

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES



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 21 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	Hilton Hotel
2 August 2022	3 August 2022	4 August 2022
13 September 2022	14 September 2022	15 September 2022
25 October 2022	26 October 2022	27 October 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

ADAM.THOMAS

Welcome to the June edition of Portfolio magazine... and welcome Prime Minister Albanese!

This election didn't bring the usual halt in the commercial property market. The Labor and Teal Candidates' sent a message that they would not interfere with negative gearing, Trust taxes and franking credits. This certainty contributed to an 81% success rate and further yield compression in our May portfolio.

Our feature article explores 'The Big Shift' – a new government, the first interest rate rise since 2010 and the highest inflation in years – and yet the commercial real estate market remains strong.

During times of economic fluctuation, the stability of commercial property investment comes to the fore. We've seen this resilience during the pandemic – with 2021 a record-breaking year for Burgess Rawson, delivering phenomenal results across the nation for our clients despite the lockdowns.

Other investments don't deliver the same level of security as does 'essential service'

type of commercial property, of which have forever been Burgess Rawson's core offerings across the nation. Residential property, the share market and crypto-currencies are all highly reactive to changes in interest rates and rising inflation levels.

The properties we focus on are solid investments because they are typically leased to essential service or ASX-listed tenants, who commit to long leases and deliver that all important rental certainty.

Once again we have an exceptional line-up of properties for our last auction for the financial year. A diverse portfolio of over 60 properties is on offer, including top-tier tenants across all the major asset classes; fuel, fast food, childcare, medical, government, banking, pubs, retail, industrial and supermarket.

While there is a lot of conflicting commentary on the overall economy the outlook for commercial property investment remains bright.



Portfolio Team

EDITOR Ingrid Filmer
PRODUCTION MANAGER Chelsea Goodall
DESIGN Bryan Karman, Ty Layton, Ethen Curtis
PHOTOGRAPHY Various

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.

BURGESSRAWSON.COM.AU

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.



The Big Shift

With just 30% of the primary vote Labor has claimed victory in the 2022 election. As this magazine prints, the conversation is lively as to how the immense increase in 'Teal' independents, and a Green Senate will shape Australia's future.

The 'Teal' Independents took key, Liberal-stronghold seats, in a message to the Morrison Government that they 'failed to deliver'.

Climate Change and Integrity rated as some of the highest concerns of the Australian people. So how does this affect the property industry and what does it mean for investors?

The market is abuzz with never-ending commentary as we emerge in a post pandemic world with inflation at levels not seen since 1990, the first interest rate rise since 2010, and the RBA telling us to expect more.

Despite the many moving parts of an economy in recovery mode and a return of a Labor Government, not in power since 2013, the demand for commercial real estate

continues to be strong, as it offers greater stability, higher yield and capital gains compared to other forms of investment.

The election promises to establish the Rewiring the Nation Corporation (RNC) which will lead to big investment in technologies, with an aim to reduce emissions. This will drive investment and jobs which historically has had a positive effect on commercial property.

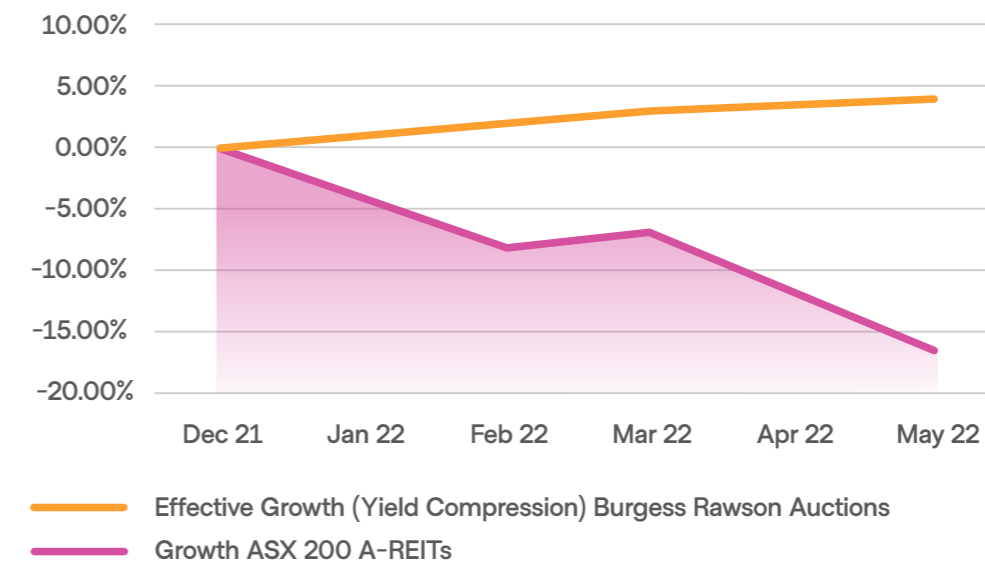
The bold childcare policy of Labor promises to relieve the costs of childcare to 90% of the population. Labor is predicting that the dollars invested by the government in childcare rebates, fund the policy itself through job creation and increased workforce participation. This is a big win for childcare investors and is expected to underpin values in this sector.



Commercial property growth outlook is strong as the Australian economy recovers.



ASX 200 A-REIT and Burgess Rawson Auction Performance



Since December, commercial property prices have increased while the ASX 200 A-REITs reduced by 17.2%.

How has the Election outcome affected commercial property investment?

The major difference during the 2022 Federal Election campaign to previous elections is the policies have not created uncertainty around property taxes and investment, and or the first time ever the commercial market continued undeterred.

Labor avoided reforms to capital gains and negative gearing after their proposed policies in 2019 resulted in their defeat, and winning Teal Candidates Zoe Daniel and Monique Ryan have specifically stated they do not support changes to negative gearing, franking credits and trust taxes.

As a result, the new Labor government is unlikely to have a major bearing on market conditions, and even rising inflation and interest rates so far have had little impact on buyer demand and prices.

Labor Policies have focused on the popular residential market and the “Help to Buy” scheme is extremely limited - 10,000 assistance packages against 100,000 first home buyers.

Their bold Housing Australia Future Fund for 30,000 social housing properties will drive the construction industry and provide much needed help.

Key market factors and what they mean for investors.

Breaking down the property investment journey, there are key ways investors pay tax: Stamp Duty, Rates, Land Tax, Capital Gains and GST. Only the last two are Federal taxes, and Labor steered well clear of any policy change during the election campaign.

Stamp duty initiatives and savings offered by some states has encouraged cross-border and regional transactions.

Geographically diverse portfolios can act to reduce multiple holding land tax penalties, or to make the most of stamp duty concessions.

This has created investor markets for industry, often prioritised over location – for example an investor will look at the purchasing of a drive-thru fast-food operator regardless of location, and compare properties like for like.

In evaluating a potential purchase opportunity, investor calculations now include buying costs, such as stamp duty and non-recoverable costs such as land tax.

State governments are addicted to the flow of property taxes. In Victoria alone, property taxes represent 14% of total revenues. There is no reason for State governments to discourage investment or to drive commercial real estate prices down.

Will surging inflation and rising interest rates curb commercial property demand in 2022?

With strong price growth and increased interest particularly in the industrial and retail property segments achieved over the past two years, the biggest challenges facing investors now are inflation and anticipated interest rates rises.

Australia’s CPI rose by 5.1% in the 12 months to the March 2022 quarter, the biggest annual change since the introduction of GST in 2001, and the RBA increased the cash rate from a historic low of 0.1 per cent to 0.35 percent, the first of several expected interest rate rises to bring inflation under control.

Comparing our March and May Portfolio Auction results showed that commercial property investors were undeterred and yields continue to tighten. In March we sold \$185 million worth of property on a blended yield of 5.02% and in May – after the RBA moved on interest rates – we achieved \$130 million in sales at a blended yield of 5.00%.

Furthermore, the Weighted Average Lease Expiry (WALE) for our May Portfolio Auction was 8.7 years, which highlights the stability offered by commercial property. Given the significant economic changes

that have occurred since the Covid pandemic began, and an outlook of continued inflation and interest rates rise, such certainty is welcomed and embraced by investors.

While some economists expect the Reserve Bank to increase the cash rate to 1.5% by year end and 2% by the middle of next year, this is not expected to have a significant impact on the demand for commercial property as certainty and behaviours shift post the pandemic.

“Yields at Burgess Rawson Portfolio Auctions compressed by 22 basis points between the December and the May Auctions despite the cost of money increasing 100 basis points over the same period.”

What we do know is that premium property continues to demand premium pricing, as investors seeking quality are willing to pay, and generally do so with a long-term view.

Supply constraints on key infill in metro locations will help maintain land values and property pricing.

So, despite the big shift, commercial property outlook is strong and we welcome the new Government.

Extremely Resilient

There are several reasons why inflation and the initial interest rate rises have had little impacts;

- Current economic conditions driving the volatility of the stock market, making commercial property arguably the best class of defensive investment.
- Direct property tends to follow long term trends, rather than short term changes.
- Commercial property has historically performed during periods of rising inflation due to the nature of long-term leases, typically between five and 15 years, with annual rent increases, and outgoings generally being paid by the tenant.
- A post-pandemic mindset of touch, see, feel has driven an increase in demand, and where this exceeds supply has caused prices to soar.
- Commercial property delivers more accessible depreciation benefits.





June Investment Portfolio Auctions

SYDNEY
10:30AM AEST
TUESDAY
21 JUNE

MELBOURNE
10:30AM AEST
WEDNESDAY
22 JUNE

BRISBANE
10:30AM AEST
THURSDAY
23 JUNE

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
Paisley Park ELC	Hughesdale (Chadstone)	VIC	\$587,601	16
Happy Hippo ELC	Lovely Banks (Geelong)	VIC	\$375,339	45
Grow Early Education	Darling Heights (Toowoomba)	QLD	\$282,524	41
Sparrow EL	Butler (Perth)	WA	\$256,500	56
Little Kids Club ELC	Coogee (Perth)	WA	\$224,040	57

Retail Fuel

Tenant	Location	State	Income pa	Page
Viva Energy (Shell)	Beresfield (Newcastle)	NSW	\$383,852	22
7-Eleven	Gumdale (Brisbane)	QLD	\$372,283	40
United Petroleum	Bendigo	VIC	\$350,000	12
United Petroleum	Beachmere (Caboolture)	QLD	\$210,000	12
EG Fuel (Woolworths Petrol)	Moe (Latrobe Valley Gippsland)	VIC	\$186,968	49
EG Fuel (Caltex)	Lisarow	NSW	\$84,942	33

Fast Food

Tenant	Location	State	Income pa	Page
Domino's Pizza	Charlestown (Newcastle)	NSW	\$68,229	37

New Properties For Sale

Pub/Hotel

Tenant	Location	State	Income pa	Page
ALH Group	Southport (Brisbane)	QLD	\$845,028	14
Whyalla Hotel	Whyalla Playford	SA	\$420,000	18

Medical/Allied Health/Aged Care/Leisure

Tenant	Location	State	Income pa	Page
King Swim	Epping (Melbourne)	VIC	\$320,000	46
Fernwood Fitness	Clayton (Melbourne)	VIC	\$290,688	47
WestPeak Residential Services	Belmont (Geelong)	VIC	\$232,974	48
Superfish Swim School	Redland Bay (Brisbane)	QLD	\$164,111	42
QScan Radiology	Gunnedah	NSW	\$121,064	32
Anytime Fitness & CVGT	South Burnie (Hobart)	TAS	\$113,035	44
Hunter Psychology	Charlestown (Newcastle)	NSW	\$83,746	37

Industrial

Tenant	Location	State	Income pa	Page
Pacific Energy	Kalgoorlie	WA	\$756,000	55
Australia Post	Tweed Heads South	NSW	\$206,024	27

Retail

Tenant	Location	State	Income pa	Page
IGA	Home Hill (Townsville)	QLD	\$352,488	20
Star Car Wash	Summer Hills (Sydney)	NSW	\$229,036	26
3 Shops + Carwash	Maidstone (Melbourne)	VIC	\$205,104	50
Mixed Retail + Residential	Maroubra (Sydney)	NSW	\$181,273	28
Le Labo	Bondi Beach (Sydney)	NSW	\$175,312	30
Pets Domain & Intersport	Cobram	VIC	\$135,000	53
Routleys Bakery & Homebase	Geelong	VIC	\$128,850	54
Into Laksa	Waterloo (Sydney)	NSW	\$85,280	34
Cafe	Wahroonga (Sydney)	NSW	\$82,500	35
Short Eats Cafe	Phillip (Woden)	ACT	\$69,160	39
Strata Retail	Surry Hills (Sydney)	NSW	N/A	38

Office/Government

Tenant	Location	State	Income pa	Page
NDIS	Westmead (Sydney)	NSW	\$294,260	24
RSM Australia & Kent Law Group	Gosford (Central Coast)	NSW	\$250,396	25
Fleet Complete	Adelaide	SA	\$183,611	43
Victoria Legal Aid	Frankston (Mornington Peninsula)	VIC	\$171,558	52

Brand New 12 Year Leases 2 Premium Freestanding Retail Investments



New and Secure Leases to United Petroleum Compounding, Fixed 3% Annual Rent Increases

Strategic and important convenience retail locations across Victoria & Queensland

Irreplaceable fuel and convenience retail investments

Bendigo: Potential 50% stamp duty savings

Brand new 12 year leases with six further 5 year options

United Petroleum: Top-tier tenant, one of Australia's largest and fastest growing independent fuel retailers with over 465+ sites nationally

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

Immaculate, minimum management investments

Bendigo VIC
175-185 Marong Road

- + Strategic 4,004sqm* corner site with 130m* dual street frontage
- + 27,500 vehicles passing daily¹
- + Located opposite the world-class Bendigo Stadium, attracting over 15,000 people per week²
- + City of Greater Bendigo: Victoria's largest inland city, population forecast to exceed 155,000 by 2036³
- + Rent: \$350,000 pa*

Beachmere (Caboolture) QLD
870-872 Beachmere Road

- + Gateway site with frontage to main arterial, 37km* to Brisbane
- + IGA, Australia Post, Bottlemart, Domino's all within 300m*
- + Strategic site, the only service station in Beachmere
- + Moreton Bay City Council: 3rd largest LGA in Australia, population forecast to grow 45% to 697,186 by 2041⁴
- + Rent: \$210,000 pa*



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Investment Portfolio Auction
To be sold individually
10.30am Wednesday 22 June
Crown Casino, Melbourne
10.30am Thursday 23 June
The Hilton, Brisbane

*Approx ¹GapMaps ²Bendigo Stadium
³VIC Govt ⁴Moreton Bay City Council



Gold Coast Queensland



Landmark Trophy Investment - The Cecil Hotel ALH Lease to 2035 Plus Options to 2055

Southport QLD
42 Nerang Street

Multiple tenants pay outgoings
as per the leases

CPI & fixed annual rent increases

Net Income: \$845,028 pa* + GST

- + Gaming licenses for 35 poker machines
- + Strategic 1,889sqm* corner site opposite light rail station
- + Zoned "Priority Development Area" - High Rise Development
- + Southport: Official CBD of the Gold Coast and Australia's 6th largest city. With a population of over 560,000* it is one of the fastest growing populations in Australia

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Consultant
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Burgess Rawson Consultants

For Sale by
Expressions of Interest
Closing 4pm AEST
Thursday 7 July 2022

*Approx

Landmark Childcare Investment

MELBOURNE CBD 14KM

CHADSTONE SHOPPING CENTRE

DANDENONG RD (PRINCES HWY)



15 Year Triple Net Lease to 2032 + Options
Guaranteed Rental Growth - Minimum 3% pa



Hughesdale (Melbourne) VIC
1350-1352 Dandenong Road

Two further 5 year options to 2042
Tenant pays 100% of outgoings including: all maintenance, rates, land tax (multiple holding), insurance and management fees
Income: \$587,601 pa* (as at July 22)

- + Paisley Park: highly-experienced national early education provider
- + Greater of CPI or 3% annual rent increases with ratchet provisions
- + Impressive 1,134sqm* double storey centre, licensed for 120 LDC places
- + Strategic 1,527sqm* main road site opposite Chadstone Shopping Centre, and only 14km* from the Melbourne CBD

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Investment Portfolio Auction
10.30am AEST
Wednesday 22 June
Crown Casino, Melbourne

*Approx



New Whyalla Hotel Long WALE Pub Investment Triple Net Lease

Stamp Duty Free Investment



Brand New Lease to Experienced Hotel Operator 10 Year Lease to 2032 + Options to 2072

Whyalla Playford SA
10 Gowrie Avenue

Expansive 4,599sqm* corner site in the heart of Whyalla

32 on-site licensed gaming machines and 14 hotel suites

Net Income: \$420,000 pa* + GST

- + Fixed 3% annual rent increases
- + Experienced operator on-site for over 15 years
- + Tenant pays all outgoings
- + Whyalla: SA fourth most populous city with population of over 21,260*

Contact
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RLA 293472

Investment Portfolio Auction
10.30am AEST
Thursday 23 June
The Hilton, Brisbane

*Approx



15 Year Lease to ASX Listed Retailer IGA, Pharmacy, Bank & Fitness Centre



Prized Retail Complex Secure Tenant Mix

Home Hill (Townsville) QLD
129-141 Eighth Avenue

Metcash lease to 2029 plus options to 2044

Annual 3% rent increases assuring growth

Net Income \$352,488 pa* + GST

- + Modern freehold shopping centre
- + Only 7 years old in high profile location
- + Other tenants include Bendigo Bank and pharmacy
- + Building area 1,570sqm*
- + Prominent 4,510sqm* site with Bruce Highway frontage
- + Home Hill: Major agricultural region South of Townsville

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Investment Portfolio Auction
10.30am AEST
Thursday 23 June
The Hilton, Brisbane

*Approx



Trophy Shell Viva Energy Investment 15 Year Lease on Massive 5,270sqm Site



Beresfield (Newcastle) NSW
2 Cobbans Close

Long 15 year lease until 2035
plus options until 2050

Tenant responsible for
outgoings as per lease

Potential tax depreciation

Net Income: \$383,852 pa* + GST

+ Viva Energy, ASX listed
\$4.4 billion energy giant with
1,300 locations nationally

+ Built 2019 with heavy vehicle
access, fibre glass tanks, high
flow pumps, and latest fuel
monitoring systems

+ Major thoroughfare location at
the end of M1 Motorway plus
busy trade catchment from
surrounding Industrial Estate



Contact

Darren Beehag 0411 226 223
Kieran Bourke 0417 418 007



Investment Portfolio Auction

10:30am AEST
Tuesday 21 June
Sydney Opera House

*Approx



Brand New NDIS Apartment Complex Prime Parramatta Doorstep Location



Westmead (Parramatta) NSW
24 Prindle Street

Compounding fixed 3% annual
rent increases

Brand new building, massive
depreciation benefits

Estimated Net Income \$294,260 pa*

- + Secure 5 year lease to leading aged care & disability services provider to 2027 + options to 2037
- + Approved NDIS specialist disability accommodation
- + Strong Government support – NDIS set to receive over \$100B in funding over the next 5 years
- + Brilliant location near Westmead Hospital Precinct, University, Train Station and Parramatta

Contact
Michael Vanstone 0403 580 528
Rhys Parker 0451 101 042

Investment Portfolio Auction
10:30am AEST
Tuesday 21 June
Sydney Opera House

*Approx



Gosford CBD Investment Anchored by Multinational Tenant

Gosford NSW
106-108 Erina Street East

5 year leases to December 2024
plus options

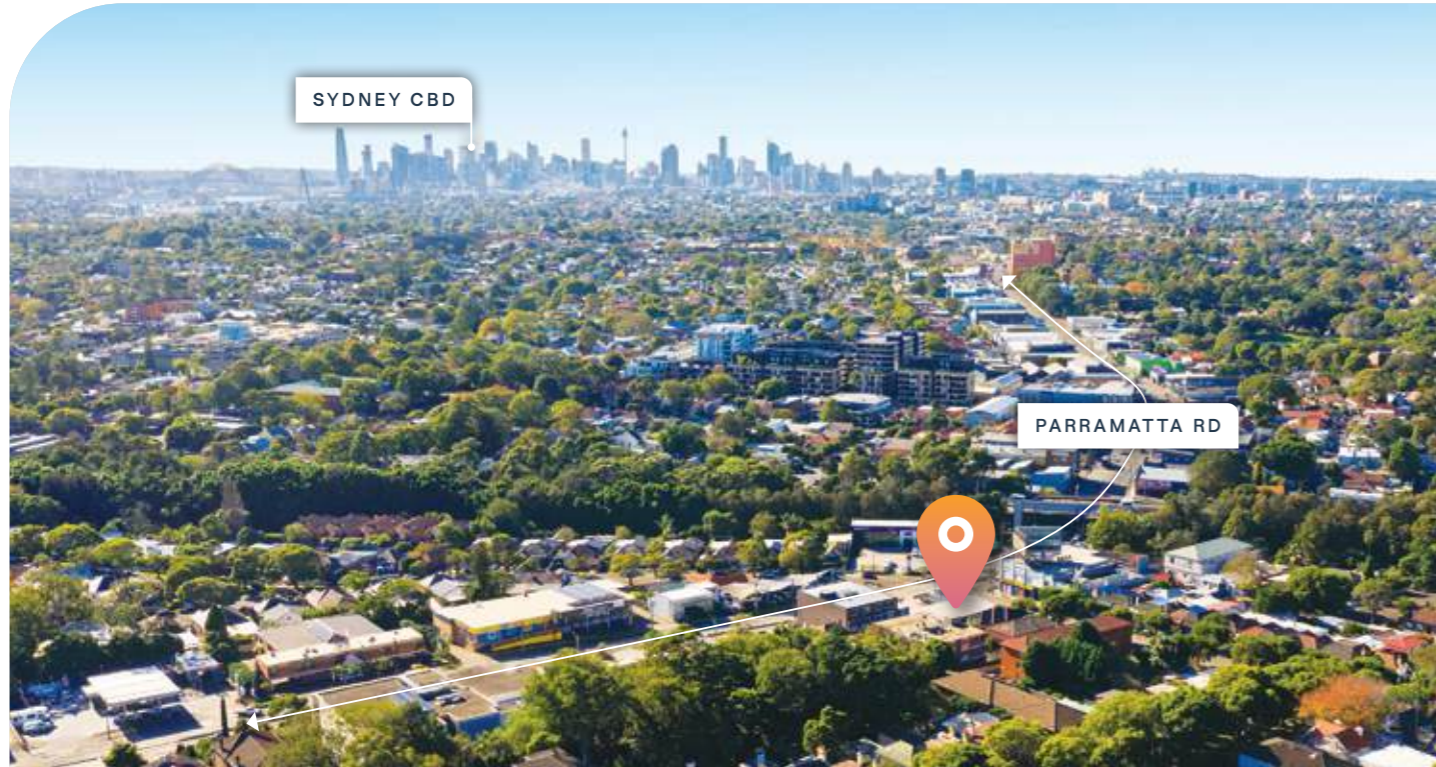
Gosford: Administrative &
Commercial hub with population
of 347,000+ and growing
Net Income: \$250,396 pa* + GST

- + RSM Australia: leading advisory accounting firm for over 100 years, 32+ offices across Australia with over 1,400 employees
- + Kent Law Group: trusted and long-standing legal practice
- + Commanding two level freehold with 14 undercover car spaces
- + Strategic CBD location, close to Gosford train station, law courts, hospital and opposite Gosford's Imperial Shopping Centre

Contact
Yosh Mendis 0434 413 188
Darren Beehag 0411 226 223

Investment Portfolio Auction
10:30am AEST
Tuesday 21 June
Sydney Opera House

*Approx



National Brand Tenant Investment Iconic Corner With Massive Upside



Summer Hill NSW
4A Parramatta Road

4 year lease to 2024
Greater of CPI or 2.5% rent increases
Net lease, tenant pays outgoings including management fees
Net Income: \$229,036 pa* + GST

- + Star Car Wash: 150+ locations
- + Irreplaceable Parramatta Road 734sqm* freehold corner with combined 55 metre* frontage
- + Unparalleled exposure to some 57,498 vehicles passing daily, near light rail & M4 Tunnel
- + No further options in lease providing maximum flexibility
- + Significant future development potential (STCA)

Contact
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Investment Portfolio Auction
10:30am AEST
Tuesday 21 June
Sydney Opera House

*Approx

Trophy Commonwealth Government Australia Post Industrial Investment



Tweed Heads South NSW
3 Parkside Drive

5 year lease to November 2025 plus options to 2030
Net lease - tenant pays all outgoings
Net Income: \$206,024 pa* + GST

- + Australia Post: one of Australia's most premium tenant covenants
- + Substantial 2,084sqm* Northern NSW landholding
- + Tweed Heads: Northern NSW location 40 min to Byron Bay and 10 min to Gold Coast Int. Airport
- + Strategic industrial position near M1 Pacific Motorway, Gold Coast International Airport, Bunnings, Harvey Norman and ALDI

Contact
Geoff Sinclair 0451 462 759
Rhys Parker 0451 101 042

Investment Portfolio Auction
10:30am AEST
Tuesday 21 June
Sydney Opera House

*Approx



Landmark Eastern Suburbs Building Outstanding Growth Corridor

Maroubra NSW
1-7 Maroubra Road

Mixed use building with
3 high profile shops

2 valuable apartments;
1 x 3 bed and 1 x 2 bed

Net Income: \$181,273 pa* + GST

+ Just renewed leases of up to 5 years from long term tenants

+ Landmark corner location between KFC & Shell

+ Booming Randwick City Council pocket, just metres to \$3 billion Meriton development, with population forecast to grow by 16.4% by 2031

+ Long term growth with new Metro station proposed for Maroubra

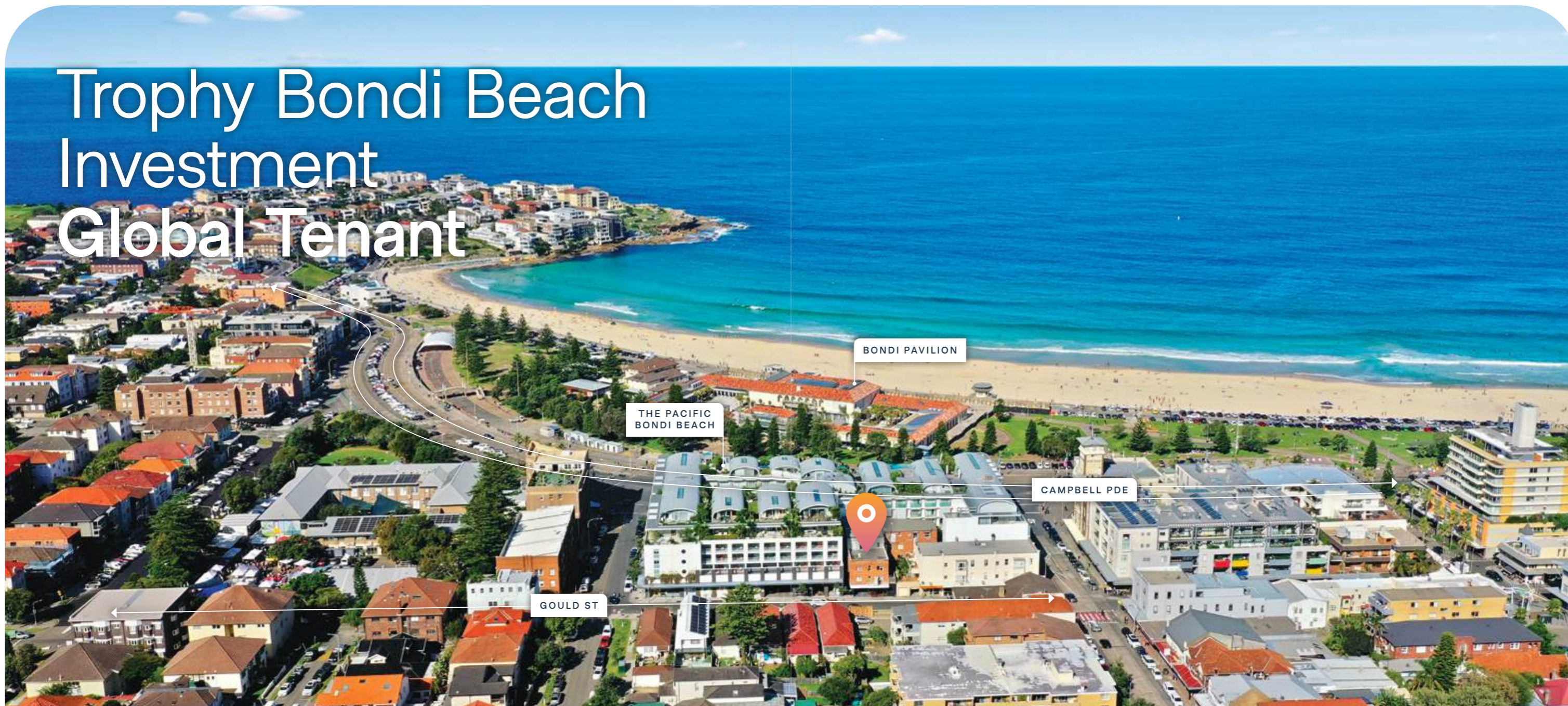
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Burgess Rawson Consultants

Investment Portfolio Auction
10:30am AEST
Tuesday 21 June
Sydney Opera House

*Approx

Trophy Bondi Beach Investment Global Tenant



Le Labo - Wholly Owned Subsidiary of The Estee Lauder Companies



Bondi Beach NSW
68 Gould Street

5 year lease plus options to 2028
135sqm* property area in prime Gould Street

Includes 2 valuable parking spaces

Net Income: \$175,312 pa* + GST

- + Estee Lauder: NYSE listed giant with over A\$23B in revenues
- + Le Labo: cult New York fragrance brand now with a global presence
- + Bondi Beach: Australia's most iconic location
- + Located next to The Pacific, Bondi Beach's most prestigious residential & hotel complex
- + Annual 4% rent increases

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Investment Portfolio Auction
10:30am AEST
Tuesday 21 June
Sydney Opera House

*Approx



Rare Medical Investment Qscan - National Imaging Operator



Gunnedah NSW
99 Barber Street

- + Qscan: National imaging provider with 79 clinics & 730+ employees across Australia
- + Persol Group: Japanese listed company with over \$11.6 Billion in turnover
- + Located close to Gunnedah Hospital, other medical, Coles, Woolworths & ALDI
- + Recent refurbishment plus new roof, valuable depreciation

Leases to 2026 plus option

Annual 3% rent increases

Net Income: \$121,064 pa* + GST

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Investment Portfolio Auction
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Sydney Opera House

*Approx

Ultra Rare Ground Lease to Convenience Retail Giant



Lisarow (Central Coast) NSW
884 Pacific Highway

10 year ground lease to 2030
plus options to 2050

High profile 2,770sqm*
Pacific Highway landholding

Net Income: \$84,942 pa* + GST

- + EG Group: Multinational fuel and convenience retailer with \$32.4B annual revenue & 6,000+ locations globally
- + Newly built in 2020 including landlord works, offering rare depreciation benefits
- + Landlord friendly lease - ownership of the tanks & remediation the responsibility of EG Group
- + Easily managed, zero landlord repair & maintenance obligations

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Investment Portfolio Auction
10.30am AEST
Tuesday 21 June
Sydney Opera House

*Approx



*Outline/Boundaries Indicative Only



*Outline/Boundaries Indicative Only

Popular Inner Sydney Restaurant Investment Long Lease to 2030 / 4% Rent Increases



Waterloo NSW
C.R.05/5 Archibald Avenue

Long lease until 2030 plus
5 year option to 2035

Fixed 4% annual rent increases
(net income \$112,222* in 2029)

Net Income: \$85,280 pa* + GST
(as at 15/08/22)

- + Long lease to experienced operator with multiple Sydney metro locations
- + Tenant responsible for all outgoing
- + Ideal 91sqm* premise plus one secure car space on title and licenced alfresco dining
- + Dynamic inner Sydney location with 230,000+ residents within a 3km* and only 4km* from CBD

Contact
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Burgess Rawson Consultants

Investment Portfolio Auction
10:30am AEST
Tuesday 21 June
Sydney Opera House

*Approx

Thriving Metro-Sydney Cafe Investment Medical Epicentre of the Northern Suburbs

Wahroonga NSW
172 Fox Valley Road

10 year lease to September 2029
Tenant pays usual outgoing

Favourable rent reviews of
CPI + 2%

Net Income: \$82,500 pa* + GST

- + Ideally located in key medical precinct adjacent to Sydney Adventist Hospital, the largest private, NFP hospital in NSW
- + Brand new building constructed 2019 offering significant tax depreciation benefits
- + Ku-ring-gai Council: prestigious municipality with median house price \$2,074,539 and population forecast to grow 20% to 151,800 by 2041

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Investment Portfolio Auction
10.30am AEST
Tuesday 21 June
Sydney Opera House

*Approx



Long and Secure Fast-Food and Medical Leases Fixed 3% Annual Rent Increases

Attractive 10 year leases

High profile highway location

Secure essential service investments

To be sold individually

Pacific Highway, directly opposite the Largest Regional shopping centre in the Hunter Region and nearby to several major projects, including Highpoint Apartments and a proposed \$120 million private hospital and healthcare facility

Charlestown: suburb of Lake Macquarie, located within 12 kilometres* of Newcastle

Population of over 203,823 residents forecast to grow 12% by 2036*

Charlestown NSW (Medical)
Lot 1/158 Pacific Hwy

- + Brand new 10 year lease with options to 2042
- + Hunter Psychology services, 30+ years of experience with two locations in Newcastle region
- + 289sqm* allied health tenancy positioned with easy street level access
- + 6 on-title car spaces plus customer parking
- + Net Income: \$83,746 pa* + GST

Charlestown NSW (Domino's)
Lot 5/158 Pacific Hwy

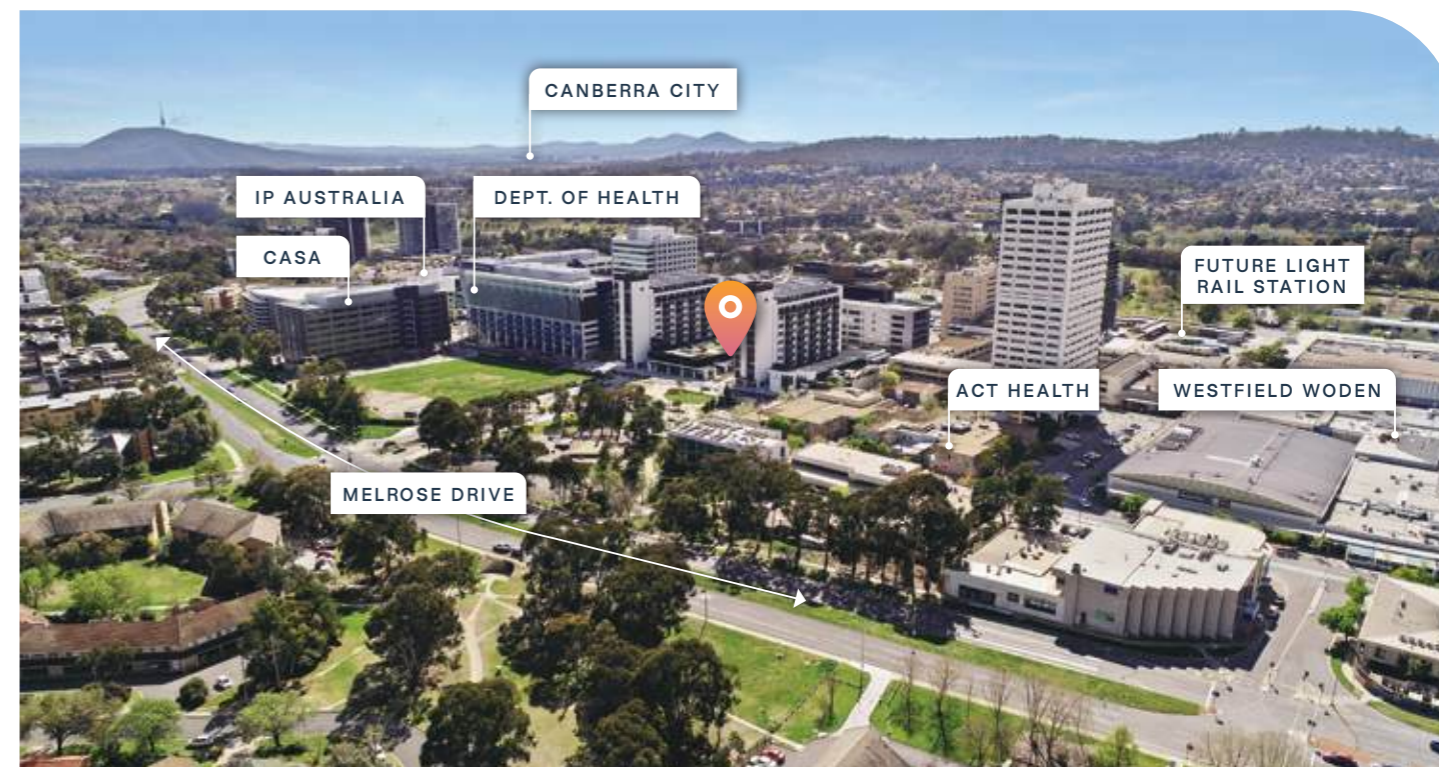
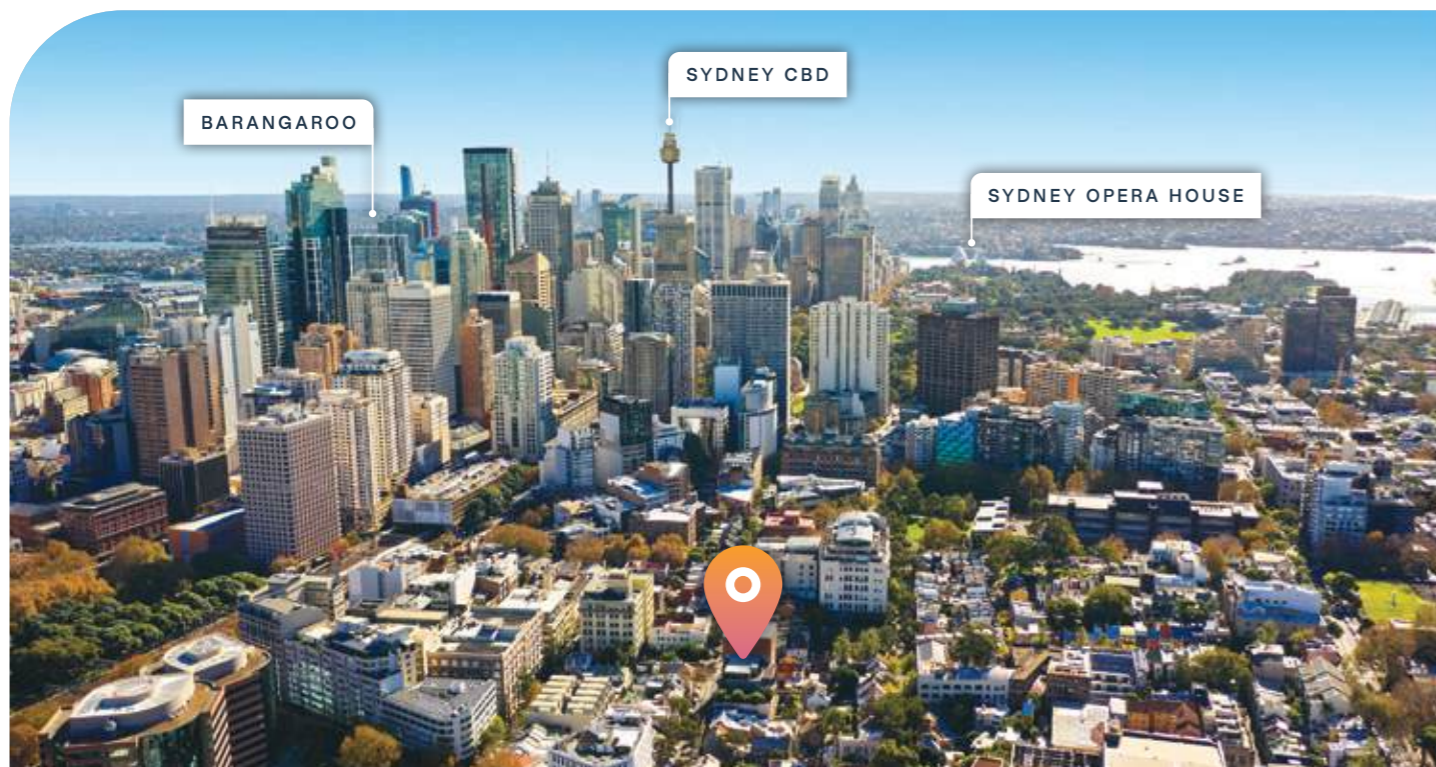
- + 10 year Domino's head company lease to Dec 2029
- + Domino's: ASX listed \$5.91 billion fast-food giant with 800 + stores nationally
- + Highly exposed 95sqm* shop, Domino's occupied for 20+ years with valuable street frontage
- + 3 on-title car spaces plus customer parking
- + Net Income: \$68,229 pa* + GST



Contact
Darren Beehag 0411 226 223
Luke Coppeller 0452 196 735

Investment Portfolio Auction
To be sold individually
10.30am AEST
Tuesday 21 June
Sydney Opera House

*Approx



*Outline/Boundaries Indicative Only



*Outline/Boundaries Indicative Only



Modern High Exposure Ground Floor Commercial Retail Dynamic & Vibrant Central Surry Hills Location

Surry Hills NSW
26/144-154 Commonwealth Street

Offered with vacant possession,
lease out or occupy

May suit retail, office, medical
or food (STCA)

Flexible fit-out including polished
concrete floors and high ceilings

- + Evolving Surry Hills, popular Inner Sydney suburb renowned for its stylish cultural and café scene
- + Near Central Station with significant upgrade underway & planned Tech Central Precinct set to rival Silicone Valley
- + Precinct includes 75,000sqm* Atlassian Tower + proposed Dexus & Frasers Property 130,000sqm* A-grade office space development

Contact
Rhys Parker 0451 101 042
Luke Coppeller 0452 196 735
Flynn McFall 0481 187 191

Investment Portfolio Auction
10:30am AEST
Tuesday 21 June
Sydney Opera House

*Approx

Delicious Investment with Long Lease Stamp Duty Free

Woden (Phillip) ACT
G06/35 Furzer Street

7 year net lease + options to 2033
Attractive 4% annual increases

Net Income: \$69,160 pa + GST

- + Experienced hospitality operators
- + Popular foodie precinct in town centre location
- + High volumes of foot traffic daily
- + 12,500 people in the public sector within 100m radius
- + Stamp duty free

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

Investment Portfolio Auction
10:30am AEST
Tuesday 21 June
Yallamundi Rooms,
Sydney Opera House



Brisbane Metro 7-Eleven Investment Rare Fixed 3.75% pa Rent Increases



Gumdale (Brisbane) QLD
689 New Cleveland Road

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

Long term 15 year lease to 2029
plus options to 2044

Net Income: \$372,283 pa* + GST

- + Commanding 2,336sqm* corner site with 99m* combined frontage
- + Investor preferred net lease terms, with 7-Eleven responsible for usual outgoings except Land Tax
- + IGA, Gumdale State School, medical centre, pharmacy, Australia Post & childcares all within 100m*
- + Gumdale: affluent metro suburb with median house price of \$1.37m, 43% growth over 12 months¹

Contact
 Jamie Perlinger 0413 860 315
 Rick Jacobson 0413 830 083
 Campbell Bowers 0405 127 588
 Zomart He 何梓轩 0488 220 830

Investment Portfolio Auction
 10:30am AEST
 Thursday 23 June
 The Hilton, Brisbane

*Approx ¹Realestate.com.au

Childcare Investment | 100% Occupancy 15 Yr Net Lease to 2033 + Options to 2043



Darling Heights (Toowoomba)
QLD, 2 Platz Street

Greater of CPI or 3% annual rent
increases with 'ratchet' provisions

Purpose-built (constructed 2018)
centre, licensed for 80 LDC places
Net Income: \$282,524 pa* + GST
(Rental review in October 2022)

- + Grow Early Education: highly successful operator with 25+ years' industry experience
- + Tenant pays 100% of outgoings including: all maintenance, rates, land tax, insurances and management fees
- + Toowoomba: commercial centre of the Darling Downs Region, located 125km* west from the Brisbane CBD and servicing a catchment of 160,000 people

Contact
 Adam Thomas 0418 998 971
 Natalie Couper 0413 856 983

Consultant
 Glenn Conridge 0413 873 337
 Burgess Rawson Consultants

Investment Portfolio Auction
 10.30am AEST
 Thursday 23 June
 The Hilton, Brisbane

*Approx



Secure 10 Year Lease + Options to 2041 Outstanding Depreciation Benefits



Redland Bay QLD
99-101 Collins Street

- + Supported by a brand new 3-year lease to Studio K Hair Co - experienced multi-site operator
- + Strategically positioned 1,598sqm* site adjoining a 7-Eleven, childcare and medical centre
- + Tenants pays all usual outgoings excluding land tax
- + Redland Bay: 30km* southeast of the Brisbane CBD – booming residential catchment

Anchored by a 10 year lease to Baidon Group (Superfish Swim School) - multi-site operator

Attractive fixed 3% annual rent increases for both tenants

Net Income: \$164,111 pa* + GST

Contact
Campbell Bowers 0405 127 588
Andrew Havig 0478 010 990

Investment Portfolio Auction
10:30am AEST
Thursday 23 June
The Hilton, Brisbane

*Approx

Prime Inner City Adelaide Freehold Fleet Complete: Global Telematics Giant



Adelaide SA
25 Wright Street

New 5 + 5 year lease to Aug 2032

Fixed 3% annual rent increases

Excellent tax saving depreciation

Net Income: \$183,611 pa* + GST

- + Fleet Complete: the worlds fastest growing telematics provider across 15 countries
- + High-end office warehouse completely refurbished in 2021
- + High profile 434sqm* corner with 'Capital City' zoning allowing for developments up to 53m* STCA
- + Prime CBD position within metres of Chinatown and the Central markets precinct

Contact
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Beau Coulter 0413 839 898
Adam Thomas 0418 998 971
RLA 293472

Investment Portfolio Auction
10:30am AEST
Wednesday 22 June
Crown Casino, Melbourne

*Approx



Two National Brand Tenants One Powerful Highway Location

South Burnie TAS
55 Marine Terrace (Bass Hwy)

Anytime Fitness: Secure 10 year lease to 2030 plus options to 2040

CVGT: Three year lease to 2023 plus options to 2027

Net Income: \$113,035 pa* + GST

- + Anytime Fitness: World's largest gym chain with over 4,000 clubs
- + CVGT: Leading employment program agency across NSW, TAS and VIC
- + Prominent 1,021sqm* building extensively upgraded in 2020
- + Substantial high profile 1,570sqm* site with 22 car spaces on-title
- + Burnie: Port city and capital of North West Tasmania



Contact
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Matthew Wright 0458 290 588

Investment Portfolio Auction
10:30am AEST
Wednesday 22 June
Crown Casino, Melbourne

*Approx

Strategic Childcare Investment 14 Year Net Lease to 2031 + Options

Lovely Banks (Geelong) VIC
178 Cox Road

4 further 5 year options to 2051

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$375,339* pa + GST

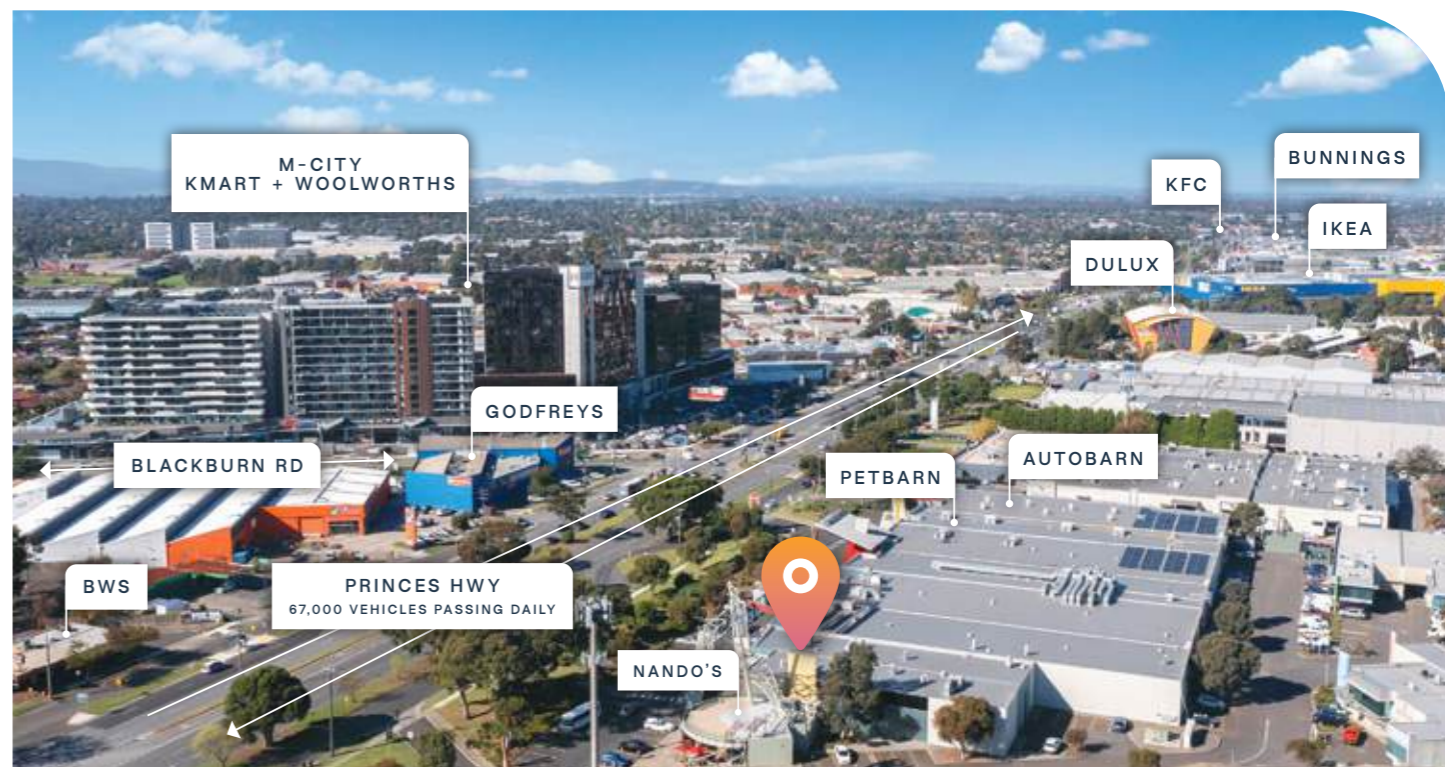
- + Happy Hippo: highly experienced operator with three established locations
- + Modern 845sqm* childcare facility, licensed for 130 LDC places
- + 4,157sqm* dual frontage site, metres from Geelong Ring Rd & only 7.5km* from Geelong CBD
- + \$11B Approved Lovely Banks Estate: one of Australia's largest residential projects, providing 15,000 homes for 45,000 residents



Contact
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Natalie Couper 0413 856 983
Sam Mercuri 0413 830 709

Investment Portfolio Auction
10.30am AEST
Wednesday 22 June
Crown Casino, Melbourne

*Approx



Brand New State-of-the-Art Swim Facility New 15 Year Lease to 2037 plus Options



Epping (Melbourne) VIC
Harvest Home Road

15 year lease to 2037 plus options to 2047

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$320,000 pa* + GST

- + Kingswim: YMCA owned and operated swim schools with 22 locations nationwide
- + 765sqm* facility strategically positioned amongst childcare, medical, Coles and ALDI supermarkets
- + Significant tax saving depreciation benefits
- + Epping: Booming Melbourne growth suburb, 60% forecast population growth by 2041*

Contact
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Justin Kramersh 0460 349 605
Beau Coulter 0413 839 898

Investment Portfolio Auction
10:30am AEST
Wednesday 22 June
Crown Casino, Melbourne

*Approx

Proven Fernwood Health Centre Est 2008 Leading Franchisee, 3 Sites, 4000+ Members



Clayton VIC
Shop 7, 1866 Princes Hwy

Extended 10.5 + 5 year lease through to October 2031

Tenant pays all usual outgoings

Booming inner metro location

Income: \$290,688 pa + GST

- + Central amongst IKEA, Dan Murphy's, Bunnings, Autobarn, Petbarn and Nandos
- + Opposite Schiavello's new M-City Monash development incl retail (Woolworths/Kmart), medical, residential & hotel 600+ rooms
- + 1,064sqm* premises, 67,000+ VPD
- + Fernwood: successful female only health clubs, 70,000 members across the nation

Contact
Matthew Wright 0458 290 588
Raoul Holderhead 0413 860 304

Investment Portfolio Auction
10:30am AEST
Wednesday 22 June
Crown Casino, Melbourne

*Approx



Established Supported Residential Service Facility - New 10 Year Lease



Belmont (Geelong) VIC
1-5 Summit Avenue (& Davis St)

- + Westpeak: proven NDIS affiliated accommodation provider with 4 locations across Melbourne
- + Clean 37 room facility (with amenities) licensed for 42 beds
- + Large 2,861sqm* site with dual frontage plus 20 car spaces
- + Central position within Greater Geelong, population forecast to grow to 393,216 by 2041, an increase of 46.19%

Contact
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Matthew Wright 0458 290 588
Raoul Holderhead 0413 860 304

Investment Portfolio Auction
10:30am AEST
Wednesday 22 June
Crown Casino, Melbourne

*Approx

Renewed secure 10 + 5 year net lease through to 2037

Tenant pays usual outgoings

Fixed 3% annual rent increases

Net Income: \$232,974 pa* + GST

Epicentre Site Next to Woolworths Invest or Occupy



Moe VIC
35-37 Kirk Street

- + Built new by Woolworths in 1999 with large canopy, fibre glass tanks and convenience retail
- + Central 1,215sqm* corner CBD freehold site amongst Woolworths, Coles First Choice Liquor, Hungry Jack's & Australia Post opposite
- + Moe, thriving commercial Centre within Latrobe City Council, trade catchment 75,000 - only 76km* from metro Melbourne

Contact
Kieran Bourke 0417 418 007
Darren Beehag 0411 226 223
Raoul Holderhead 0413 860 304

Investment Portfolio Auction
10:30am AEST
Wednesday 22 June
Crown Casino, Melbourne

*Approx

EG Group on a month to month lease with remediation responsibilities

Attractive net lease, with tenant responsible for usual outgoings

Net Income: \$186,968 pa* + GST



Premium Freestanding Metropolitan Melbourne Investment

High Profile Retail Complex with Car Wash Booming Residential Growth Location

Maribyrnong (Maidstone) VIC
12 Hampstead Road

Freehold investment, seamlessly integrated with new 7-Eleven and Starbucks

Long 5.6 year WALE

Net Income: \$205,104 pa* + GST

- + Prime 1,650sqm* site exposed to over 19,000 vehicles daily¹
- + Attractive net leases with annual compounding 4% rent increases
- + Brand new construction offering substantial depreciation benefits
- + Strategic location 1.5km* from Highpoint and Bunnings
- + Maidstone: 7km* from Melbourne CBD, forecast 86% population growth by 2051²

Contact
 Jamie Perlinger 0413 860 315
 Rick Jacobson 0413 830 083
 Zomart He 何梓轩 0488 220 830

Investment Portfolio Auction
 10.30am AEST
 Wednesday 22 June
 Crown Casino, Melbourne

¹Approx ²GapMaps ³Forecast.id



Victorian State Government Facility Recent \$2M Government Funded Upgrade



Frankston VIC
34 Dandenong Road West

- + Victoria Legal Aid: State and Federal funded agency providing free legal advice to 74,700* Victorians annually
- + Purpose built facility with recent \$2M govt funded upgrades and 20 secure undercroft car spaces
- + Prime C2Z Zoned 623sqm* freehold
- + Frankston: major commercial, retail, education, and transport hub servicing Southern suburbs and Mornington Peninsula

Secure lease to July 2024 plus options to 2034

Tenant pays all usual outgoings

Fixed annual 3% rent increases

Income: \$171,558 pa* + GST



Contact
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Beau Coulter 0413 839 898



Investment Portfolio Auction
10.30am AEST
Wednesday 22 June
Crown Casino, Melbourne

*Approx

New 10 Year Lease to Pets Domain Building Fully Refurbished 2021



Cobram VIC
37 Bank Street (and ROW)

- + Tenants pay all usual outgoings, fixed 3% annual rent increases
- + Prominent 993sqm* building with important rear loading
- + Prime 1,204sqm* site with ROW access and 6 on-title car parks
- + Amongst Woolworths, IGA, McDonald's, Aust Post & Kmart
- + Cobram: important service centre with 25,000+ trade catchment

Pets Domain: proven operator, 49 locations nationally (income 66%)

Intersport: 70+ stores across Australia (income 34%)

Net Income: \$135,000 pa* + GST



Contact
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Beau Coulter 0413 839 898



Investment Portfolio Auction
10:30am AEST
Wednesday 22 June
Crown Casino, Melbourne

*Approx



*Outline/Boundaries Indicative Only



*Outline/Boundaries Indicative Only



Prime Geelong CBD Investment Strategic Position, Evolving Precinct



Geelong VIC
Gnd Floor, 23-31 Gheringhap St

Secure 5 & 3 year leases plus options

Tenants pay all usual outgoings

Annual rent reviews

Net Income: \$128,850 pa* + GST

+ 100% leased investment including HomeBase offices (3 locations) and Routleys Bakery, 70+ year history with 11 stores

+ 306sqm* entire ground floor premises with important triple retail frontage and exposure

+ Geelong: booming city with house prices up 27% in past 12 months



Contact
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Zomart He 何梓轩 0488 220 830



Investment Portfolio Auction
10:30am AEST
Wednesday 22 June
Crown Casino, Melbourne

*Approx

Blue Chip Industrial Investment New 10 Year Lease + Options to 2041



Kalgoorlie WA
65 Carnegie Street

New 10 year head lease with 2 x 5 year options to 2041

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

Net Income: \$765,000 pa* + GST

+ Pacific Energy: wholly owned by QIC (QLD Government Investment Corp), market leader by scale in off-grid energy in Australia

+ Expansive 20,236sqm* site with dual street frontage
+ Brand new build – offering significant depreciation benefits

+ Kalgoorlie: Resource rich area with a vast mineral base of gold, nickel, lithium and iron ore



Contact
Craig Chapman 0427 110 132
Rob Selid 0412 198 294



For Sale by Expressions of Interest
Closing 4pm AEST
Friday 24 June 2022

*Approx



Strong-Trading Childcare Investment New 15 Year Net Lease + Options to 2067



Butler (Perth) WA
14 Marchwood Boulevard

- + Sparrow EL: 60 centres nationally, subsidiary of Hong Kong Listed Fullshare Holdings (Market Cap HK \$2.13b)
- + Purpose-built 90 LDC place centre, with high occupancy
- + Strong trading business with high occupancy
- + Prominent position adjoining Coles anchored Brighton Village Shopping Centre, and only 35km* from the Perth CBD

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

Investment Portfolio Auction
10.30am AEST
Wednesday 22 June
Crown Casino, Melbourne

*Approx

Greater of CPI or 3% annual rent increases

Tenant pays all outgoings incl land tax and management fees

Net Income: \$256,500 pa* + GST

Childcare Investment | High Growth Location New 15 + 10 Year Net Lease to 2047



Coogee (Perth) WA
201 Hamilton Road

- + Little Kids Club: a part of Ascolta ELC, a Perth-based operator, with a future network of 6 centres
- + Impressive 436sqm* purpose-built centre, with approval for 64 LDC places
- + Significant depreciation benefits
- + Strategic 1,395sqm* corner site, close to both Cockburn and Stock Roads, and 18km* from the Perth CBD

Contact
Adam Thomas 0418 998 971
Rob Selid 0412 198 294
Natalie Couper 0413 856 983

Investment Portfolio Auction
10:30am AEST
Wednesday 22 June
Crown Casino, Melbourne

*Approx

Annual 3% rent increases

Tenant pays 100% of outgoings including: land tax, rates, insurances and management fees

Net Income: \$224,040 pa* + GST

Q&A

with Thomas Huxley

SENIOR ASSET MANAGER

Q. What is the most extreme example you can think of when it comes to tenant or landlord responsibility for repairs or remediation?

A. “A Centrelink building in our portfolio, was impacted by the recent floods. The flooding was a 1/100 year event. The Landlord is liable to repair flood damage to the property at a cost of over \$800k. Luckily, building insurance is in place for the Landlord to meet their obligation.

The internal fit-out had to be removed and replaced. The tenant is responsible to replace their fixtures and fittings.”

Q. When it comes to disputes, how can an Asset Manager assist?

A. “Our expertise lies in problem solving and dispute resolution. Throughout the pandemic our Sydney office alone managed over 250 requests for rent relief, this involved careful negotiation between both landlord and tenant to achieve both reasonable and favourable outcomes for all parties.

There are many benefits to keeping the relationship between landlords and tenants harmonious, so both parties know we are going to be fair, reasonable, and accurate. Imagine the time and incredible expense

for the tenant and landlord if this became a needless dispute between legal firms fighting for their client.”

Q. What is another example of a cost saving that you can offer as an Asset Manager?

A. “Because we manage so many commercial properties – we’ve been with some clients for more than 15 years on the same properties – we have a trusted network of suppliers. By using the same suppliers for different commercial properties – our network has skillsets from repairs to major extensions or rebuilds – we can get our clients some major cost savings. Our clients also know that our suppliers will be excellent in their roles because a good supplier enhances our reputation, saves us time, and prevents headaches.”

Q. What is one of the most satisfying parts of your role?

A. “It is the value-add that Burgess Rawson can provide to commercial property owners. As Asset Managers, we have unique oversight of a huge variety of properties. We know which ones perform well and why. It means we can speak to owners with great

authority about ways they could add capital value to their properties. It could be a split of the premises, a potential for development, capital improvements, or a better tenant mix. We don’t just sit back and take a fee, we are encouraged to look for best practice for all of our clients.”

Q. What is some sound advice for owners and tenants alike?

A. “Adopt strong financial fundamentals, take the time to prepare and implement a budget, and manage outgoings, efficiency is key.”

“Our expertise lies in problem solving and dispute resolution.

Throughout the pandemic our Sydney office alone managed over 250 requests for rent relief...”

”





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

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