

Portfolio



MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

investors lovin' it



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
13 September 2022	14 September 2022	16 September 2022
25 October 2022	26 October 2022	27 October 2022
6 December 2022	7 December 2022	8 December 2022

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

For further details, visit burgessrawson.com.au



Welcome



EDITOR Ingrid Filmer

INGRID.FILMER

Welcome to our August campaign, we have an incredible line up of properties. There is something for everyone.

The Bunnings Warehouse Hoppers Crossing is truly a once in a life time opportunity, not to be missed. While the superb Port Macquarie highway service centre anchored by McDonald's, KFC and BP will have investors' mouths watering.

Data shows that premium property continues to perform, these assets are for the long term and investors see through short term market fluctuations. The June campaign achieved 82.5%, a testament to the strength of the commercial property market.

Our feature article explores Fast Food as an asset class and why investors have been flocking to it. Fast Food yields have continued to compress over the last two years with the segment out performing most other classes. The segment also offers something for investors at all levels with entry prices from \$500,000.

This month we also introduce the Burgess Rawson Cadet Program; an initiative

developing the best and brightest agents in Australia and we deep dive into the incredible benefits of investment in fast growing Far North Queensland.

We continue to offer our clients the very best knowledge, service and advice. As part of that we are delighted to welcome Neville Smith and Wendy Thomson.

Wendy Thomson will lead our Victorian office, Wendy has built a distinguished commercial property career since joining the industry in 1997. She is accomplished, dynamic leader and very well respected amongst her industry peers and extensive client base.

Neville Smith is the #1 agent in Far North Queensland. With his unique insights, networks and no-nonsense approach, Burgess Rawson is best placed to build a high-performing team based in Townsville that complements our growing Queensland presence.

Exciting times all round for Burgess Rawson and exciting opportunities for our treasured clients.



Portfolio Team

EDITOR Ingrid Filmer
 PRODUCTION MANAGER Georgia Campbell
 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.



Huge Appetite for Fast Food Assets

Fast Food assets have proven to be one of the most sought after commercial investments in Australia, and it's no wonder considering how the industry boomed during the pandemic.

These proven set-and-forget investments were the go-to during lockdown, with an astonishing 15.9 million Australian's recorded eating takeaway Food in an average four week period.¹



Pictured: The Gateway, Port Macquarie
For Sale by Expressions of Interest
More information on page 16

FAST FOOD FEATURE

Still Delivering Strong Sales Performance and Yield Compression

Burgess Rawson are the leaders in Fast Food investment sales with a market share of 71%.

A dedicated and highly experienced team focusing on the ever-evolving Fast Food industry are unrivalled with their knowledge.

The team as a whole sold 22 Fast Food investments in the 21/22 financial year, achieving record yields and delivering strong outcomes for both investors and vendors alike.

Fast Food asset demand has grown because it's a set-and-forget long-term investment

The hunger for Fast Food assets continues to dominate the commercial industry as these tightly held essential service investments continue to sell on an upward trajectory, achieving high capital growth and record low yields.

Existing landlords regularly seek to acquire additional assets rather than divest, and this combined with shortage in supply has led to

sustained yield compression.

Demand will continue to remain high as Fast Food assets tick many boxes for commercial property investors including;

- Long-term leases paid to reputable global brand and growing local brand tenants
- Range of price points for every investor
- Tenants embracing technology eg. self serve, apps and online ordering
- Brands evolving to meet market demands, such as introducing healthier menu items
- A 'set-and-forget' investment, due to lease nature and minimal owner involvement

Brands carry weight

Well-established multi-nationals have dominated the sector, however, in recent years there has been significant growth and expansion amongst local Australian brands such as Grill'd, which has grown

from its first store in Melbourne in 2004 to 155 locations, and Guzman Y Gomez established in Sydney in 2006 has grown to 148 locations in 2022.

Guzman Y Gomez has taken a further leap, opening 16 restaurants internationally², including 148 in Australia.

Leases commitments are long and landlord-friendly

Tenants typically seek long-term leases providing investors with security, and ability to achieve long-term asset growth.

Leases are often a 10 year initial term, with the options extending by another 10 or 30 years.

Proven performances during the pandemic

Fast Food assets have not had to 'pivot' their business models unlike many local strip takeaway businesses and restaurants during lockdowns.

Fast Food asset sales were strong during the pandemic, and this trend has continued to grow in 2022 with Burgess Rawson achieving record low yields.



KFC Seymour VIC
 \$4.25M 3.6 Years
 3.79% Mar 22



KFC Wellington NSW
 \$2.60M 4.1 Years
 3.88% Mar 22



Red Rooster & Pizza Hut Townsville QLD
 \$4.71M 7.4 Years
 4.91% May 2022

Fast Food operators have well-established service models - drive-thru has existed for decades, digital sales both online and instore and delivery have been key sales drivers for a number of years.

So, whilst lockdowns did restrict dine-in service for several months in 2020 and 2021, particularly in New South Wales and Victoria, the impact on revenue was minimal.

In fact, the forecast revenue growth for 2020-21 factoring in the reopening of dine-in at Fast Food outlets as Covid restrictions eased was just 0.9%, so a marginal increase as the result of these assets having alternative no contact sales channels.³

Roy Morgan research into takeaway consumption from Fast Food outlets in 2020 shows these assets were actually beneficiaries of lockdowns as many Australian's stuck at home took advantage of delivery services to order their favourite Fast Food¹:

- Close to three quarters of Australian's aged 14+ or

15.9 million (75.3%) ate takeaway Food from Fast Food outlets such as McDonald's, KFC, Hungry Jack's, Domino's or from local takeaway shops in an average four weeks during 2020, up from 13.3 million (63.7%) in 2019

- 3.7 million Australian's (17.6%) ate from these outlets 10 or more times in an average four weeks
- The biggest consumer segment or Fast Food purchasers are those born between 1976-1990, aged 31-46, with 5,915,000 indulging over an average 4 week period

A strong outlook for the Australian Fast Food industry

The top four players in the Fast Food sector accounted for over 40% of revenue in 2021, led by McDonald's (1,030 outlets), Hungry Jack's (449 outlets), KFC (732 outlets) and in fourth position, Subway (1,242 outlets).

The Fast Food and takeaway industry Australia is expected to achieve \$22 billion in revenue during 2022

and is forecast to continue to grow over the next five years as consumers seek greater convenience, and operators introduce even healthier menu options to continue to satisfy consumer demand.³

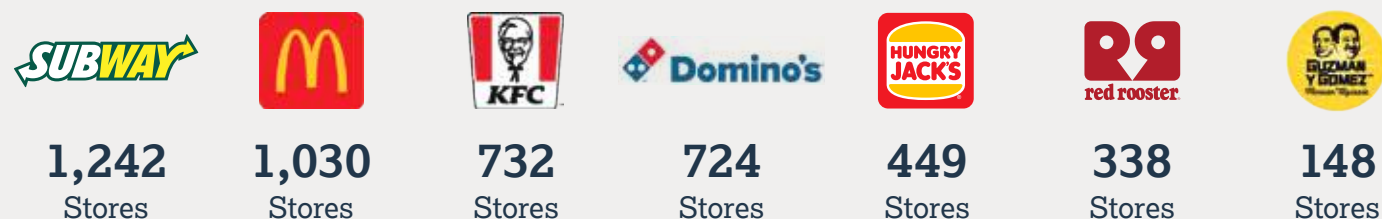
This maturity and predicted shift de-risks the investment for Fast Food landlords.

A proven, secure long-term investment, appetite for Fast Food assets is set to continue, and Burgess Rawson is at the forefront of sales in the category, bringing six opportunities to investors at our upcoming August Portfolio.

Our team of experts deliver positive results, making us the agency of choice amongst Fast Food vendors.

¹ Roy Morgan ² Guzman Y Gomez ³ IBIS World

Australia's Market Leaders by Store Network



A \$22 Billion Industry Broken Down by Sector



Fast Food and Fuel

Since January of this year, Burgess Rawson have auctioned more than 20 fuel and convenience retail assets. Our August Portfolio showcases an additional eight, tenanted by Chevron, 7-Eleven, BP and Mobil Fuel.

We also have a substantial fast food offering, with properties tenanted by Augustus Gelateria, Subway, Schnitz, Zambros and The Coffee Club.

Combining both of these highly sought-after asset classes, Port Macquarie's The Gateway boasts leases to McDonald's, KFC, Guzman Y Gomez, Olivers and BP fuel.



CHEVRON/PUMA
Peregian Beach QLD

Income pa \$260,837
See page p. 28



SCHNITZ
Shepparton VIC

Income pa \$159,905
See page p. 54



MOBIL FUEL
Coffs Harbour NSW

Income pa \$290,000
See page p. 39

Current Listings



**MCDONALD'S +
KFC + BP +
GUZMAN Y GOMEZ +
OLIVER'S**
Port Macquarie NSW

Income pa \$1,724,341
See page p. 16



7-ELEVEN
Cessnock NSW

Income pa \$385,922
See page p. 38



AUGUSTUS GELATERIA
Epping VIC

Income pa \$40,000
See page p. 61



CHEVRON/PUMA
Townsville QLD

Income pa \$197,077
See page p. 28



SUBWAY
Cairns QLD

Income pa \$200,800
See page p. 48



7-ELEVEN
Bathurst NSW

Income pa \$385,922
See page p. 37



7-ELEVEN
Bacchus Marsh VIC

Income pa \$285,393
See page p. 53



COFFEE CLUB
Bongaree QLD

Income pa \$431,526
See page p. 45



CHEVRON/PUMA
Atherton QLD

Income pa \$150,706
See page p. 28



ZAMBRERO
Townsville QLD

Income pa \$556,995
See page p. 44



August Investment Portfolio Auctions

SYDNEY
10:30AM AEST
TUESDAY
2 AUGUST

MELBOURNE
10:30AM AEST
WEDNESDAY
3 AUGUST

BRISBANE
10:30AM AEST
THURSDAY
4 AUGUST

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

Large Format Retail/Automotive

Tenant	Location	State	Income pa	Page
Bunnings Warehouse and Amart Furniture	Hoppers Crossing (Melbourne)	VIC	\$4,272,564	14
Wattyl Paints	Sunbury (Melbourne)	VIC	\$104,519	56
Mycar Tyre and Auto	Hastings (Melbourne)	VIC	\$97,940	57

Childcare

Tenant	Location	State	Income pa	Page
Mindchamps Early Learning	Mascot (Sydney)	NSW	\$490,463	32
Aspire Early Education and Kindergarten	Epping (Melbourne)	VIC	\$452,220	50
Mudgee Little Learners Childcare	Mudgee	NSW	\$400,000	34
Hei Schools Early Learning	Waurm Ponds (Geelong)	VIC	\$346,088	51
Hawthorn Street Early Learning	Dubbo	NSW	\$390,000	36
Busy Bees Early Learning	Carrum Downs (Melbourne)	VIC	\$300,481	52
Natural Beginnings Early Learning	Gordonvale (Cairns)	QLD	\$226,800	47
Young Academics Early Learning	Woodcroft (Sydney)	NSW	\$121,800	41

Supermarket

Tenant	Location	State	Income pa	Page
IGA Supermarket	East Albury	NSW	\$390,493	35
Pakenham Fresh Fruit and Vegetable Market	Pakenham (Melbourne)	VIC	\$78,586	58

New Properties For Sale

Fast Food

Tenant	Location	State	Income pa	Page
The Gateway Service Centre	Port Macquarie	NSW	\$1,724,341	16
Schnitz & Beyond Housing	Shepparton	VIC	\$159,905	54
Liquor Stax	Epping (Melbourne)	VIC	\$72,600	60
Augustus Gelatery	Epping (Melbourne)	VIC	\$40,000	61
Rameno Restaurant	Phillip (Woden)	ACT	\$34,000	31

Office/Government/Medical

Tenant	Location	State	Income pa	Page
Audi Dealership	Sutherland (Sydney)	NSW	\$947,345	20
Australian Federal Police	Murwillumbah (Gold Coast)	NSW	\$448,905	33
National Pharmacies	Hallett Cove (Adelaide)	SA	\$306,754	22
The Hub Medical Centre	Burpengary East (Brisbane)	QLD	\$243,816	46
Southside Vet Surgery, Anytime Fitness and Subway	Woree (Cairns)	QLD	\$200,800	48
Glen Waverley Specialist Medical Centre	Glen Waverley (Melbourne)	VIC	\$194,145	24
Legal Aid	Port Macquarie	NSW	\$180,722	40
Stubbs Wallace Accountants	Shepparton	VIC	\$121,581	55
Ochre Health	Braddon (Canberra)	ACT	\$109,000	30
Government of South Australia	Hallett Cove (Adelaide)	SA	\$60,444	22
Healius Pathology	Pakenham (Melbourne)	VIC	\$32,000	64

Retail Fuel/Carwash

Tenant	Location	State	Income pa	Page
Hoppy's Car Wash, Zambrero, Banjo's and Miss Sushi	West End (Townsville)	QLD	\$556,995	44
7-Eleven	Bathurst	NSW	\$385,922	37
7-Eleven	Cessnock (Hunter Valley)	NSW	\$385,922	38
Mobil Fuel	Coffs Harbour	NSW	\$290,000	39
7-Eleven	Bacchus March	VIC	\$285,393	53
Chevron	Peregian Beach (Noosa)	QLD	\$260,837	28
Chevron	Rosslea (Townsville)	QLD	\$197,077	28
Chevron	Atherton (Cairns)	QLD	\$150,706	28

Retail

Tenant	Location	State	Income pa	Page
NAB and The Coffee Club	Bongaree (Bribie Island)	QLD	\$431,526	45
Vinnies	Fortitude Valley (Brisbane)	QLD	\$159,475	26
Cash Converters	Fortitude Valley (Brisbane)	QLD	\$91,794	26
Kofi Beans Cafe	Croydon (Melbourne)	VIC	\$78,202	59
Saltwater Hotels and Resorts	Dinner Plain	VIC	\$70,840	62
O'Skulligans	Fortitude Valley (Brisbane)	QLD	\$59,346	26
Specsavers	Devonport	TAS	\$49,050	49
Latte Road Cafe	Wollert (Melbourne)	VIC	\$47,740	63



The Best Bunnings Freehold Investment Ever Offered to Market

Once in a Lifetime Opportunity Anchored by 20,497sqm* Bunnings Warehouse, One of the Largest in the Network

Hoppers Crossing VIC
221-231 Old Geelong Road

Landmark 55,387sqm* site in the largest Large Format Retail (LFR) precinct in Victoria¹

Brand new Princes Freeway interchange within 550 metres*

Total Net Income: \$4,272,564pa^{2*}

- + Australia's fastest growing LGA in the last 20 years¹, projected further 77% growth by 2041³
- + Industrial 3 zoning and dedicated traffic lights underpin future growth
- + Amart Furniture recently renewed, combining for a long 7 year WALE
- + Net leases, tenants responsible for rates, insurance and land tax
- + Strong and certain growth with fixed 3% increases and CPI reviews

Contact
 Billy Holderhead 0422 817 696
 Beau Coulter 0413 839 898
 Yosh Mendis 0434 413 188
 Darren Beehag 0411 226 223
 Zomart He 何梓軒 0488 220 830

For Sale by Expressions of Interest
 Closing 3pm AEST
 Thursday 11 August

¹Approx ²Deep End Services ³.id
²Includes Amart CPI projection (5%)

Landmark Highway Service Centre



Strategic Essential Service Investment on Huge Landholding

Port Macquarie NSW
1061-1067 Oxley Highway

Irreplaceable 43,600sqm*
high profile corner site

Long standing proven tenancy
profile, WALE 5.9 years¹

Total Net Income:
\$1,724,341 pa* + GST

- + Massive corner exposure to Pacific and Oxley Highways
- + Recent extensive site upgrades
- + Potential to add further pad sites (STCA)
- + Adjacent to new Sovereign Hills estate with 2,400 lots
- + Port Macquarie: forecast population growth of 26% by 2041²

BP

- + Lease: 10 years plus opt to 2043
- + \$3,500,000 upgrade including retail store and fibreglass tanks
- + Proven performer in occupation since 2004

KFC

- + Lease: 10 years plus opt to 2032
- + Major current upgrade including new dual drive-thru due August 2022
- + Longstanding tenant since 2008

McDonald's

- + Lease: 10 years plus opt to 2046
- + High performing store including dual drive-thru
- + High performing tenant for over 18 years

Guzman Y Gomez

- + Lease: 10 years plus opt to 2052
- + Brand new freestanding store with dual drive thru
- + Significant depreciation benefits

Oliver's

- + Lease 10 years plus opt to 2037
- + Architecturally designed and built in 2017 with further add-value potential (STCA)
- + Tenant in occupation since 2017

Chargefox

- + Lease: 10 years plus opt to 2036
- + EV charging station featuring 4 outlets, close to food offerings
- + Recently improved infrastructure built in 2021



Contact
Darren Beehag 0411 226 223
Jamie Perlinger 0413 860 315
Yosh Mendis 0434 413 188

For Sale by Expressions of Interest
To be sold in one line
Closing 3pm AEST
Tuesday 9 August 2022

*Rent includes base rent and percentage rent if applies ¹By area ²forecast.id

Growing New Commercial Property Talent

Rick Jacobson leading the charge

Burgess Rawson is proud to be nurturing the next generation of commercial real-estate talent through their Sales Cadet Program.

Introduced earlier this year, the Sales Cadet Program was created to provide an opportunity for young real estate agents to gain practical and hands-on experience at the start of their career, and while completing their qualifications.

Cadets are partnered alongside highly experienced Sales Agents who provide mentoring and leadership, and share valuable industry knowledge through one-to-one coaching. There is also an opportunity for Cadets to learn by ‘mirroring’ Sales Agents as they go about their senior roles.

Training covers the complete sales process enabling Cadets to fast-track their knowledge across all facets of commercial property sales, and learn about everything involved in marketing and selling a property.

Importantly, Cadets at Burgess Rawson have the chance to learn from some of the most successful and awarded Sales Agents in the commercial property industry.

A program delivering on success

The Sales Cadet Program launched in Melbourne in 2020, and was quickly implemented in the Sydney and Brisbane offices also.

Currently there is one Cadet in the Sydney office, two in the Brisbane office and three in the Melbourne office with plans to expand the number of places across all offices.

The Program while in its early stages is already delivering success, providing a launch pad for driven Cadets.

Helping to bridge the gap between study and work, the program provides an opportunity to learn, apply and ‘do’ concurrently, and enables newly qualified Cadets to make a smooth transition into a specialist sales role and really ‘hit the ground running’.

Our first Cadet is striving for greatness and is testament to the program’s values.

Rick Jacobson from our Melbourne office has the honour of being the very first Cadet to join the Burgess Rawson Sales Cadet Program,

and it is one that he is very proud of.

“I was extremely grateful to be offered the first Sales Cadet role at Burgess Rawson and its incredible to see how fast they have grown, from me being the first Cadet, to now having a team of Cadets across the states.”

He is testament to the program’s success, and the opportunities it provides to learn and grow when starting in the industry.

“The Sales Cadet role provided a deeper insight into the sales process that occurs each auction cycle. It provided me a detailed understanding on the submission and Information Memorandum process, improved my cold calling and overall phone skills, and how to more efficiently database and prospect.”

After completing the program, Rick had the skills to succeed. Rick signed up two property listings worth \$15 million, gained his real estate license and was deservedly promoted to Sales Executive in early 2022.

“It was always my goal to work at a top-tier commercial real estate

“It gives us great pride to watch Rick and the other Cadets learn the Burgess Rawson way and set them up for a long and successful career.”

Jamie Perlinger
Burgess Rawson | Partner

agency. I was extremely grateful to the Board of Directors for giving me this opportunity and to move into my dream role as a Sales Executive.”

Rick now works closely with Jamie Perlinger, a successful and seasoned Sales Specialist in Retail Fuel Assets and long time Burgess Rawson Partner. “Jamie has been an incredible leader and mentor, who has helped shape what has started to be a successful career in the industry.”

“It gives us great pride to watch Rick and the other Cadets learn the Burgess Rawson way and set them up for a long and successful career.

We look forward to welcoming and nurturing more talent through the Sales Cadet Program during the remainder of 2022 and beyond as the business continues to grow.”
Jamie Perlinger, Partner.

For more information or to apply for the Sales Cadet Program email your resume to reception@burgessrawson.com.au





Sydney Landmark Flagship Automotive and Commercial Investment

Audi Anchored Sydney Commercial Centre



Sutherland (Sydney) NSW
668-672 Old Princes Highway

Sydney Sutherland Shire
freehold with circa 50% of
income underpinned by Audi
CPI, fixed 2% and 3% annual
rent reviews

Net Income: \$947,345 pa* + GST

- + Anchored by subsidiary of ASX Listed Autosports Group (ASX: ASG) - same location 15+ years
- + Multi-level retail and commercial centre, 2,569sqm* of lettable area, 64 on-site & basement car spaces
- + Strategic 1,815sqm* corner site, 42,000+ vehicles passing daily
- + Extensive capital improvements - offering depreciation benefits
- + Sutherland: prized South Sydney location 26km* to Sydney CBD

Contact
Geoff Sinclair 0451 462 759
Yosh Mendis 0434 413 188

For Sale by Expressions of Interest
Closing 4pm AEST
Wednesday 10 August 2022

*Approx



2 Prime Investments Leased to S.A Government and Healthcare



Hallett Cove (Adelaide) SA
1 Zwerner Drive

Within 650m* of major national tenants and important social infrastructure including schools and Government services

Adjacent to Hallett Cove Shopping Centre, which is anchored by Woolworths, ALDI, Drakes, Big W plus 35 specialty stores

Hallett Cove: 23kms* from Adelaide CBD with retail expenditure to grow by 150% to \$2 billion by 2036¹

To be sold individually

Units 3 & 4/1 Zwerner Drive

- + Secure 8 year government lease to 2029 plus option to 2033
- + Tenant pays all usual outgoings
- + Annual 2.75% rent increases
- + 204sqm* capital intensive office, abundance of on-site parking
- + Estimated net rent: \$60,444 pa*



Unit 8/1 Zwerner Drive

- + Premium medical and allied health care asset with secure 4 year WALE
- + Secure leases to established tenants including Hallett Cove Family Practice, Hallett Cove Pharmacy, Hear Clear and Fleurieu Psychology Services
- + Favorable rental reviews across all four tenancies, assuring rental growth
- + Estimated net rent: \$306,754 pa*

Contact
 Jamie Perlinger 0413 860 315
 Matthew Wright 0458 290 588
 RLA 293472

Investment Portfolio Auction
 To be sold individually
 10:30am AEST
 Wednesday 3 August
 Crown Casino, Melbourne

*Approx ¹SC News



Golden Corner Opposite 'The Glen' Shopping Centre Thriving Medical Precinct, 50k+ Cars Passing Daily

Glen Waverley Specialist Medical Centre & Melbourne Pathology

Glen Waverley VIC
238 Springvale Rd (Charlotte St)

5 year lease to 2027 plus options
Fixed 3% annual rent increases
Tenant pays all usual outgoings excluding land tax

Net Income: \$194,145 pa* + GST

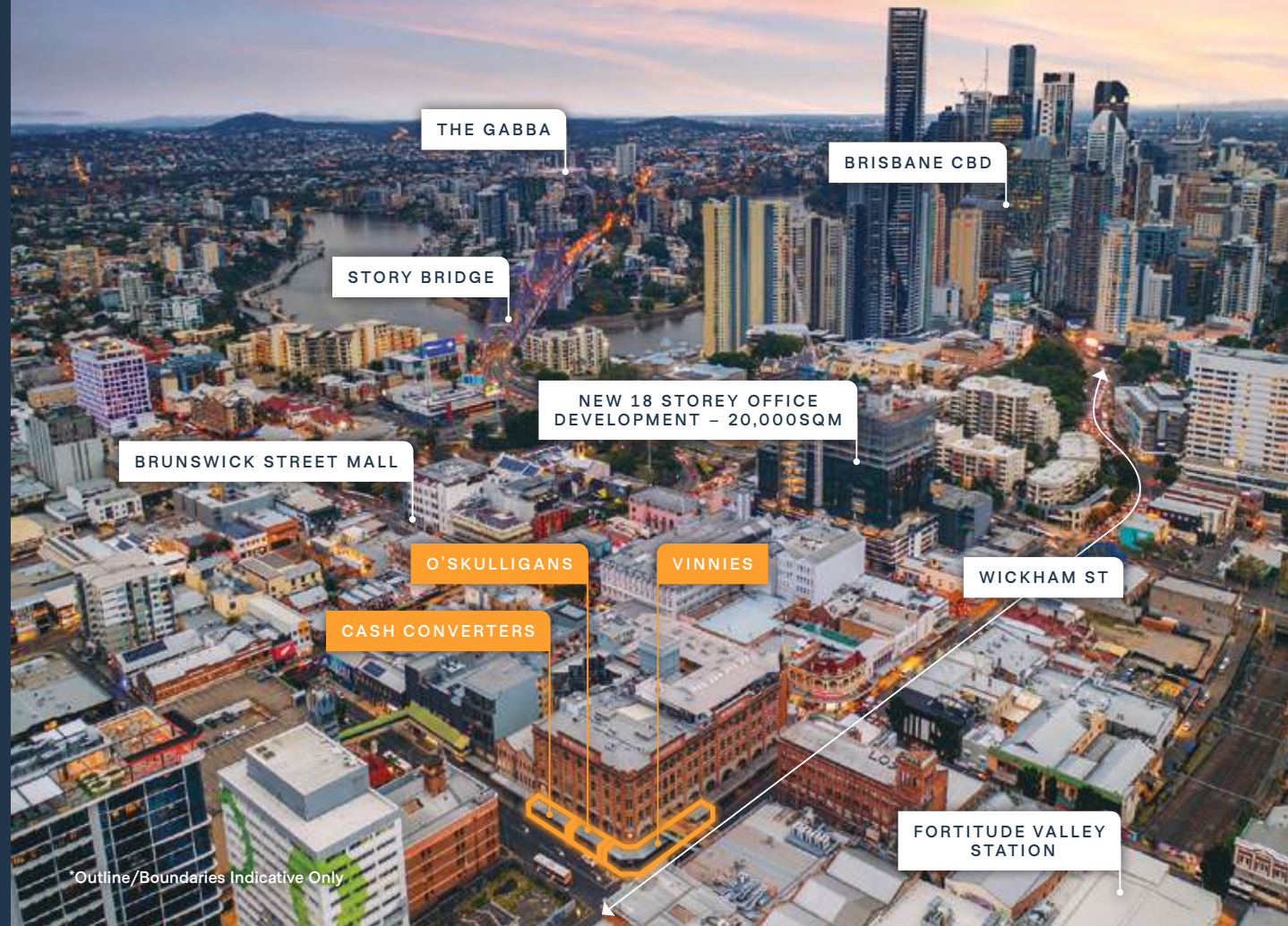
- + Established clinic specialising in women's health and IVF
- + Well presented 2 level medical facility incorporates 4 consulting rooms and Melbourne Pathology
- + Situated directly opposite redeveloped \$490m* 'The Glen' SC and \$450m* multi-tower Sky Garden residential development
- + High profile freehold corner with 50m* frontage and 10 car spaces
- + Future development upside (STCA)

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

Investment Portfolio Auction
10:30am AEST
Wednesday 3 August
Crown Casino, Melbourne

*Approx

Iconic Fortitude Valley Retail Investments



*Outline/Boundaries Indicative Only



*Outline/Boundaries Indicative Only

Brand New Leases to National Tenants

Fortitude Valley (Brisbane) QLD
Corner Wickham and Warner St

Three ground floor retail lots in the iconic McWhirters building

Strong and certain rental growth with annual rent increases

To be sold individually

- + Surrounded by major key infrastructure projects shaping Brisbane, Australia's new world city
- + Prominent corner site exposed to high levels of foot and vehicular traffic
- + Over \$5.3 billion* in nearby approved or proposed developments including over 310,000sqm* of office space



Vinnies

- + Brand new 5 year lease to 2027 plus option to 2029
- + Australia's leading national not-for-profit organisation
- + Occupying a commanding 342sqm* lot with high exposure
- + Net Income: \$159,475 pa* + GST



Cash Converters

- + Secure 9 year lease to 2027 plus options to 2037
- + ASX listed personal finance and second-hand retail company
- + Long term tenure of 10+ years at this location
- + Net Income: \$91,794 pa* + GST



O'Skulligans

- + Long history of tenure at this location
- + Experienced hospitality operator with national reach
- + Ideal location in the heart of Brisbane's entertainment precinct
- + Net Income: \$59,346 pa* + GST



Contact

Campbell Bowers 0405 127 588
Andrew Havig 0478 010 990
Craig Chapman 0427 110 132



Investment Portfolio Auction

To be sold individually
10:30am AEST
Thursday 4 August
The Hilton, Brisbane

*Approx



Three Freestanding Chevron (NYSE: CVX) Investments

Global Giant, \$317 Billion Tenant Guaranteed Rental Growth

Chevron Corporation (NYSE: CVX), major global energy company with a market cap of \$317 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 2032, 2033 and 2034 plus 4 further 10 year options each

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

Peregian Beach (Noosa) QLD
2215 David Low Way

- + High profile gateway site with 17,000 vehicles passing daily¹
- + Strategically situated as the only fuel retailer in Peregian Beach
- + Peregian Beach: median house prices surging 53%* in the last 12 months to \$1,487,500²
- + Noosa Shire Council: significant tourism economy worth \$1.06b attracting 1.9m visitors annually³
- + Estimated net rent: \$260,837 pa*

Rosslea (Townsville) QLD
79 Bowen Road

- + Important 2,474sqm* corner site with 19,400 vehicles passing daily¹
- + Surrounded by 28 schools servicing 10,600+ students¹
- + Booming region, with over \$10b of infrastructure across the region⁴
- + City of Townsville: largest city in Northern Australia, with population forecast to grow 42% to 282,281 residents by 2041⁵
- + Estimated net rent: \$197,077 pa*

Atherton QLD
49 Tolga Road (Kennedy Hwy)

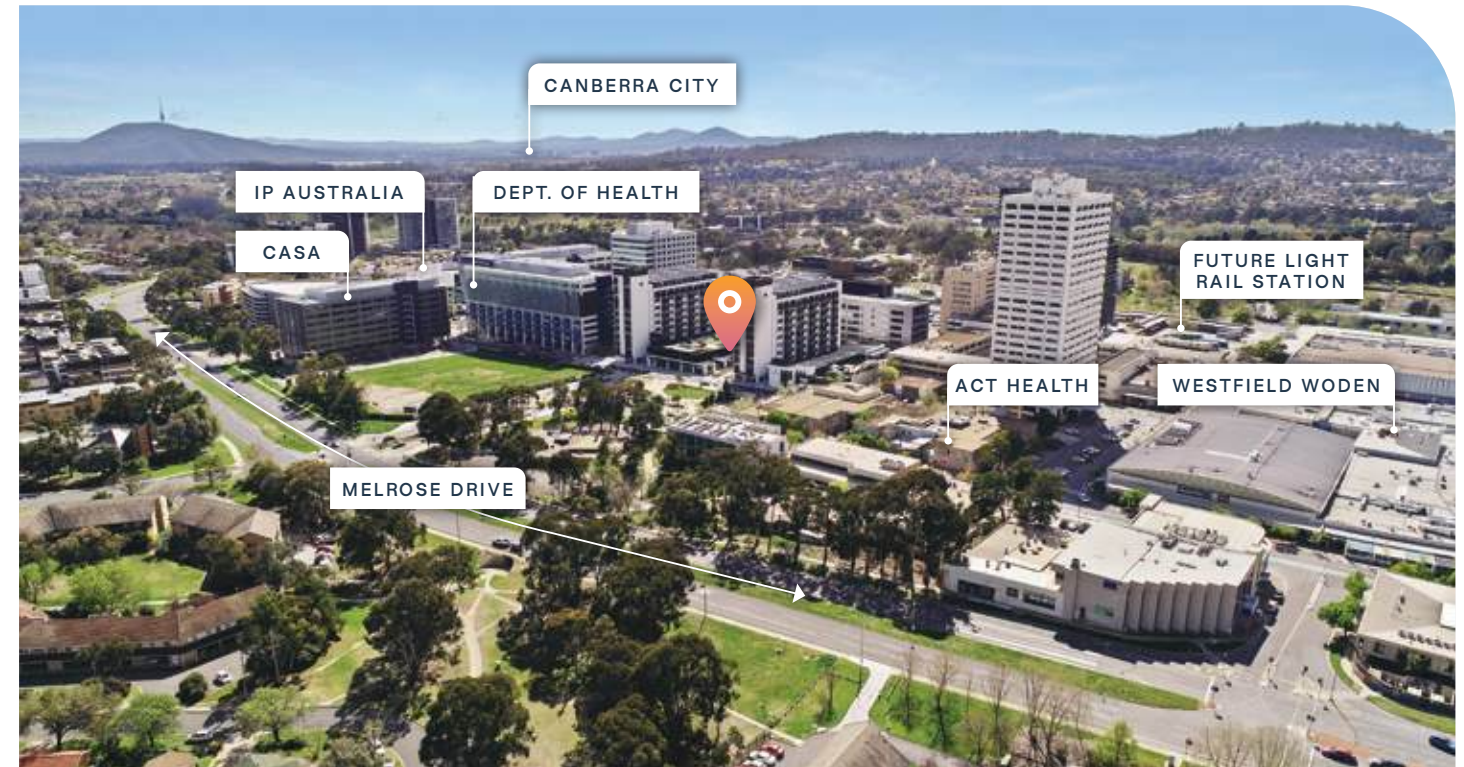
- + Prominent 1,619sqm* site with high exposure to 12,700 VPD¹
- + Within 1km* of the CBD amongst Woolworths, IGA, Bunnings, Big W, Harvey Norman and KFC
- + Attracts 500,000 visitors pa - 81% from the "drive market"⁶
- + Tablelands Regional Council: population forecast to grow 10.5% by 2036 to 28,400 residents⁷
- + Estimated net rent: \$150,706 pa*



Contact
 Jamie Perlinger 0413 860 315
 Campbell Bowers 0405 127 588
 Neville Smith 0400 068 205

Investment Portfolio Auction
To be sold individually
 10:30am AEST, Thursday
 4 August, The Hilton, Brisbane

*Approx ¹Gapmaps ²Realestate.com ³Forecast.id ⁴Regional Development Australia ⁵Annual Report 2020-21 ⁶Activities Report ⁷TRC PS



*Outline/Boundaries Indicative Only



*Outline/Boundaries Indicative Only



Nationally Tenanted Medical Centre Investment – CBD Location



Braddon ACT
66/10 Lonsdale Street

- + Proven medical operator with 20+ years experience
- + 60+ centres nationally with more than 400 doctors
- + Medical grade 213 sqm tenancy, ACT's core retail, office and hospitality precinct
- + Rare stamp duty tax deduction – in full in year 1
- + No land tax payable
- + 6 basement care spaces on title

Brand new 5 year lease to 2027 plus options to 2032

Guaranteed rental growth with fixed 3% annual rent increase

Net Income: \$109,000 pa + GST

Contact
James Baker 0421 863 040
Guy Randell 0430 272 999
Geoff Sinclair 0451 462 759

Investment Portfolio Auction
10:30am AEST
Tuesday 2 August
Sydney Opera House

Canberra's Newest Bite-Sized Investment Stamp Duty Free

Phillip (Woden) ACT
G09/35 Furzer Street

- + Brand new asset, fixed 4% annual increases
- + Canberra foodie institution and newest location
- + 59 sqm plus 23 sqm of exclusive outdoor dining
- + 12,500 public sector workers within 100m

5 year lease to October 2026 plus 1 x 5 year option

100% of outgoings by tenant

Net Income: \$34,000 pa + GST

Contact
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Investment Portfolio Auction
10:30am AEST
Tuesday 2 August
Sydney Opera House



Renewed 10 Year Lease to Award-Winning Multinational Branded Childcare Operator



Mascot NSW
Level 2/63 Church Avenue

- + MindChamps: premium childcare brand with 80+ centres globally
- + Immaculate childcare facility licenced for 86 LDC places
- + Compounding 3% fixed rental increases and provisions at market reviews ensuring rent cant reduce
- + Booming growth area with a young professional demographic
- + Tenant pays all usual outgoings as per lease incl management fees

Renewed 10 year net lease to 2032 plus two 10 year options to 2052

14 primary schools within a 3km radius & 400m from train station

Net Income: \$490,463 pa* + GST

Contact
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Sophie Herdegen 0439 555 013

Investment Portfolio Auction
10:30am AEST
Tuesday 2 August
Sydney Opera House

*Approx

Australian Federal Police Facility Servicing Gold Coast International Airport



Murwillumbah NSW
46 Honeeater Circuit

- + Commonwealth of Australia: AFP facility servicing the Gold Coast international Airport
- + High security state-of-the-art facility, constructed in 2011
- + Tenant pays all outgoings including unrestricted land tax and management fees
- + Expansive 9,474sqm* site within emerging business precinct
- + Tweed Shire: Population forecast to grow 22% to 120,000 by 2031

Secure 15 year lease to Feb 2026 plus options to 2036

Attractive 4.25% rent increases
Significant depreciation benefits

Net Income: \$448,905 pa* + GST

Contact
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Kieran Bourke 0417 418 007

Consultant
Dean Venturato 0412 840 222
Burgess Rawson Consultants

Investment Portfolio Auction
10:30am AEST
Tuesday 2 August
Sydney Opera House

*Approx



Outline/Boundaries Indicative Only



Impressive Childcare With High Occupancy New 10 Year Net Lease with 4% Increases



Mudgee NSW
272 Church Street

Secure 10 year net lease to 2032
plus two 10 year options to 2052

Minimum 4% pa rent increases

Net Income: \$400,000 pa* + GST

- + Mudgee Little Learners: state-of-the-art design, licensed for 125 LDC plus 30 OOSH places
- + Multi-centre provider with 12+ centres across NSW
- + Recent construction offers significant depreciation benefits
- + Huge 5,297sqm* site ideally positioned 1.5km* from three schools, hospital and town centre
- + Mudgee: fast growing economy with an enviable affordable lifestyle

Contact
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Investment Portfolio Auction
10:30am AEST
Tuesday 2 August
Sydney Opera House

*Approx

Affordable Freestanding Supermarket Proven Performer, Metcash Guarantee



East Albury NSW
182-184 Borella Road

Renewed 7 year lease to 2028
plus options to 2042

Super store trading well above
percentage rent threshold

Tenant pays all usual outgoings

Net Income: \$390,493 pa* + GST

- + Metcash: leading wholesale distribution company, sales \$16b+ in FY21, market cap circa \$4.30b
- + As new, modern 1,534sqm* store, rebuilt in 2014 with usual departments including liquor
- + Strategic 3,509sqm* site with 44 on-site car spaces opposite Albury Base Hospital
- + Albury/Wodonga: twin cities with booming 100,435 population

Contact
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Investment Portfolio Auction
10:30am AEST
Wednesday 3 August
Crown Casino, Melbourne

*Approx



Brand New Purpose-Built Childcare Facility Secure 15 Year Net Lease



Dubbo NSW
4 Endeavour Close

Secure 15 year net lease to 2037
plus two 10 year options to 2057

Greater of CPI or 3% pa rent
reviews with ratchet provisions

Tenant pays all outgoings

Net Income: \$390,000 pa* + GST

- + Hawthorn St ELC: experienced local operator with additional facility over 100% occupancy
- + Significant 2,928sqm* landholding
- + Approved for 130 LDC places
- + Strategically positioned, 10 primary schools within 5 min drive
- + Next to national retailers Taco Bell, Carl's Jr., Mobil, Total Tools, OMF and Fantastic Furniture
- + Newly completed in July 2022 - significant depreciation benefits



Contact
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Michael Vanstone 0403 580 528



Investment Portfolio Auction
10:30am AEST
Tuesday 2 August
Sydney Opera House

*Approx



High Performing Great Western Highway 7-Eleven Investment Leased to 2031



Bathurst NSW, 267-269 Stewart
Street (Great Western Highway)

15 year lease to 2031 plus
options to 2046

Guaranteed strong rental growth -
fixed 4% annual rent increases

Net Income: \$385,922 pa* + GST

- + 7-Eleven: Australia's #1 convenience retailer, 700+ stores
- + Built 2016 with fibreglass tanks - tax depreciation benefits
- + Landlord friendly lease, tenant pays outgoings as per lease
- + Favourable lease provisions - tenant responsible for remediation
- + Bathurst: largest regional centre of the Central West servicing population of over 200,000 people



Contact
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Investment Portfolio Auction
10:30am AEST
Tuesday 2 August
Sydney Opera House

*Approx



Appealing Service Station Investment Long Lease Until 2031



Cessnock (Hunter Valley) NSW
210 Wollombi Road

15 year lease to June 2031
plus options to 2041

Guaranteed high growth –
fixed 4% annual rent increases

Net Income: \$385,922 pa* + GST

- + 7-Eleven: Australia's #1 convenience retailer, 700+ stores
- + Built 2016 with fibreglass tanks and latest fuel monitoring systems
- + Attractive depreciation benefits available
- + Vibrant main road gateway to the Hunter Valley wineries
- + Tenant pays outgoings excluding land tax, as per lease

Contact
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Investment Portfolio Auction
10:30am AEST
Tuesday 2 August
Sydney Opera House

*Approx

Brand New Convenience Retail Investment New 15 Year Net Lease to 2037



Coffs Harbour NSW
178-180 Pacific Highway

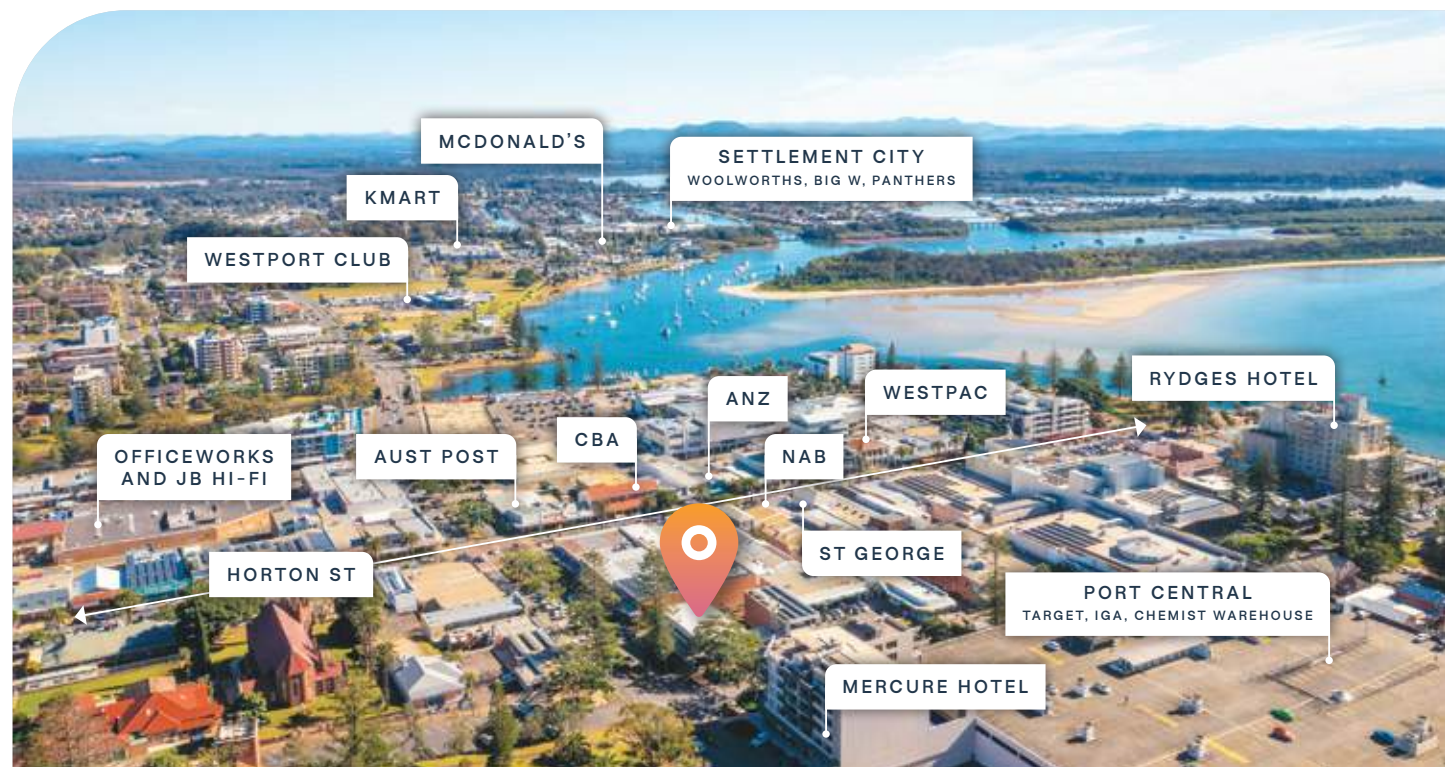
Brand new 15 year net lease to
2037 plus options to 2057
Net lease - tenant pays all
outgoings (including land tax)
CPI + 0.5% annual rent reviews
Net Income: \$290,000 pa* + GST

- + Mobil (Pearl Energy): over 70+ sites nationally and growing to 100+ sites by 2023
- + Newly completed in 2022 offering substantial depreciation benefits
- + Strategic gateway location on Coffs Harbour's major highway, 34,000 vehicles passing daily*
- + Coffs Harbour: Australia's fastest growing coastal city with a population of 79,000+ people

Contact
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Investment Portfolio Auction
10:30am AEST
Tuesday 2 August
Sydney Opera House

*Approx



*Outline/Boundaries Indicative Only



Trophy NSW Government Investment Approved For Additional Building



Port Macquarie NSW
107 William St (corner Hay St)

- + Irreplaceable 1,051sqm* freehold
- + Impressive building including significant tenant fit-out plus valuable on-site parking
- + Legal Aid: largest legal aid commission in Australia employing over 1,300 staff
- + Guaranteed rental growth, fixed 3% annual rental increases
- + Strategic legal precinct location near Port Macquarie Court House

Renewed 5 year lease to Property NSW to 2026 plus option to 2031

Already approved for additional two storey commercial building and basement carpark

Net Income: \$180,722 pa* + GST

Contact
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Investment Portfolio Auction
10:30am AEST
Tuesday 2 August
Sydney Opera House

*Approx

Rare 18 Year Net Lease Sydney Childcare Investment



Woodcroft (Western Sydney) NSW, 8 Lakewood Drive

Rare 18 year net lease to 2039 plus two x 10 year options to 2059

5% pa increases to 2025, fixed 3% pa increases thereafter

Tenant pays all outgoings
Net Income: \$121,800 pa* + GST

- + Young Academics ELC: highly experienced Sydney childcare operator with 32 centres nationally
- + Most dominant childcare operator in Sydney's North West
- + Immaculate 29 place childcare facility rated 'exceeding'
- + Situated within complementary educational precinct, 15 primary schools within 5 minute drive
- + Woodcroft: young family demographic with 20% more sub 5 year old's than NSW average

Contact
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Investment Portfolio Auction
10:30am AEST
Tuesday 2 August
Sydney Opera House

*Approx

North Queensland Geared for Growth

“Our vision is to be a commercial partner for all businesses and investors in North Queensland. Commercial property is a dynamic sector built on trust, honesty, teamwork and how you treat people that really counts.”

Neville Smith knows what makes North Queensland tick!

Growing up in the regional township of Ingham and relocating to Townsville in his early twenties, his love of the region, its people, and its potential, is as indelible as the cane fields and coastline.

As the latest senior leader to join Burgess Rawson’s growing Queensland team, Neville draws on a 17 year career in property that has seen him position Townsville, and North Queensland, firmly on the investor radar.

His entry into commercial sales and leasing, he says, was a ‘huge learning curve’.

“I’d worked in retail management roles in Ingham from a very early age and relocated to Townsville in my early twenties in 2003, just as the market was starting to turn, and leapt straight into commercial selling and leasing,” says Neville.

His first deal?

“I was asked to sell an industrial property in Garbutt. At the time, the average industrial asset was selling for \$350,000. I sold it for \$750,000. I’ll never forget it.”

From there, Neville marketed the Riverside Shopping Centre, which he sold for \$3.8 million.

“That client relationship has been so important to me personally and professionally and they have stayed with me throughout my career.”

Since then, Neville has toppled one record after another, including Castlerock’s \$145 million portfolio acquisitions in Mackay and Townsville – recognised as one of the largest office transactions ever achieved in Queensland outside of Brisbane.

He has also completed the successful negotiation of various large-scale leases, including the new Dairy

Farmers (now Bega) North Queensland Distribution Centre in Townsville.

“Townsville isn’t a regional Queensland city, it’s the capital of northern Australia,” says Neville.

“As a city of 200,000 we pack real punch, drawing on a regional catchment of more than 800,000 and access to nationally significant air, road and international port logistics.

“This of course is tied very closely to the region’s diverse economic drivers, which spans mining, agriculture, health, education, and the largest defence force base, Lavarack Barracks, in the country.”

These attributes, says Neville, have caught the attention of major national and international retailers.

“The future is large format retail. We’re seeing major retailers upsizing and repositioning for the growth that’s to come, which is driving the



Call Neville on 0400 068 205 to find out more about opportunities in North Queensland.

Burgess Rawson’s newest Partner, Neville Smith (second from the right), pictured with Andrew Havig, Adam Thomas and Campbell Bowers.

development of new industrial and distribution precincts.

“For investment groups, these assets are a key focus, alongside government, large format retail and medical assets, and other essential assets such as childcare, fuel and fast food.”

In 2016, all levels of government committed to the Townsville City Deal – a 15 year investment that will deliver strategic and transformational outcomes for the region.

Major projects already completed under the City Deal include the \$295 million Queensland Country Bank Stadium, Haughton Pipeline Stage 1, Townsville Workforce Development Plan, Townsville Health and Knowledge Development Strategy and the Port of Townsville Channel Upgrade.

North Queensland also offers an enviable lifestyle that Neville is proud to share with his family.

Speaking from his 100-acre cattle property outside of Townsville, he says the culture, people, and 300 days of sunshine each year is hard to beat.

“My grandparents owned a cane farm and it’s a lifestyle that I wanted to give to my kids. It’s the balance of life.”

Neville’s depth of property knowledge extends the entire length of Queensland’s east

coast, from Brisbane to Cairns including Rockhampton, Mackay and Townsville, underpinned by longterm, valued relationships with repeat clients across Australia.

“People will always have honesty from me,” says Neville.

“I have a genuine love of all market aspects, from small businesses to major asset portfolios. It gives me a 360-degree view of the market and above all else, I enjoy the work.

“I never dismiss any client who has a requirement, whether it’s 50sqm or 5,000sqm.”

Prior to joining Burgess Rawson, Neville led the Sales & Leasing division at Colliers Townsville.

He says his new role will enable him to tap into, and help build, their growing Queensland team under the leadership of Managing Director (QLD), Adam Thomas.

During the past year, Burgess Rawson has transacted more than \$1.78 billion in commercial property deals nationally.

Burgess Rawson Chief Executive, Ingrid Filmer welcomed Neville to the team.

“Our decision to expand into Townsville is a strategic one and recognises the city’s significant role as the economic gateway to Asia and northern Australia,” Ms Filmer said.

“Neville has been a trusted advisor and industry leader for almost two decades and with his insights, networks and reputation, we are well placed to build a high-performing team based in Townsville that complements our growing Queensland presence.”

Burgess Rawson’s expanding Queensland business follows the consolidation of its Brisbane, Sydney and Melbourne offices last year and a number of key appointments to the company’s leadership team.

Mr Smith said his new role will service clients from Cairns to Rockhampton.

“We know there is strong interest across a broad spectrum of assets in these cities and I enjoy delivering great results,” says Neville.

“Our vision is to be a commercial partner for all businesses and investors in North Queensland. Commercial property is a dynamic sector built on trust, honesty, teamwork and how you treat people that really counts.

“I have a lot of respect for mateship and the values that go along with that, and I’m looking forward to building a team that thrives in this space.”



*Artist Impression/Boundaries Indicative Only



*Outline/Boundaries Indicative Only



Brand New Retail Convenience Centre National Tenants – 10, 12 & 15 Yr Leases



West End (Townsville) QLD
217 Ingham Road

Zambbrero: 10 year lease
Hoppy's Car Wash: 15 year lease
Banjo's Bakery: 12 year lease
Miss Sushi: 5 year lease
Rent reviews of 3%, CPI & CPI +1%
Net Income: \$556,995 pa + GST

- + Ultimate convenience centre with 4 drive-thru tenancies
- + Tenants pay all outgoings
- + Brand new development due for completion August 2022
- + High profile 4,387sqm* corner site
- + Significant depreciation benefits
- + Townsville: capital of North Queensland with a growing population of over 200,000

Contact
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Consultant
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Investment Portfolio Auction
10:30am AEST
Thursday 4 August
The Hilton, Brisbane

*Approx

Prime Fully Leased Retail Centre Adjoining Woolworths Shopping Centre



Bongaree (Bribie Island) QLD
233-235 Goodwin Drive

Fully leased freehold retail and medical centre
Tenants pay all outgoings as per the leases
CPI + 1% annual rent increases
Net Income: \$431,526 pa* + GST

- + Blue chip tenants include NAB, Coffee Club and medical centre
- + High profile 3,221sqm* site with 50 on-site parking spaces
- + Premium location adjoining Bribie Shopping Centre anchored by Woolworths and Target
- + Large building area of 796sqm*
- + Situated in Brisbane's thriving northern growth corridor

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Investment Portfolio Auction
10:30am AEST
Thursday 4 August
The Hilton, Brisbane

*Approx



The Hub Family Medical Centre Proven Practice Since Circa 2000



Burpengary East QLD
Shop 21-24, 115 Buckley Road

Renewed 4 year net lease plus options to 2034
Fixed 3% annual rent increases
Tenant pays all usual outgoings including OC
Net Income: \$243,816 pa* + GST

- + Proven and reputable medical centre operating for 20+ years from multiple locations
- + Strategic 677sqm* premises within medical hub
- + Central amongst dentist, IGA, Priceline, Liquorland and childcare, with abundant parking
- + Booming Moreton Bay growth corridor 35 minutes north of Brisbane CBD

Contact
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Investment Portfolio Auction
10:30am AEST
Thursday 4 August
The Hilton, Brisbane

*Approx

Strong Trading Childcare Investment New 15 Year Net Lease to 2037



Gordonvale (Cairns) QLD
21-23 Fisher Road

2 further 10 year options to 2057
Greater of CPI or 3% pa increases
Tenant pays all outgoings including land tax
Net Income: \$226,800 pa* + GST

- + Long established 81 LDC place centre with high occupancy
- + Large 4,006sqm* site, 350m* from the Bruce Hwy, and 900m* from the new \$20m Woolworths anchored Gordonvale Shopping Centre
- + Cairns: Australia's 5th largest regional city with a catchment of 265,039+ residents and an economic output of \$10.36b

Contact
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Investment Portfolio Auction
10:30am AEST
Thursday 4 August
The Hilton, Brisbane

*Approx



High Profile Bruce Hwy Freehold Investment Fully Leased to Experienced Tenants



Woree (Cairns) QLD
1 Charlotte Close

Outstanding 6.5+ year WALE investment

High exposure main road site with over 51,000 vehicles passing per day¹

Net Income: \$200,800 pa* + GST

- + Anchored by Southside Veterinary Surgery with a brand new 10 year lease plus options to 2042
- + New 5 year leases to Anytime Fitness and Subway plus options
- + Prime location opposite McDonald's and Southside Shopping Village
- + Large 2,699sqm* site with 41 at-grade car parks
- + Cairns: Australia's 5th largest regional city, booming population

Contact
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Campbell Bowers 0405 127 588

Investment Portfolio Auction
10:30am AEST
Thursday 4 August
The Hilton, Brisbane

*Approx ¹2020 Traffic Census

Stand-out Freehold Investment Specsavers Head Office Lease



Devonport TAS
69 Rooke Street

Secure 7 year lease plus options to 2036

Annual 3% rent increases assuring rental growth

Net Income: \$49,050 pa* + GST

- + Specsavers: giant multinational optical retail chain with £2.73b revenue in FY20/21
- + Prominent 226sqm* two level building upgraded in 2017 by tenant
- + High profile Rooke St Mall location surrounded by leading retailers
- + Devonport: largest North West City major service centre, port and tourism link to Melbourne

Contact
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Investment Portfolio Auction
10:30am AEST
Wednesday 3 August
Crown Casino, Melbourne

*Approx



Brand New Childcare Investment in Melbourne's Booming North



Epping (Melbourne) VIC
335 Harvest Home Road

New 15 year lease to 2037 plus 10 + 10 year options to 2057
Fixed 3% annual rent increases
State-of-the-art facility, approved for 140 LDC places
Net Income: \$452,220 pa* + GST

- + Aspire Early Education: highly experienced operator with a growing network of 11 centres
- + High profile corner site, adjoining King Swim/YMCA and within metres from Aurora Village Shopping Centre underpinned by Coles and ALDI
- + Epping: booming growth suburb, 18km* north from the CBD, with population forecast to grow by 46% by 2041*

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Investment Portfolio Auction
10:30am AEST
Wednesday 3 August
Crown Casino, Melbourne

*Approx

Brand New Childcare Investment 15 Year Net Lease to 2037 Plus Options



Wauran Ponds (Geelong) VIC
1-3 Ghazeepore Road

2 further 10 year options to 2057
Fixed 3.5% annual rent increases
Tenant pays all usual outgoings
Net Income: \$346,088 pa* + GST

- + Hei Schools: experienced operator with 8 established locations
- + Premium 1,123sqm* childcare facility, licensed for 120 LDC places
- + 3,898sqm* corner site, metres from Geelong Ring Road (Princes Fwy) and 8km from Geelong CBD
- + Positioned within close proximity to Geelong Homemaker Centre, Bunnings, Wauran Ponds Shopping Centre (140 + speciality stores), Epworth Hospital and Deakin Uni

Contact
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Investment Portfolio Auction
10:30am AEST
Wednesday 3 August
Crown Casino, Melbourne

*Approx



Long Established Childcare Investment 20 Year Net Lease to Global Tenant



Carrum Downs (Melbourne) VIC
50 Brunnings Road

2 further 10 year options to 2047

Security of 12-month bank guarantee

Annual CPI rental reviews

Net Income: \$300,481 pa* + GST

- + Busy Bees: UK-based, 850+ centres worldwide, including 222 in Australia/New Zealand
- + Well-maintained 743sqm* centre, licensed for 91 LDC places
- + Large 2,463sqm* triple street frontage site metres from two schools
- + Close proximity to Carrum Downs SC, with ease of access to the CBD via the Dandenong-Frankston Road and Eastlink



Contact

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Investment Portfolio Auction

10:30am AEST
Wednesday 3 August
Crown Casino, Melbourne

*Approx

Opportunity! 15 Year Lease to 7-Eleven to 2030 Total Control: No Further Options in Lease



Bacchus Marsh VIC
28 Main Street

15 year lease to 2030 to 7-Eleven, Australia's #1 convenience retailer
No further tenant options, providing the incoming purchaser with maximum flexibility

Net Income: \$285,393 pa* + GST

- + Strategic fill-up point at gateway to CBD just off Western Freeway
- + Commanding 2,285sqm* freehold landholding with 86.7m* frontage to over 12,000 vehicles passing daily*
- + Guaranteed rental growth, compounding 4% annual rental increases
- + Rapidly growing Moorabool Shire population forecast to soar by over 72% by 2041



Contact

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Jamie Perlinger 0413 860 315
Darren Beehag 0411 226 223



Investment Portfolio Auction

10:30am AEST
Wednesday 3 August
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Savings

10 Year Leases, Fixed 3% Increases Recent \$1m+ Tenant Funded Upgrades



Shepparton VIC
124-126 Fryers St & 49 Stewart St

- + 100% leased to fast food and Government funded tenants
- + Tenants pay all usual outgoings as per leases

Schnitz: 10 year lease to 2029 plus options to 2043

- + Recently upgraded 786sqm* building offering significant depreciation benefits

Beyond Housing: 10 year lease to 2030 plus options to 2040

- + 848sqm* site with dual street frontage and 5 on-title car spaces

Rent: \$159,905 pa* + GST (Nov 22)

- + Shepparton: major regional city with a 100,000+ trade catchment

Contact
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Investment Portfolio Auction
10:30am AEST
Wednesday 3 August
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Savings

Prime Freehold in Tightly Held Precinct Long-Standing Tenant On-Site 24+ Years



Shepparton VIC
158a & 160 Welsford Street

- + Stubbs Wallace: accounting firm with 125+ year history
- + 569sqm* office building with 2 secure basement car parks

Renewed 3 year leases plus options to 2030

- + Prime 990sqm* site across two titles with 7 sealed and lined car parks and ROW access

Annual CPI rent reviews

- + Desirable position in tightly held legal and office precinct

Tenant pays usual outgoings

- + Shepparton: major regional city with 100,000+ trade catchment

Net Income: \$121,581 pa* + GST

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Investment Portfolio Auction
10:30am AEST
Wednesday 3 August
Crown Casino, Melbourne

*Approx



New 7 Year Lease to Blue Chip Tenant Wattyl Wholly Owned by Hempel Group



Sunbury VIC
4, 78 Horne Street

- + Hempel Group: world-leading supplier of trusted coating solutions €1.77b revenue 2021
- + 443sqm* building with 21m* frontage plus on-site parking
- + Absolute position perfect main road location amongst major retailers with 20,600 vehicles passing daily*
- + Sunbury: booming satellite city 38km* from Melbourne CBD

Brand new 7 year lease to 2029 plus option to 2034

Fixed 3% annual rent increases

Net Income: \$104,519 pa* + GST

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Investment Portfolio Auction
10:30am AEST
Wednesday 3 August
Crown Casino, Melbourne

*Approx

Brand New 10 Year Lease to 2032 German Listed Multi-national Tenant



Hastings VIC
4/1853B Frankston-Flinders Rd

- + Mycar: subsidiary of Continental AG multinational automotive parts business with a market cap of €12.92 billion
- + Located adjacent to Petstock, AWM Electrical, Fur Life Vet and opposite Bunnings Warehouse
- + New build, offering significant depreciation benefits
- + Hastings: commercial capital of Western Port only 58km* from Melbourne CBD

Brand new lease to Tyre and Auto Ltd plus options to 2032

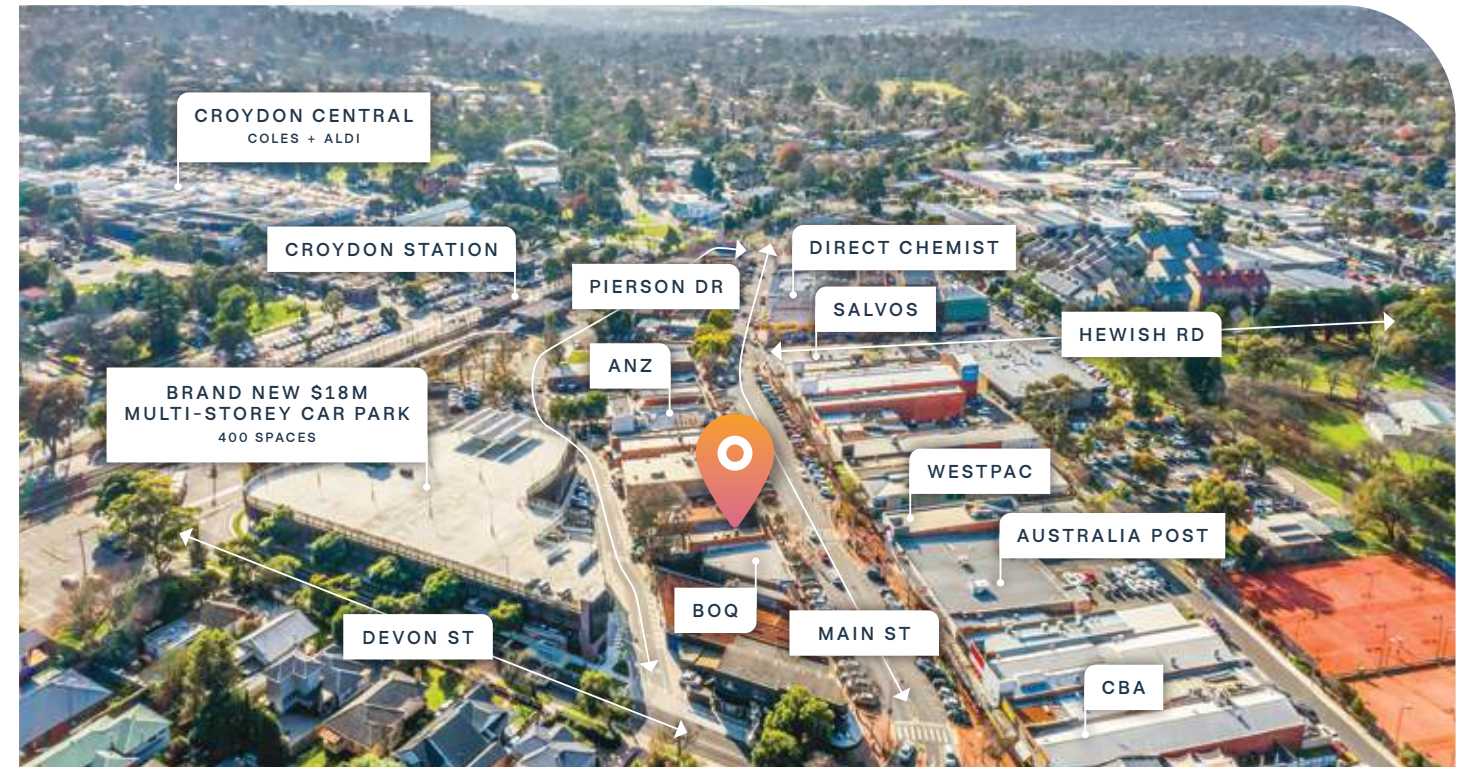
Attractive 3% annual rental increases assuring growth

Net Income: \$97,940 pa* + GST

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Zomart He 何梓轩 0488 220 830

Investment Portfolio Auction
10:30am AEST
Wednesday 3 August
Crown Casino, Melbourne

*Approx



Long Proven Established Business 10 Year Lease Term Certain, 4% Increases

Pakenham VIC
Shop 2, 1 Webster Way

- + Sought after 'Essential Service' asset class
- + 814sqm* building including mezzanine and abundant parking
- + Strategic position amongst Tasman Butchers, Bunnings, McDonald's and Petstock
- + Pakenham: Melbourne's major eastern growth corridor, population estimated to increase by 59.9% to 94,954 by 2041

Secure 15 year lease to 2032 plus options to 2042

Tenant pays all usual outgoings

Annual 4% rent increases

Net Income: \$78,586 pa* (Dec 22)

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Investment Portfolio Auction
10:30am AEST
Wednesday 3 August
Crown Casino, Melbourne

*Approx

Renewed 12 Year Lease with 4% Increases Main Street's Best Retail Position

Croydon VIC
137 Main Street (and Pierson Dr)

- + Kofi Beans: long-standing cafe on-site 13+ years
- + Proven retail building with direct exposure to high traffic pedestrian crossing
- + High profile 288sqm* site on main retail strip with dual street frontage and exposure
- + Croydon: 27km* east of Melbourne CBD, median house price up 15.8%¹

Renewed 12 year lease to June 2033

Rare fixed 4% pa rent increases

Tenant pays all usual outgoings

Net Income: \$78,202 pa* + GST

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Investment Portfolio Auction
10:30am AEST
Wednesday 3 August
Crown Casino, Melbourne

*Approx ¹ realestate.com.au



Prized Liquor Investment - 10 Year Lease Melb's Fast Growing Northern Suburbs



Epping (Melbourne) VIC
Shop 1/335 Harvest Home Road

New 10 year lease to 2032 plus
one 10 year option to 2042

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$72,600 pa* + GST

- + Liquor Stax: one of the largest independent retail groups in Australia, with over 435 hotels and bottle shops nationwide
- + Immaculately presented 130sqm* shop with dual customer entry
- + Strategic position amongst numerous destinational tenants including Coles, ALDI and HJ's
- + Epping: booming Melbourne growth suburb, 60% forecast population growth by 2041*

Contact
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Zomart He 何梓轩 0488 220 830
Justin Kramersh 0460 349 605

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Augustus Gelatery - New 7 Year Lease Absolute 'Position Perfect' Investment



Epping North VIC
4/335 Harvest Home Road

Brand new 7 year lease to April
2029 plus options to 2043

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$40,000 pa* + GST

- + Augustus Gelatery: fast growing artisan Italian Gelato chain operating in 25 locations
- + Immaculately presented 100sqm* shop with high quality tenant fit-out plus alfresco on-title
- + Unrivalled position central to shopping centre, swim school and 3 childcare centres
- + Epping: booming Melbourne growth suburb, 60% forecast population growth by 2041*

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Landmark Trophy Investment In Australia's Highest Freehold Alpine Village



Dinner Plain VIC
1 & 5/6 Big Muster Drive

5 year lease to 2028 plus options through to 2048¹

Attractive annual CPI reviews

Net Income: \$70,840 pa* + GST

- + Saltwater Hotels & Resorts: over 30 properties spanning 5 states
- + Opportunity presents two 1 bed loft apartments plus retail, office & staff quarters
- + 4 car spaces on title
- + Highly sought-after tightly held village location on main road
- + Dinner Plain: popular alpine destination just 15mins from Hotham Ski Fields and airport

Contact
Matthew Wright 0458 290 588
Raoul Holderhead 0413 860 304

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¹Approx ²Tenant exercised option early

High Traffic Drive Thru Cafe Investment Net Lease to 2025 Plus Option

Wollert (Epping North) VIC
6/240 Epping Road

5 year lease to June 2025 plus option to 2030

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$47,740 pa* + GST

- + Latte Road: drive thru cafe, strategically situated within expanding residential precinct
- + High traffic & exposure location with dual frontage and drive thru
- + Single tenant, minimum management investment
- + Epping North: situated in Melbourne's northern growth corridor with an estimated 52% population growth by 2041

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New Lease to ASX Listed Healius Ltd Essential Service Medical Investment



Pakenham VIC
1/4 Pacific Promenade

5 Year Lease to Nov 2026 plus
options to 2036

Tenant pays all usual outgoings

Favourable CPI rent reviews

Net Income: \$32,000 pa* + GST

+ Healius Limited (ASX: HLS) market cap \$2.14b, diagnostic clinics and day hospital servicing 15 million+ patient cases nationwide annually

+ Recently constructed 80sqm* clinic, incorporating reception area, consulting and amenities

+ Cardinia Shire Council: one of the fastest growing LGAs in Victoria, with an average of 5 new households arriving daily



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Leased Results

Burgess Rawson offers a full range of commercial property leasing and consultancy services, providing tailored solutions to investors, landlords, tenants and developers alike.

Through client collaboration, a wealth of industry knowledge, and access to our national database of retailers, our expert team is able to execute strategically planned campaigns that deliver the best results.

Our leasing expertise extends from CBD and inner-city to metropolitan and regional markets; from off-the-plan to new and established sites; multinational corporations to first-time operators.

So whatever stage you're at in your property journey, as your trusted leasing partner you can rely on Burgess Rawson to be with you every step of the way.

Recent Victorian Leasing Achievements



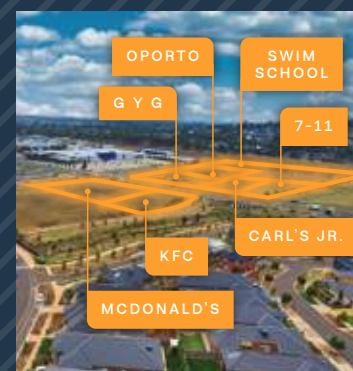
Harvest Home Rd

- + Brand new retail development anchored by Hungry Jack's, King Swim LTS and Aspire ELC
- + 95% leased prior to end of construction
- + Ferguson Plarre and King Swim sold for \$1,260,000 (4.29% yield) and \$5,800,000 (5.52% yield)



Dandenong Market

- + 1,500sqm former ALDI supermarket
- + Leased to All Asia Grocery after huge interest
- + Fantastic addition the retail offering at the Dandenong Market



Rosenthal

- + Brand new fuel and QSR development,
- + Fully leased to national and international tenants prior to construction
- + Anticipated opening date, Q4, 2023



Tarneit Square

- + Brand new fuel and predominately F&B development
- + Anchor tenants: BP and Carl's Jr.
- + 95% of tenancies leased prior to construction



Aston Village

- + Brand new retail development opened in November 2021
- + Fully leased by Burgess Rawson
- + Complimentary tenancy mix



Craigieburn Junction

- + Fully leased by Burgess Rawson
- + Complimentary LFR tenancy mix
- + Continued working relationship with purchasers, QIC (QLD Government)

Q&A

with Alexis Omwela

AGENCY ADMINISTRATION

Q. You have a background in architecture, what inspired the switch to direct property?

A. “The last few years have seen many people change lanes, I decided to make the shift from architecture to property when construction slowed, affecting my work massively.

I saw the resilience the commercial investment space offered and decided it was time for a change. Many of my peers have struggled to make their mark in an industry slowed down, meanwhile my professional growth has skyrocketed since I joined Burgess Rawson.”

Q. How has your experience working at one of Australia’s premier architecture firms helped you in your role at Burgess Rawson?

A. “In my previous role I worked with developers from the concept stage through to construction, now I get to continue this relationship and assist in the sale and leasing of these projects.

I believe having a wealth of knowledge is the most powerful tool a person can have and this role has allowed me to explore the relationship between design, construction and real estate.”

Q. Are there any key similarities you’ve found within the two industries?

A. “The importance of relationships is evident in both. In architecture it’s extremely important that your client is engaged and you’re meeting their expectations, and it’s the same for property.

Fostering relationships and loyalty with buyers and sellers is paramount in building a successful business, and it’s evidenced at Burgess Rawson with the amount of repeat purchasers and sellers I speak with.”

Q. Does architecture and design affect a property beyond appearance?

A. “Great architecture increases value through functionality, not just appearance. Investors are looking for a space that can fit a multitude of tenants, and tenants are looking for a site to suit their needs.

It is so important when you’re designing that architects consider not just what the client wants, but how the end-users will interact with the space. By creating multi-use spaces that can evolve, you will attract buyers and renters alike.”

Q. What’s your favourite thing about your role at Burgess Rawson?

A. “As part of the national operations team, I get to be a part of all facets of the business. My role is hands on, I work alongside the agents throughout their property’s lifecycle, playing a key role in the overall successful outcome for our clients.”

“Great architecture increases value through functionality, not just appearance. Investors are looking for a space that can fit a multitude of tenants.”





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

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