0418 998 971

Investment Portfolio Auction
10:30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx





Proven KFC Adjoining Coles, Kmart 10 + 10 + 10 + 10 Year Lease to 2055



Seymour VIC
18 Goulburn Valley Highway

Secure 10 year lease to Dec 2025
plus 3 x 10 year options to 2055

Tenant pays usual outgoings

Annual rent reviews

Net Income: \$160,893 pa* + GST

- + Retzos Group: successful franchisee with 58 stores and growing rapidly
- + Strong trading restaurant with drive thru facility, recent tenant funded upgrade (2017)
- + Irreplaceable pad site with direct access to 125+ car parks
- + Seymour: growing commuter centre, less than 1 hour from Melbourne

Contact
Beau Coulter 0413 839 898
Shaun Venables 0411 860 865
Yosh Mendis 0434 413 188

Investment Portfolio Auction
10:30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx



Brand New 5 Year Lease + Options High Profile Strategic Landholding

Hastings VIC
2072 Frankston-Flinders Road

Brand new 5 year lease to 2027
plus options to 2042

Tenant pays all usual outgoings

Fixed 3% annual rent increases

Net Income: \$126,890 pa* + GST

- + Hastings Super Shine: booming business, servicing 24,172 registered vehicles within 5km¹
- + Immaculate car wash facility with 1 automatic and 5 manual bays
- + Significant 1,911sqm* site with 36 metre* frontage to Frankston-Flinders Road
- + High profile position, with 16,200* vehicles passing daily
- + Hastings: commercial capital of Western Port, 58km to Melbourne

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

Investment Portfolio Auction
10:30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx ¹GapMaps



A Sale Institution for Over 60 Years Brand New Lease, Substantial Landholding



Sale VIC
34-38 Princes Highway

Brand new lease to 2042 plus
options to 2047

Fixed 3% annual rent increases

Tenant pays usual outgoings

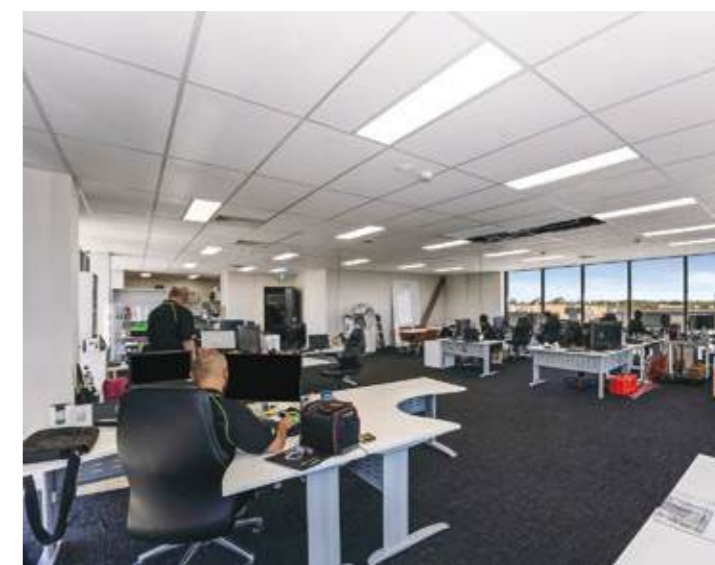
Net Income: \$120,000 pa* + GST

- + Grow Master: long established and successful garden centre, homewares and gift store
- + Well presented improvements totalling 940sqm* plus sealed and lined customer parking
- + Significant 6,281sqm* site with 40 metre* highway frontage
- + Sale: numerous economic drivers and a trade catchment exceeding 32,000

Contact
Shaun Venables 0411 860 865
Beau Coulter 0413 839 898

Investment Portfolio Auction
10:30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx



Affordable Childcare Investment Goodstart – 649 Centres Nationally



Belgrave Heights (Melbourne) VIC
75 Colby Drive

- + Goodstart: Australia's largest early education provider with 649 centres nationally
- + Established 60 LDC place centre
- + Current rent of \$1,886 per place per annum, well below market
- + Strong trading business with high occupancy
- + Belgrave Heights: popular Yarra Valley suburb located 36km* from the Melbourne CBD

10 year net lease + opts to 2051

Tenant pays all outgoings incl land tax and management fees

Annual CPI rent reviews

Net Income: \$113,188 pa* + GST

Contact
Natalie Couper 0413 856 983
Sam Mercuri 0413 830 709
Adam Thomas 0418 998 971

Investment Portfolio Auction
10.30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx

Modern 2 Level Office Investment Brand New 6 Year Lease to 2028

Pakenham VIC
Lv 2 & 3, 2-4 Pacific Promenade

Brand new 6 year lease to 2028

Fixed 3% annual rent increases

Tenant pays usual outgoings

Net Income: \$87,000 pa* + GST

- + Barrason's Engineers: established structural & civil consultancy firm employing over 30 people
- + Immaculate 348sqm* 2 level office
- + Prime position opposite the Coles anchored Cardinia Lakes Shopping Centre
- + Cardinia Shire: forecast population growth to 200,238 (66% increase) by 2041

Contact
Zomart He 何梓轩 0488 220 830
Shaun Venables 0411 860 865
Justin Kramersh 0460 349 605

Investment Portfolio Auction
10:30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx



Renewed Lease to Longstanding Tenant, Prime CBD Position

Sale VIC
237-239 Raymond Street

Brand new 5 year lease to Oct 2026 plus option to 2031

Tenant pays all usual outgoings

Net Income: \$53,465 pa* + GST

- + Graham Chalmer: leading local real estate agency, operating for over 100 years
- + Well presented 324sqm* premises with 8 on-title car spaces
- + Prime 614sqm* freehold title within Sale's bustling main street
- + Sale: strong Gippsland Commercial Centre with 32,000+ trade catchment



Contact
Shaun Venables 0411 860 865
Beau Coulter 0413 839 898

Investment Portfolio Auction
10:30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx

Bustling Restaurant within "The Blocktagon" South Yarra Icon Featured on "The Block"

South Yarra VIC
5 Commercial Road

Kai Dining: secure 4 year lease plus option to August 2028

Tenant pays all usual outgoings

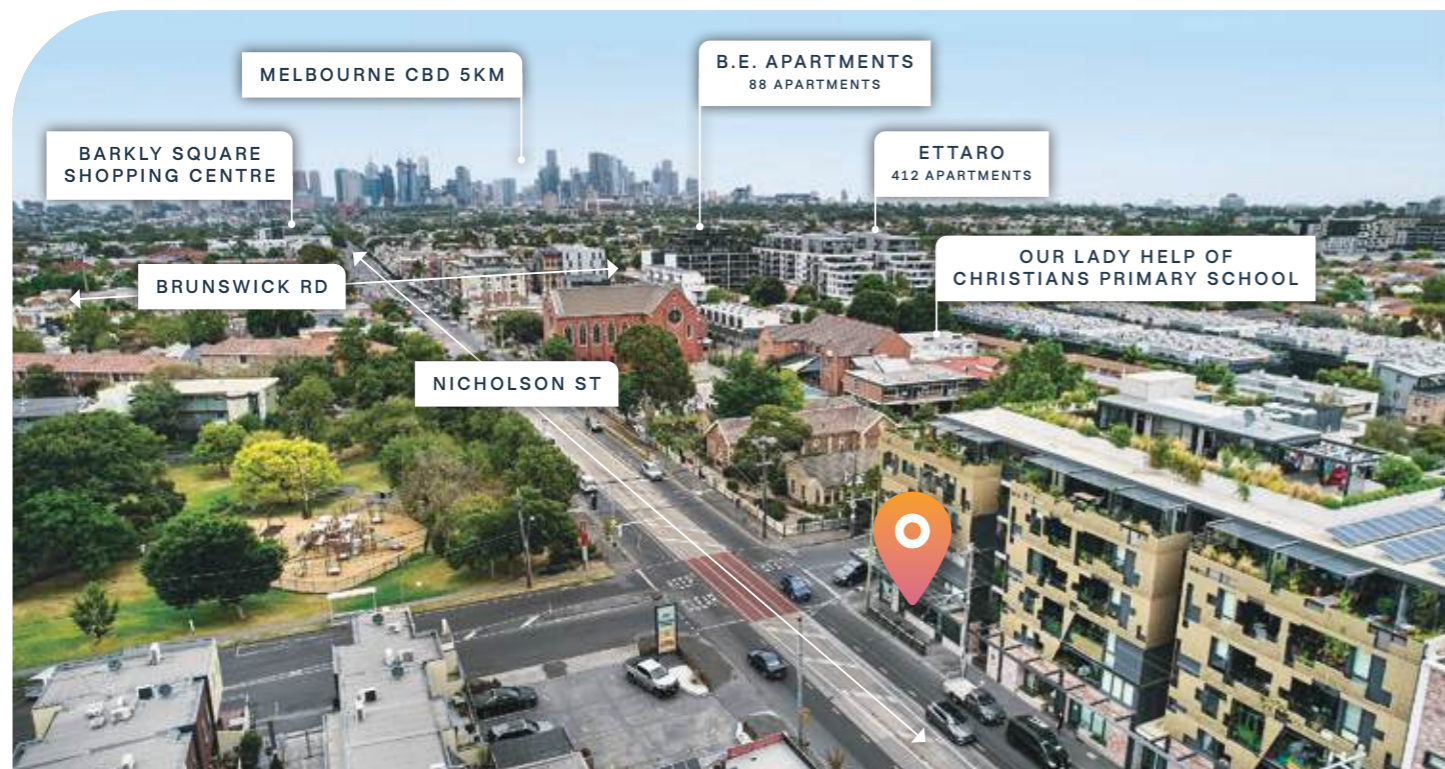
Net Income: \$51,490 pa* + GST

- + Leased to experienced and successful operator
- + Annual Rent Reviews
- + Modern 133sqm* ground floor corner retail plus architect designed 195sqm* alfresco area
- + South Yarra: affluent inner city suburb with median house price of \$2,192,000¹

Contact
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Justin Kramersh 0460 349 605
Shaun Venables 0411 860 865

Investment Portfolio Auction
10:30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx ¹REIV



Trendy City Fringe Cafe The Heart of Bustling Brunswick



Brunswick East VIC
Ground Floor, 55-63 Nicholson St

- + Long term lease to experienced and highly rated operator boasting 269 4.6-star reviews on Google
- + Modern 119sqm* cafe positioned in awarding winning 'Nightingale' Development
- + Superbly located in fashionable Brunswick inner city capital growth suburb, 3.5km* from Melbourne CBD

Mary Miller: Secure 7 year lease to 2028 plus options to 2043
Fixed 3% annual rent increases
Tenant pay all usual outgoings
Net Income: \$45,675 pa* + GST

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



Wollert (Epping North) VIC
Shop 10, 220 Epping Road

- + Tenant pays all usual outgoings
- + Attractive net lease with annual compounding 3% rent increases
- + Modern construction with brand new high quality tenant fit-out
- + Abundant on-site parking
- + Epping North: Situated in Melbourne's northern growth corridor with an estimated 52% population growth by 2041

Brand new 7 year lease to December 2028 + options to 2043
Wellbeing Chiropractic: 33 clinics across metro Melbourne
Net Income: \$41,850 pa* + GST

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New Asian Grocer Investment 5 Year Net Lease to 2026

Wollert (Epping North) VIC
Shop 11, 220 Epping Road

5 year lease to December 2026,
plus option to 2031

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$41,850 pa* + GST

- + Immaculate premises with dual retail frontage & street exposure
- + Ceylon's Grocers: Asian grocer strategically situated within rapidly expanding residential precinct
- + Single tenant, minimum management investment
- + Epping North: Situated in Melbourne's northern growth corridor with an estimated 52% population growth by 2041



Contact
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Renewed Lease to ASX Listed Tenant Brilliant Position Amongst Major Brands



Colac VIC
48 Rae Street

5 year lease to June 2026 plus
options to 2031

Reece: in occupation since 1999

Tenant pays outgoings
including land tax

Net Income: \$37,084 pa* + GST

- + Reece Limited: (ASX:REH) listed company with 370 stores nationally, market cap \$12.38b
- + Large 1,292sqm* freehold title. Premium Commercial 1 zoning
- + Immediately surrounded by Bunnings, ALDI and Coles
- + Colac: Important Commercial Centre midway between Geelong and Warrnambool



Contact
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Beau Coulter 0413 839 898



Investment Portfolio Auction
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Wednesday 30 March
Crown Casino, Melbourne

*Approx

Expansive Whole Floor Office in Melbourne CBD's East End



One of Melbourne's Most Desirable and Tightly Held Strata Buildings

Melbourne VIC
Level 7, 140 Bourke Street

Rare large 664sqm* whole floor office with 4 on title car spaces
Suits owner occupiers and/or investors

Short term 4-6 month lease at \$357,900 pa* (going concern)

+ Fully fitted and self-contained office including reception, multiple boardrooms and meeting rooms

+ Abundant natural light on all sides

+ Surrounded by the 'Paris End' of Collins Street, the Bourke Hill Theatre & Restaurant Precinct, Chinatown and Bourke St Mall

+ Excellent arterial connectivity and access to public transport

Contact
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Raoul Holderhead 0413 860 304
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For sale by Expression of Interest
Closing 3pm AEDT
Wednesday 16 March 2022

*Approx



New Childcare Investment Leased to ASX Listed Tenant | 30 Yr Net Lease



Southern River (Perth) WA
8 Bikram Circuit

- + G8 Education: Australia's largest ASX-Listed early education provides with 470+ centres
- + Bespoke brand new 104 LDC place childcare centre
- + Significant depreciation benefits
- + Prominent exposure directly opposite Southern River Square SC anchored by Coles and multiple speciality stores

Guaranteed 2.5% annual rental increases

Tenant pays all usual outgoings inc land tax & management fees

Net Income: \$312,000 pa* + GST

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

Investment Portfolio Auction
10.30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx

Strong Trading Childcare Investment 15 Year Net Lease Plus Options to 2055



Wandi (Perth) WA
3 Kenby Chase

- + Buttercups: experienced local provider with four Perth centres
- + Purpose-built 102 LDC place centre
- + As new construction with significant depreciation benefits
- + Excellent access to major transport links including Aubin Grove Train Station (\$105m), Kwinana Train Station, Kwinana Freeway, and only 31kms* from Perth CBD

Tenant pays all usual outgoings inc land tax & management fees

Fixed 3% annual rent increases

Net Income: \$304,674 pa* + GST

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Chris Carcione 0415 393 082

Investment Portfolio Auction
10:30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx



Secure 15 Year Government Lease to 2034 Booming Metro Perth Growth Suburb



Butler (Perth) WA
81 Exmouth Dr (Cnr Butler Blvd)

Secure 15 year Government lease to 2034 plus options to 2043

Tenant pays all outgoings incl Land Tax + Management Fees

Net Income: \$289,566 pa* + GST

- + Fixed 3.25% annual rent increases
- + Opposite Train Station and Butler Central Shopping Centre anchored by Woolworths
- + 715sqm* medical facility with 21 on-title car spaces
- + Constructed 2019, offering substantial depreciation benefits
- + City of Wanneroo: Largest growing LGA in Australia, forecast to grow 68% to 370,273 by 2041¹

Contact
Shaun Venables 0411 860 865
Rick Jacobson 0413 830 083
Rob Selid 0412 198 294

Investment Portfolio Auction
10:30am AEDT
Wednesday 30 March
Crown Casino, Melbourne

*Approx ¹forecast.id

Prominent Childcare Investment 15 Year Net Lease + Option 2039



Butler (Perth) WA
14 Marchwood Boulevard

Greater of CPI or 4% pa increases

Tenant pays all usual outgoings including land tax and management fees

Net Income: \$204,422 pa* + GST

- + Sparrow EL: 59 centres nationally, subsidiary of HK Listed Fullshare Holdings (Market Cap HK \$3.35b)
- + Purpose-built 90 LDC place centre
- + Current rental of \$2,270 per place well below market levels, with market review due in 2025
- + Prominent exposure to Coles anchored Brighton Village SC, and Marmion Avenue with 34,000+ vehicles passing daily¹

Contact
Adam Thomas 0418 998 971
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Chris Carcione 0415 393 082

Investment Portfolio Auction
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*Approx ¹Main Roads



Download Your Free 2021 Childcare Report

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Burgess Rawson is the market leader in the sale of childcare freehold investments across Australia.

In 2021, we sold 77 childcare assets for a combined value of \$489 million.

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“The past 12 months have seen a significant shift across the sector as it has adapted and responded to the changing needs of families, government subsidies and varying restrictions resulting from the COVID pandemic.”

Adam Thomas
Burgess Rawson Director, Melbourne



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21 June 2022	22 June 2022	23 June 2022
2 August 2022	3 August 2022	4 August 2022

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To receive your free copy of the 2021 Childcare Industry Insights Report, scan the QR code.



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With offices across Australia,
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