

# Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES



FEATURE ARTICLE

**Woolies Investments**  
Why We All Love Them

HIGHLIGHTS

**Sector Highlights**  
The Best of the Best



# SEASON'S GREETINGS

Our whole team at Burgess Rawson wish you and your family a safe and happy festive season, and look forward to working with you in 2023.

Our opening hours vary during the holiday season, please contact your local Burgess Rawson office for assistance during this time.



[burgessrawson.com.au](http://burgessrawson.com.au)

# Welcome



EDITOR Shaun Venables

 [SHAUN.VENABLES](https://www.linkedin.com/in/shaun-venables)

Welcome to Portfolio Magazine, December edition.

We are excited to bring some incredible opportunities to market this month. Notable highlights include, Woolworths in Cooma NSW. This is the first freestanding New South Wales Woolworths supermarket that has been offered on the open market in two years and we know several investors have been patiently waiting for this opportunity.

Also being offered to investors is a portfolio of 13 industrial properties leased to Woolworths subsidiary, PFD Foods, with locations providing a geographical spread across multiple states including Queensland, New South Wales and Western Australia.

We are genuinely excited at the broad mix of asset classes, price points and locations that this Portfolio event offers with what we believe has something for everyone.

Our most recent October Portfolio was a success with 32 properties sold, \$84 million

transacted, and a 91% success rate over a three-day period.

As has been the case throughout 2022, experienced investors have remained active in trading both in and out of commercial assets.

A key driver in the ongoing stability of the commercial investment market is the influx of new investors exiting residential properties, share portfolios and other asset classes seeking the security and predictability that commercial investment properties can provide.

Despite choppy waters, more than ever investors remain attracted to the same fundamentals that provide them peace of mind including; strong and proven tenants, high profile well located sites and uncomplicated, landlord friendly lease terms.

With the end of 2022 approaching we wish you and your families a safe and happy holiday season.



## Portfolio Team

EDITOR Ingrid Filmer  
 PRODUCTION MANAGER Georgia Campbell  
 DESIGN Bryan Karman, Ty Layton, Ethen Curtis  
 PHOTOGRAPHY Various

[BURGESSRAWSON.COM.AU](http://BURGESSRAWSON.COM.AU)

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

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

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

*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.*





# Woolies Investments

## Why We All Love Them

As the major player in Australia's \$120 billion food sector, Woolworths-leased properties have always been a sought-after 'safe harbour' for capital, a position made even more attractive by the company's extraordinary success in recent years.

Woolworths did more than simply weather the pandemic... it innovated, invested and prospered.







*“The PFD acquisition helps Woolworths leverage their logistics capabilities to improve the experience in Woolworths supermarkets.”*

*Brad Banducci  
Woolworths Group CEO*

# Investors’ love affair with Woolworths runs deep.

In FY22, the listed entity recorded a statutory net profit of \$7.93 billion – a whopping increase of 282% on the previous year, in a result attributed in part to the company’s established tech platform and successful non-contact, Direct-to-Boot service for groceries.

Burgess Rawson National Partner, Billy Holderhead, said Woolworths had always been “at the top of the wishlist” for commercial property investors because of their ability to respond to the changing needs of its customer-base, strong balance sheet, sustained sales growth and continued reinvestment in their landlords’ properties.

“Investors love Woolworths,” Mr Holderhead said.

“As an ASX Top 20, market leading

*conglomerate, Woolworths continually innovates and reinvests in its people, its technology and its portfolio of properties – whether they are leased or owned.”*

*“In FY2022, Woolworths increased its capital expenditure on store renewals by 20%, up to \$423 million, most of which was spent on fit-out upgrades at 60 of its Australian supermarkets and adding 52 new Direct-to-Boot facilities.”*

*“Bearing in mind that, 1, Woolworths lease a vast majority of their properties, 2, supermarkets rely on turnover rent for growth and, 3, these upgrades always lead to material increases in turnover... it’s fair to say their landlords are very happy beneficiaries of Woolies’ renewal program.”*

Complementing their bricks-and-mortar store network is Woolworths’ market-leading eCommerce business, Woolies X, which delivered 44% average sales growth in the last 3 years.

In recent years, Woolworths have doubled-down on the food sector.

In 2019, the Group sold its Woolworths Petrol network to Euro Garages for \$1.72 billion and in 2021, successfully spun off its stable of liquor stores and ALH hotels into a separately listed vehicle to the ASX, Endeavour Group.

Then, in mid-2021, Woolworths completed a 65% acquisition in PFD Food Services.

PFD was founded in 1943 and is one of Australia’s largest wholesale food service distributors to restaurants,

cafes, hotels and clubs, petrol and convenience stores and hospitals.

The strategic \$552 million investment was described by Chief Executive Brad Banducci as a “logical adjacency for Woolworths”, further supporting its evolution into what he called “a food and everyday needs ecosystem.”

“The PFD acquisition helps Woolworths leverage their logistics capabilities to improve the experience in Woolworths supermarkets.” added Mr Banducci.

PFD Foods now headlines Woolworths Group’s B2B Food division, and Burgess Rawson Partner and Head of Agency NSW, Yosh Mendis, said “business is clearly booming” under Woolworths’ majority ownership.

“Woolworths announced a 36% increase in B2B Food sales in the first quarter of FY2023, which is indicative of a successful integration of the business and the strength of the food and cold storage logistics sector more broadly.” said Mr Mendis.

## A fresh opportunity

In December, Burgess Rawson will auction a freestanding Woolworths supermarket in the booming regional town of Cooma, south of Canberra – the first major, standalone supermarket to be publicly marketed in New South Wales in two years.

Mr Holderhead said the rarity of the opportunity, together with the quality of the asset and long-term lease to Woolworths, is expected to attract strong national and international investor interest.

“Cooma Woolworths offers buyers a unique, landlord-favourable lease structure with the tenant paying council rates, insurances and land tax.” he said.

“It’s a full line store including liquor and, importantly, internet and Click-and-Collect sales are also all attributed to the turnover rent calculations; an advantage that is becoming very rare across the Woolworths network.”

“The supermarket enjoys triple street frontage and 128 car spaces in the centre of Cooma and is leased to

*Woolworths until 2029, plus options, on a net base rent of \$855,000 pa plus GST, plus significant turnover rent.”*

## PFD Food Services portfolio heads to market

Burgess Rawson Partner and Head of Agency NSW, Yosh Mendis, said investor demand for Woolworths-anchored assets extends to the Group’s distribution centres.

“Essential services assets remain an investor favourite due to their resilience and stability, particularly those that fall within the operations of Woolworths Group.” Mr Mendis said.

“Enquiry is very strong for the portfolio of PFD Food Services’ distribution centres we are auctioning in December.”

Mr Mendis said the 13 distribution centres, located in New South Wales, Queensland, Victoria, Western Australia and Tasmania, each have simple, set-and-forget, net lease structures.



# Our 2022 YTD Sales Highlights by Sector

## The Best of the Best

In a time of uncertainty investors turn to essential service businesses with strong fundamentals. Looking back at our sales in the year-to-date, broken down by sector, there's an undeniable trend: standalone properties with long term leases to household name tenants on substantial land holdings have been the most sought out investments in 2022.

Each respective category has continued to thrive and a lack of supply has driven yields; as evidenced by our highest clearance rate of the year for our October Portfolio Auction at 91%.

Here's a breakdown of our highlights by sector.

## Childcare

It is apparent how essential the early education sector is to our economy, with unrivalled sector-specific funding by the federal government during the COVID pandemic and beyond, which has served to further galvanise investor confidence. We reached record transaction volumes of 71 freehold sales totalling \$450,000,000 at a blended yield of 4.77% in FY21.



**Eden Academy**  
Bardon QLD

\$ Sold \$4,970,000 % Yield 4.58%



**Only About Children**  
Brunswick West VIC

\$ Sold \$13,160,000 % Yield 4.09%



**Advance Childcare**  
Watsonia North VIC

\$ Sold \$11,800,000 % Yield 4.49%

## Large Format Retail

Arguably our standout sector so far in 2022, highlighted by the sale of Bunnings Warehouse Hoppers Crossing. The Hoppers Crossing buyer apportioned \$79,200,000 of the price towards the Bunnings rent which, in isolation, reflects a new record 3.95% yield in the Bunnings freehold investment market.



**Bunnings and Amart**  
Hoppers Crossing VIC

\$ Sold \$99,600,000 % Yield 4.25%



**The Good Guys**  
Mildura VIC

\$ Sold \$4,200,000 % Yield 3.75%



**Bunnings**  
Mount Isa QLD

\$ Sold \$16,202,000 % Yield 4.29%

## Fast Food

Our supply in the drive thru fast food sector is down 60% year-to-date to five sales – three more than any other agency – and demand has remained very strong. This has led to yield compression from 4.01% blended across all freestanding properties sold in 2021 down to 3.82% blended so far in 2022.



**KFC**  
Seymour VIC

\$ Sold \$4,250,000 % Yield 3.79%



**Carl's Jr. (Strata)**  
Beaconsfield VIC

\$ Sold \$5,400,000 % Yield 4.40%



**KFC**  
Forster NSW

\$ Sold \$2,830,000 % Yield 2.93%



# Pubs and Liquor

Burgess Rawson dominated these sectors again in 2022 with three AVC/QVC pub sales and the Pakenham Dan Murphy's sale accounting for four of the five on-market sales. The rebound of the hospitality sector post COVID led to counter-cyclical compression in our blended yield, firming from 4.40% in to 3.82%.



**Queensland Venue Co.**  
Bentley WA

\$ Sold \$10,060,000 % Yield 4.06%



**Dan Murphy's**  
Pakenham VIC

\$ Sold \$14,750,000 % Yield 2.94%



**Australian Venue Co. (Strata)**  
Brunswick VIC

\$ Sold \$8,750,000 % Yield 4.19%

# Fuel

Our fuel and convenience sales volume has remained steady this year, with 30 sales to the end of November – 27 more than any other agency. Our blended yield has softened 40 bps from 5.29% up to 5.79% yet over the same period the average price of our sales was up by \$423,000 to \$5,264,000.



**United Petroleum**  
Sunshine VIC

\$ Sold \$3,150,000 % Yield 2.97%



**7-Eleven**  
East Brisbane QLD

\$ Sold \$7,120,000 % Yield 4.91%



**Liberty**  
Dandenong South VIC

\$ Sold \$8,000,000 % Yield 4.90%

# Trade Retail

We kicked off 2022 with a prestigious leaseback campaign on behalf of National Tiles, grossing \$21,375,000 in sales on a blended yield of 3.98%... a steady flow of sales continued and we're not done yet... strong bidding is expected for an Officeworks in Brisbane and Total Tools in Ipswich, which are part of our Brisbane Portfolio Auction on Thursday 8 December.



**National Tiles**  
Sunshine VIC

\$ Sold \$5,380,000 % Yield 3.73%



**Officeworks**  
Mildura VIC

\$ Sold \$2,885,000 % Yield 4.73%



**Reece Plumbing**  
Colac VIC

\$ Sold \$970,000 % Yield 3.82%

# Medical

The pandemic has put the medical sector top-of-mind again this year and the depth of the market continues to impress. Over the last 12 months, our average price is up 36% and our medical yields have compressed from 5.58% to 5.34%.



**NEST Family Clinic**  
Elsternwick VIC

\$ Sold \$9,850,000 % Yield 4.82%



**Medical Centre**  
Carnes Hill NSW

\$ Sold \$10,000,000 % Yield 4.79%



**Medical Centre**  
Ascot QLD

\$ Sold \$4,301,000 % Yield 4.07%



# Automotive

The auto dealership, accessories and service sectors are still very keenly sort after, with major tenants such as AP Eagers, Supercheap Auto and Bapcor reporting record growth through COVID. Our two most recent highlights were the 3.77% and 4.50% yields for Autobarn Mornington and Toyota Echuca despite being sold with very short leases.



**Autobarn**  
Mornington VIC

\$ Sold \$5,400,000    % Yield 3.77%



**Jax Tyres**  
Mitchelton QLD

\$ Sold \$4,520,000    % Yield 3.10%



**Toyota**  
Echuca VIC

\$ Sold \$6,100,000    % Yield 4.50%

# Government

Historically, private investors have felt very safe parking money in Government-leased properties... that statement was amplified in 2022, evidenced by our incredibly strong results in Port Macquarie, Butler and Frankston.



**Legal Aid**  
Port Macquarie NSW

\$ Sold \$4,225,000    % Yield 4.28%



**WA Government**  
Butler WA

\$ Sold \$7,175,000    % Yield 4.04%



**Legal Aid**  
Frankston VIC

\$ Sold \$3,850,000    % Yield 4.42%

# Industrial

The record increase in online shopping over the last two years has reminded everybody of the importance of big sheds... leading to huge demand in the industrial market. This is evidenced by the depth of enquiry already generated by our landmark portfolio of 13 properties leased to Woolworths Group subsidiary, PFD Foods, which will be sold in our Sydney Portfolio Auction on Tuesday, 6 December.



**Aust Post Distribution Centre**  
Tweed Heads South NSW

\$ Sold \$4,175,000    % Yield 4.93%



**Metalflex**  
Narangba QLD

\$ Sold \$5,430,000    % Yield 4.15%



**San Miguel**  
Mildura VIC

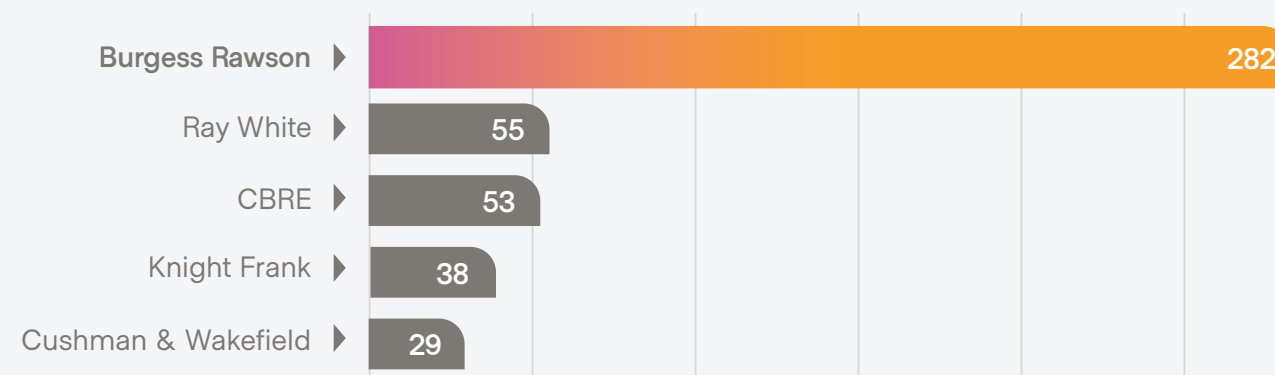
\$ Sold \$5,075,000    % Yield 5.48%

## Choose the #1 Team

Our focus is on leased freehold investment properties and, so far in 2022, we have handled 5 times more investment sales than any other agency. This means we offer vendors direct access to the most up-to-date buyer pool and the most cost-effective marketing solutions in the market.

## 5 x More Leased Investment Sales in 2022

All on-market leased investment sales over \$1 million in 2022:



Source: realcommercial.com.au





# December Investment Portfolio Auctions

**SYDNEY**  
10:30AM AEDT  
TUESDAY  
6 DECEMBER

**MELBOURNE**  
10:30AM AEDT  
WEDNESDAY  
7 DECEMBER

**BRISBANE**  
10:30AM AEST  
THURSDAY  
8 DECEMBER

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



### Supermarket

Tenant	Location	State	Income pa	Page
Woolworths	Cooma	NSW	\$855,000	18
Shopping Village	Kambah (Canberra)	ACT	\$276,290	33



### Early Education/Childcare

Tenant	Location	State	Income pa	Page
Woodlands Childcare	Sunbury (Melbourne)	VIC	\$427,056	51
Eden Academy	Auchenflower (Brisbane)	QLD	\$351,819	42
Busy Bees	Yanchep (Perth)	WA	\$341,101	65
Busy Bees	Moonee Ponds (Melbourne)	VIC	332,259	26
Happy Feet ELC	Corio (Geelong)	VIC	\$299,275	52
TG's Childcare	Wauchope (Port Macquarie)	NSW	\$129,775	38
TG's Childcare	Wauchope (Port Macquarie)	NSW	\$129,164	36
Only About Children	Prahran (Melbourne)	VIC	\$102,043	56
TG's Childcare	Wauchope (Port Macquarie)	NSW	\$91,767	36



### Large Format Retail/Trade Retail/Automotive

Tenant	Location	State	Income pa	Page
Officeworks	North Lakes	QLD	\$372,936	24
Total Tools	Seaford Meadows	SA	\$299,345	49
Supercheap Auto	Grafton	NSW	\$231,435	36
Total Tools	Ipswich	QLD	\$204,849	45



### Accommodation

Tenant	Location	State	Income pa	Page
JBS Foods	Barooga	NSW	\$330,000	35



# New Properties For Sale



## Industrial

Tenant	Location	State	Income pa	Page
PFD Foods, Woolworths Group	Mackay	QLD	\$140,651	28
PFD Foods, Woolworths Group	Tingalpa (Brisbane)	QLD	\$133,640	28
PFD Foods, Woolworths Group	Coffs Harbour	NSW	\$133,640	28
PFD Foods, Woolworths Group	Mildura	VIC	\$100,744	28
PFD Foods, Woolworths Group	Albury	NSW	\$89,333	28
PFD Foods, Woolworths Group	Esperance	WA	\$69,904	28
PFD Foods, Woolworths Group	Whyalla	SA	\$69,184	28
PFD Foods, Woolworths Group	Northam	WA	\$62,708	28
PFD Foods, Woolworths Group	Mount Isa	QLD	\$59,907	28
PFD Foods, Woolworths Group	Inverell	NSW	\$52,685	28
PFD Foods, Woolworths Group	Geraldton	WA	\$51,400	28
PFD Foods, Woolworths Group	Griffith	NSW	\$46,260	28
PFD Foods, Woolworths Group	Smithton	TAS	\$27,756	28



## Fast Food

Tenant	Location	State	Income pa	Page
Red Rooster, Zambro and Subway	Burleigh Waters (Gold Coast)	QLD	\$546,916	20
Red Rooster, Subway, Crust and Snap Fitness	Charnwood (Canberra)	ACT	\$490,238	32
Hungry Jack's	Wangaratta	VIC	\$124,707	55
Daniel's Donuts	Warragul	VIC	\$35,000	63



## Restaurant/Cafe

Tenant	Location	State	Income pa	Page
Dalgety House	Teneriffe (Brisbane)	QLD	\$137,502	46
Bay Tinh Restaurant	Marrickville (Sydney)	NSW	\$78,000	39
Halikarnas	Brunswick (Melbourne)	VIC	\$30,000	64



## Retail Fuel

Tenant	Location	State	Income pa	Page
VIVA Energy Australia	North Ipswich	QLD	\$470,496	22
Chevron Fuel	Garbutt (Townsville)	QLD	\$380,250	41
United Petroleum	Launceston	TAS	\$295,021	50
VIVA Energy Australia	Wagga Wagga	NSW	\$186,333	37



## Medical

Tenant	Location	State	Income pa	Page
Eker Dental	Coopers Plains (Brisbane)	QLD	\$271,291	44
Sonic Healthcare	Wahroonga (Sydney)	NSW	\$71,838	40
UBX boxing	Blackburn (Melbourne)	VIC	\$65,625	59
atWork Australia	Shellharbour (Illawarra)	NSW	\$60,000	30
Cosmetic Avenue	Malvern (Melbourne)	VIC	\$55,726	60
Family Doctor	Horsham	VIC	\$52,464	61



## Office/Government

Tenant	Location	State	Income pa	Page
Centrelink	Bathurst	NSW	\$359,873	34
Moore Australia	Bioela	QLD	\$130,000	47
Icon Engineers and SBMS Accounting	Varsity Lakes (Gold Coast)	QLD	\$124,251	48
Good Moves Studio	Shellharbour (Illawarra)	NSW	\$65,910	30



## Retail

Tenant	Location	State	Income pa	Page
Elders	Pakenham (Melbourne)	VIC	\$169,158	54
TAB	Kew (Melbourne)	VIC	\$96,917	57
Newsagency	Croydon (Melbourne)	VIC	\$88,775	58
John's Cheeky Bud Florist	Brunswick (Melbourne)	VIC	\$45,000	62





# High-Growth, Freestanding, Woolworths Investment

Rare Net Lease, Trading Well Above Turnover Threshold

## The First Standalone Supermarket Publicly Offered in NSW in 2 Years



Cooma NSW  
12-20 Vale Street

Securely leased to Australia's #1 retailer to 2029 plus options  
Full line 3,101sqm\* store inc BWS and 128 on-site car spaces\*  
**Net rent: \$855,000 pa\* + GST plus significant turnover rent**

- + Unique, landlord-favourable lease structure, Woolworths pay rates, insurances and land tax
- + Internet sales and click-&-collect included in turnover rent calcs
- + Cooma: major business/administration hub and gateway to the Snowy Mountains
- + Booming tree-change property market with 70% 2 year house price growth<sup>1</sup>

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**Investment Portfolio Auction**  
10:30am AEDT  
Tuesday 6 December  
Sydney Opera House

\*Approx <sup>1</sup>realestate.com.au





# 4,579sqm\* Gold Coast Convenience Epicenter

Favourable Net Leases with 6.5 Year WALE

## Medium Term Potential to Occupy and/or Redevelop

Burleigh Waters QLD  
3-5 Classic Way

Drive-thru Red Rooster and 5 shops on one freehold title

Favourable zoning for future 8-9 level development STCA

Projected Net Income: \$546,916 pa<sup>1</sup> + GST

- + Key site on the Gold Coast's 2nd business intersection with over 83,000 vehicles passing daily<sup>2</sup>
- + Highly strategic site adjoining McDonald's, Coles, opposite Bunnings, Aus Post & Westpac
- + Booming Gold Coast location with 70% house price growth over the last 2 years<sup>3</sup>
- + Australia's fast food industry is tipped to hit \$22 billion in 2022<sup>4</sup>



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**Investment Portfolio Auction**  
 10:30am AEST  
 Thursday 8 December  
 The Hilton, Brisbane

\*Approx <sup>1</sup>Based on Sep CPI <sup>2</sup>GapMaps realestate.com.au <sup>3</sup>BIS World





\*Outline/Boundaries Indicative Only



## High-Profile 2,800sqm\* Landholding Forecast 122% Population Growth<sup>2</sup>



# Trophy Convenience Retail and Fast Food Investment Booming Growth Location

North Ipswich QLD  
Corner Downs & Lawrence Sts

10 year lease to 2027 direct to Viva Energy (Shell), blue-chip \$4.52 billion ASX200 company

Brodie's Chicken: 10 year lease to 2027 with drive-thru

**Net Income: \$470,496 pa\* + GST**

+ Gateway location to Ipswich Riverlink Shopping Centre attracting 9.1 million visitors pa anchored by Woolworths, Coles and ALDI supermarkets<sup>1</sup>

+ Prominent 2,800sqm\* corner site, with a combined 114m\* frontage

+ Built in 2017, offering significant depreciation benefits

+ Ipswich: 28km\* from Brisbane CBD, with a population forecast to grow to 520,000 by 2041<sup>2</sup>



**Contact**

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Craig Chapman 0427 110 132



**Investment Portfolio Auction**

10:30am AEST  
Thursday 8 December  
The Hilton, Brisbane

\*Approx <sup>1</sup>riverlink.net.au  
<sup>2</sup>ipswich.qld.gov.au





# Prime Metro Brisbane Officeworks Investment

Built in 2017, 59% of Year 1 Rent Potentially Tax Deductible<sup>1</sup>

Market Leading Essential Service Tenant with Average Annual Sales Growth of 9.1% Since 2017

North Lakes QLD, 56 Flinders Pde (corner Jansz St and Diamond Jubilee Way)

Securely leased to September 2027 plus options to 2047

Strong and certain growth with annual fixed 2.5% rent increases

**Net Income: \$372,936 pa\* + GST**

- + Officeworks: wholly owned by \$51 billion Wesfarmers Ltd, FY22 sales up 8.5%
- + 4,029sqm\* gateway corner site with 57 at-grade car spaces
- + Booming growth corridor, with forecast 45% growth by 2041<sup>2</sup>
- + Bunnings, Costco, Reece, Taco Bell and McDonald's within 1km\*
- + Rare sub-\$10 million Wesfarmers investment

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**Investment Portfolio Auction**  
 10:30am AEST  
 Thursday 8 December  
 The Hilton, Brisbane

\*Approx <sup>1</sup>JM Advisory <sup>2</sup>Moreton Bay Council





# Stunning Melbourne Childcare Investment Leased to Leading International Operator

20 Year Net Lease to 2039 + Options  
Stong-Trading Centre at 100% Occupancy



Moonee Ponds (Melbourne) VIC  
28 Thomas Street

Tenant pays all usual outgoings

Impressive 91 LDC place centre, rated "Exceeding" under the National Quality Standard (NQS)

Net Income: \$332,259 pa\* + GST

+ Busy Bees: 850+ centres worldwide, including 222 in Australia and New Zealand

+ Substantial 1,928sqm\* corner site adjoining the \$2 billion residential redevelopment of Moonee Valley Racing Club

+ Moonee Ponds: desirable inner suburb only 5km\* from the CBD and with a median house price of \$1.6 million

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Sam Mercuri 0413 830 709

**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 7 December  
Crown Casino, Melbourne





- Tingalpa (Brisbane) QLD  
Income: \$133,640 pa\*
- Mackay QLD  
Income: \$140,651 pa\*
- Mount Isa QLD  
Income: \$59,907 pa\*
- Albury NSW  
Income: \$89,333 pa\*
- Coffs Harbour NSW  
Income: \$133,640 pa\*
- Inverell NSW  
Income: \$52,685 pa\*
- Griffith NSW  
Income: \$46,260 pa\*
- Mildura VIC  
Income: \$100,744 pa\*
- Northam WA  
Income: \$62,708 pa\*
- Esperance WA  
Income: \$69,904 pa\*
- Geraldton WA  
Income: \$51,400 pa\*
- Whyalla SA  
Income: \$69,184 pa\*
- Smithton TAS  
Income: \$27,756 pa\*

# Secure Net Leases to Woolworths Group Subsidiary: PFD Foods

## 13 Rare-to-Market Cold Storage and Logistics Investments

Secured lease to ASX Listed, Woolworths-owned PFD Foods, one of Australia's largest food service distributors

Tenant pays rates, land tax, management fees, insurance, repairs and maintenance

**Net incomes: range between \$27,756 to \$140,651 pa\* + GST**

- + Strategically located cold storage and distribution facilities across Australia
- + Part of Woolworths' B2B Food division, Q1 FY23 sales up 36%
- + Fixed annual rent increases
- + Value-add potential through rental uplift & low site coverage
- + Affordable investments below replacement value secured by blue chip national tenant



**Contact**  
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**To be sold Individually via Investment Portfolio Auction**  
 10:30am AEDT  
 Tuesday 6 December  
 Sydney Opera House

\*Approx





## 2 Brand New Retail Investments Prime Shellharbour City Centre Location

Shellharbour NSW  
8 & 10/4 Benson Avenue

Two high exposure ground floor investments

**To be sold individually**

Landmark 'City Shores' building with ground floor office/retail & 93 apartments above

Epicenter of vibrant retail and entertainment precinct near Stockland Shopping Centre

Booming Shellharbour: just over an hour's drive from Sydney and within 2.5 hours of Canberra

Shellharbour City Council: population forecast to soar by over 29% to 109,950 residents by 2041

## 5 Year Leases to 2027 plus Options Net Leases + Fixed 3% Increases

AtWork Australia

National disability employment services provider with 300+ offices nationwide

142sqm\* + 4 car parking spaces

**Net Income: \$60,000 pa\* + GST**

Good Moves Studio (Pilates)

Established Wollongong Pilates studio that has expanded into Shellharbour

166sqm\* + 5 car parking spaces and storage cage

**Net Income: \$65,910 pa\* + GST**



**Contact**  
Rhys Parker 0451 101 042  
Darren Beehag 0411 226 223  
Flynn Mcfall 0481 187 191



**Investment Portfolio Auction**  
**To be sold individually**  
10:30am AEDT  
Tuesday 6 December  
Sydney Opera House

\*Approx





## Multi-Tenanted Investment to National Retailers

Charnwood ACT  
6 Charnwood Place

Four National tenants,  
including Subway, Crust,  
Red Rooster & Snap Fitness

100% leased  
free standing investment

**Net Income: \$490,238 pa + GST**

- + Total of five long established tenants
- + Average increases 3.6% pa
- + Land Area: 2,530 sqm
- + Gross Floor Area: 1,080 sqm
- + Located close to Woolworths, BWS, McDonald's & Shell Petrol Station
- + No body corporate



**Contact**  
Guy Randell 0430 272 999  
Steve Burke 0428 434 464  
Michael Burke 0491 628 839

**For Sale by Expressions of Interest**  
Closing 4pm AEDT  
Thursday 8 December

\*Approx

## Prominent Multi-Tenanted Investment

Kambah (Canberra) ACT  
2 Carleton Street

100% leased

Attractive 3.2% average increases

**Net Rent: \$276,290 pa + GST**

- + Tenants include: Café, Childcare, Florist, Gym, Hairdresser, Takeaway and Boutique Fashion Store
- + Land Area: 1,893 sqm
- + Building Area: 690 sqm
- + High exposure position
- + Ample carparks at the front of the building

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

**Investment Portfolio Auction**  
10:30am AEDT  
Tuesday 6 December  
Sydney Opera House

\*Approx





\*Outline/Boundaries Indicative Only



## Federal Government Anchored Investment Large 2,159sqm\* Site / 3.5% Increases



Bathurst NSW  
166-170 Russell Street

Renewed 3 year lease to 2025  
Annual 3.5% fixed rent increases  
Significant depreciation benefits  
**Total Net Rent: \$359,873\* pa**

- + Large 2,159sqm\* landholding situated in the heart of the CBD
- + Modern 1,053sqm\* building with 21 on-title car spaces and 41 meters\* of frontage
- + Immaculately presented Govt anchored building, constructed in 2012 with 4.5 star NABERS rating
- + Bathurst: largest regional centre of the Central West servicing population of 180,000+ people

**Contact**  
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**Investment Portfolio Auction**  
10:30am AEDT  
Tuesday 6 December  
Sydney Opera House

\*Approx



\*Outline/Boundaries Indicative Only



**Circa 10% Yield Anticipated**

## Barooga Golf View Motel Leased to Global Giant Meat Company



Barooga NSW  
179 Golf Course Road

Secure 4 year lease to 2026 plus option  
Fixed annual rent increases  
Tenant pays usual outgoings as per lease  
**Net Income: \$330,000 pa\* + GST**

- + JBS Foods: global giant food company, across 15 countries with over 150,000 employees
- + Well maintained 24 room, 3.5 star motel with in-ground pool, upgraded in 2021
- + Facility occupied by JBS staff from their Cobram abattoir
- + Large 14,000sqm\* freehold title
- + Cobram/Barooga: important service centre with 25,000+ catchment

**Contact**  
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James Bergman 0413 830 707  
Raoul Holderhead 0413 860 304

**Investment Portfolio Auction**  
10:30am AEDT  
Tuesday 6 December  
Sydney Opera House

\*Approx





## New Supercheap Auto Investment Long Lease to ASX Listed Super Retail Group



Grafton NSW  
19 Through St (Cnr Gwydir Hwy)

10 year lease to November 2031  
plus options to 2041

Annual rent reviews

2021 construction provides  
excellent depreciation benefits

**Net Income: \$231,435 pa\* + GST**

- + Super Retail Group (ASX: SUL) includes brands BCF, Rebel Sport, market cap \$2.27 billion
- + High-profile 2,147sqm\* freehold title with 93m\* of dual frontage and exposure
- + Immaculate 970sqm\* building with 22 car spaces on-title
- + Grafton: commercial and administrative centre for the Clarence Valley region



**Contact**  
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Darren Beehag 0411 226 223  
Yosh Mendis 0434 413 188  
Beau Coulter 0413 839 898



**Investment Portfolio Auction**  
10:30am AEDT  
Tuesday 6 December  
Sydney Opera House

\*Approx

## Convenience Retail Investment 20 Year Lease to ASX Listed Tenant



Wagga Wagga NSW  
81 Docker Street

20 year lease to 2036 plus  
3 x 10 year options to 2066

Tenant pays outgoings, per lease

Fixed 3% annual rent increases  
**Net Income: \$186,333 pa\* + GST**

- + Viva Energy: ASX listed \$4.4 billion energy giant with 1,300 locations nationally
- + Expansive 1,499sqm\* corner site with 50 metre\* frontage
- + Strategic central location within close proximity to Calvary Riverina and Base Hospital
- + Wagga Wagga: largest inland city and strongest regional economy in NSW



**Contact**  
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**Investment Portfolio Auction**  
10:30am AEDT  
Tuesday 6 December  
Sydney Opera House

\*Approx





## Three Immaculate Childcare Investments Rapidly Growing Port Macquarie Region



Wauchope (Port Macquarie) NSW  
3 Riverbreeze Dr, 33B Hastings St and 223a High St

Long 15 year leases plus two further 10 year options

Attractive CPI rental increases

**Net Incomes From: \$91,767 to \$129,775 pa\* + GST**

+ Award-winning operator achieving an 'Exceeding' rating across multiple centres

+ Strong trading centres: 100% occupancy plus wait list

+ All centres approved for 48 places, boasting creative landscaping design

+ Booming Port Macquarie region with population forecast to soar by 19.3% by 2031



**Contact**  
Michael Vanstone 0403 580 528  
Sophie Herdegen 0439 555 013



**Investment Portfolio Auction**  
To be sold individually  
10:30am AEDT  
Tuesday 6 December  
Sydney Opera House

\*Approx



\*Outline/Boundaries Indicative Only



## Rare Affordable Inner West Freehold Renewed Lease to 2026 + Options



Marrickville NSW, 318 Victoria Road (corner Marrickville Road)

Leased to Bay Tinh to 2026 plus options to 2041

Highly visible frontage and rear access

Annual CPI rent increases

**Net Income: \$78,000 pa\* + GST**

+ Bay Tinh: popular Marrickville icon since 1986

+ Impressively fitted out 2 storey restaurant in the vibrant Marrickville shopping strip

+ Rated in the top 10% of restaurants in the Marrickville area by TripAdvisor

+ Affluent young population of 186,000 within council area

+ Easily managed single tenant investment



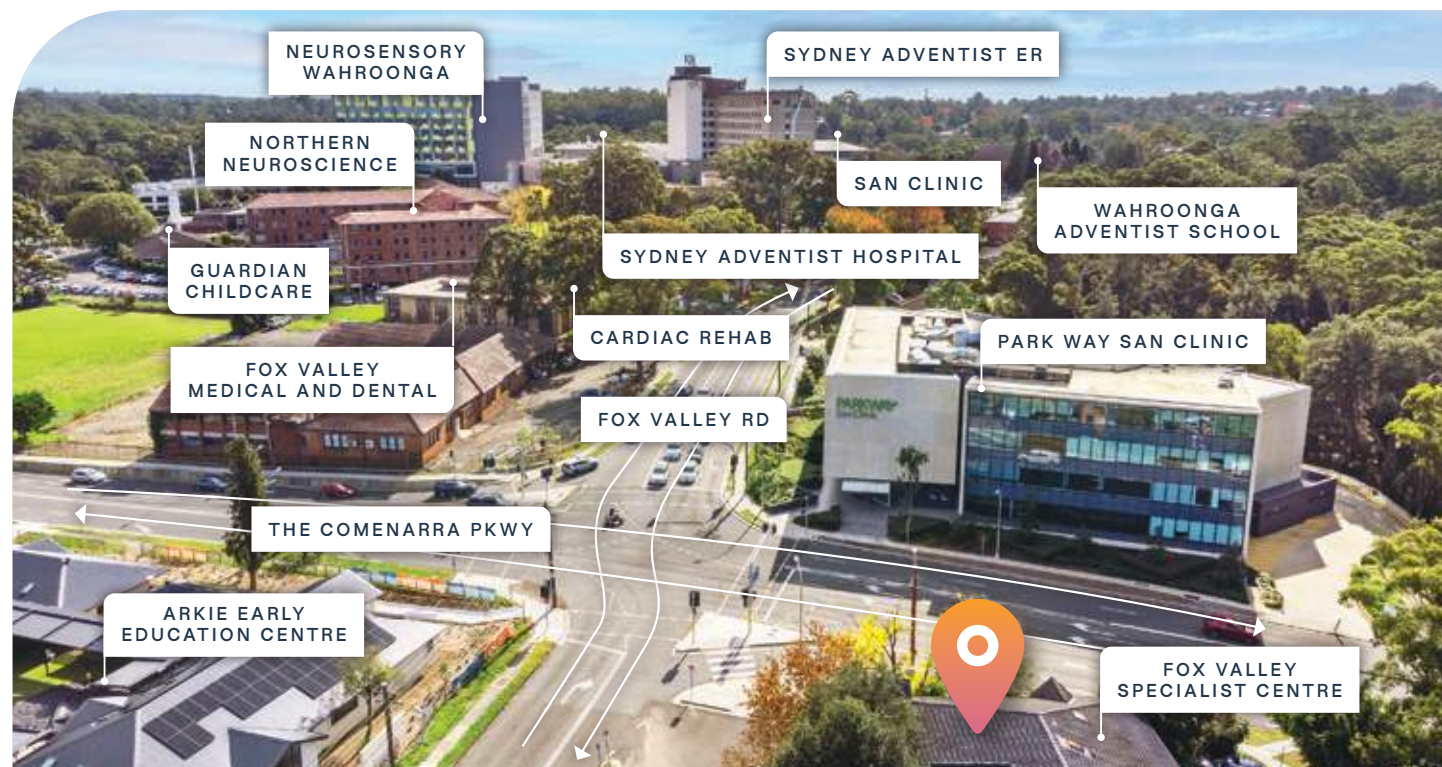
**Contact**  
Rhys Parker 0451 101 042

**Consultant**  
Dean Venturato 0412 840 222  
Burgess Rawson Consultants



**Investment Portfolio Auction**  
10:30am AEDT  
Tuesday 6 December  
Sydney Opera House





High Yield Anticipated

## Medical Investment Leased to 2034 ASX Top 50 - Sonic Healthcare Limited



Wahroonga (Sydney) NSW  
12/176 Fox Valley Road

20 year lease to December 2034

Annual CPI rent reviews

Single tenant minimum management

Rent: \$71,838 pa\* + GST

- + Sonic Healthcare Ltd. (ASX:SHL): leading global healthcare providers with a market cap of \$15.39 billion
- + Ideally situated in key medical precinct adjacent to Sydney Adventist Hospital, the largest private NFP hospital in NSW
- + Well-presented medical suite with reception, waiting & consult rooms
- + Ku-ring-gai Council: prestigious municipality with population forecast to surge 20% by 2041

**Contact**  
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Albert Chedid 0449 700 083

**Investment Portfolio Auction**  
10.30am AEDT  
Tuesday 6 December  
Sydney Opera House

\*Approx



## Brand New Complex with 15 Year Lease to Chevron/Caltex Australia



Garbutt (Townsville) QLD  
93-105 Dalrymple Road

Chevron: 15 year lease to 2037 plus options to 2057

Noodle Box: 7 year lease

TSG: 5 year lease

Combined Income: \$380,250 pa\*

- + Chevron Corporation (NYSE: CVX): market cap of over \$317 billion and 360+ retail sites
- + Chevron pays all outgoings including land tax as per the lease
- + Fixed annual rent reviews
- + Constructed Nov 2022 offering significant depreciation benefits
- + Prominent 3,617sqm\* corner site with triple street frontage

**Contact**  
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**Consultant**  
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Burgess Rawson Consultants

**Investment Portfolio Auction**  
10:30am AEST  
Thursday 8 December  
The Hilton, Brisbane

\*Approx



# Trophy Childcare Investment Located in One of Brisbane's Top Schooling Catchments



## New 10 Year Net Lease to 2032 Guaranteed 3% pa Rental Growth



Auchenflower (Brisbane) QLD  
40-44 Munro Street

Two further 10 year options  
Premises currently undergoing  
significant tenant capital upgrade  
Commanding 1,468sqm\* site  
**Net Income: \$351,819 pa\* + GST**

- + Eden Academy: boutique operator with a network of 22 centres Australia-wide
- + Two-storey facility with service approval for 75 LDC places
- + Tenant pays 100% of outgoings including land tax
- + Auchenflower: highly sought-after location only 6km\* from the CBD, and with a median house price of \$1,627,500

**Contact**  
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Natalie Couper 0413 856 983  
Andrew Havig 0478 010 990

**Investment Portfolio Auction**  
10:30am AEST  
Thursday 8 December  
The Hilton, Brisbane

\*Approx





## Established National Medical Tenant Strategic Brisbane Metro Location



Coopers Plains (Brisbane) QLD  
56 & 76 Henley Street

Early lease renewal through to 2030 with options to 2050

Tenant pays all outgoings as per the lease

Annual CPI rent reviews

**Net Income \$271,291 pa\* + GST**

- + Eker Dental: nationally recognised group with 45 clinics to date and plans of expansion
- + Combined 1,588sqm\* site with 500sqm\* NLA and 21 car spaces opposite Coopers Plains train station
- + Coopers Plains: a popular residential suburb 11km south of the Brisbane CBD which enjoyed 7.26% growth in the last 10 years



**Contact**  
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Andrew Havig 0478 010 990  
Jack Donoghue 0450 345 554



**Investment Portfolio Auction**  
10.30am AEST  
Thursday 8 December  
The Hilton, Brisbane

\*Approx

## Renewed 5 Year Lease - Proven Store in Brisbane's Booming West



North Ipswich QLD  
7 Lowry Street

Renewed 5 year lease to July 2026 plus options to 2036

Fixed 3.5% annual rent increases

Prime 1,356sqm\* freehold site

**Net Income: \$204,849 pa\* + GST**

- + Total Tools: national network of 94 stores established over 30 years
- + Modern 1,186sqm\* building with showroom and front RSD access
- + Key large format precinct with Bridgestone, Goodyear, Highgrove Bathrooms and Reece all within 100 metres\*
- + Ipswich: 28km\* from Brisbane CBD, with a projected population growth of 122% to 520,000 by 2041<sup>1</sup>



**Contact**  
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Craig Chapman 0427 110 132  
Shaun Venables 0411 860 865



**Investment Portfolio Auction**  
10.30am AEST  
Thursday 8 December  
The Hilton, Brisbane

\*Approx <sup>1</sup>Ipswich.qld.gov.au





## Iconic Inner-City Pub Unbeatable Location in Heart of Teneriffe



Teneriffe (Brisbane) QLD  
110 Macquarie Street

- + 257sqm\* pub fronting Macquarie Street in the heart of Teneriffe's food and wine precinct
- + Fixed 3% annual rental increases
- + Strong tenant commitment with substantial fit-out investment
- + Teneriffe: blue-chip inner city suburb with Brisbane's highest median house price of over \$3 million



**Contact**  
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Campbell Bowers 0405 127 588



**Investment Portfolio Auction**  
10:30am AEST  
Thursday 8 December  
The Hilton, Brisbane

\*Approx

Brand new 6 year lease to 2028 plus options to 2034

Tenant pays all outgoings (excluding sinking fund)

**Net Income: \$137,502 pa\* + GST**



## International Tenanted Investment High Yield Anticipated



Biloea QLD  
52-54 Callide Street

New 7 year net lease to 2029 plus options to 2043

Fixed 2.5% annual rent increases assuring growth

**Net Income: \$130,000 pa\* + GST**

- + Moore: international chartered accountants, auditors and business advisors
- + Strategic 1,226sqm\* CBD site with 657sqm\* NLA
- + Long term tenant in place since 2012, with modern office fit-out
- + Tenant pays 100% of outgoings as per lease
- + Biloea: administrative hub & the largest town in the Banana Shire



**Contact**  
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Michael Hooper 0488 332 682



**Investment Portfolio Auction**  
10:30am AEST  
Thursday 8 December  
The Hilton, Brisbane

\*Approx





## 100% Leased Gold Coast Investment Professional Services Tenancy Mix

Varsity Lakes (Gold Coast) QLD  
Level 2, 21 Lake Street

Longstanding tenant track record with an impressive occupancy history

Guaranteed rental growth with CPI & fixed 3% & 4% increases

**Net Income: \$124,251 pa\* + GST**

- + Experienced long term professional service tenants including SBMS Accounting & Icon Consulting Engineers
- + Versatile 759sqm\* mutli-tenanted quality office accommodation
- + Immaculate tenant fit-out with state-of-the art corporate finishes
- + Valuable parking for 24 cars
- + Varsity Lakes: Sth Gold Coast location 650m\* to Internationally renowned Bond University



**Contact**  
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Craig Chapman 0427 110 132

**Investment Portfolio Auction**  
10:30am AEDT  
Tuesday 6 December  
Sydney Opera House

\*Approx



## Brand New Total Tools Investment New 10 Year Lease - Metcash Guaranteed



Seaford Meadows (Adelaide) SA  
49 Seaford Road

Brand new 10 year lease to Nov 2032 plus options to 2042  
Fixed 2.4% annual rent increases

Tenant pays outgoings inc management fees (excl land tax)  
**Net Income: \$299,345 pa\* + GST**

- + Total Tools: majority owned by Metcash, Australia's leading wholesale distribution and marketing company, with market cap of \$3.8 billion
- + Newly constructed (2022) 1,691sqm\* building on 3,489sqm\* freehold title - 45 car spaces
- + SA's most populated metro LGA home to 174,500+ residents, between McLaren Vale & Adelaide

**Contact**  
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RLA 313040

**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 7 December  
Crown Casino, Melbourne

\*Approx





## Rare 20 Year Triple Net Lease to 2036 Fixed 3.5% Annual Rent Increases



Launceston TAS  
7 George Town Road

Tenant responsible for rates, insurance, land tax, structural maintenance and replacement (including fuel tanks)

Fixed 3.5% pa rent increases  
**Net Income: \$295,021 pa\* + GST**

- + United Petroleum: top tier tenant with over 465 sites nationally<sup>1</sup>
- + Over 88,000 cars passing weekly
- + Recently redeveloped, offering significant depreciation benefits
- + 850m\* from Coles, Woolworths, Target, Chemist Warehouse and the University of Tasmania
- + Launceston: Tasmania's largest northern city, trade catchment of over 110,000

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

**Investment Portfolio Auction**  
10.30am AEDT  
Wednesday 7 December  
Crown Casino, Melbourne

<sup>1</sup>Approx <sup>2</sup>United Petroleum



## Impressive Childcare Investment 15 + 10 + 10 Year Net Lease to 2052



Sunbury VIC  
55-57 Macedon Street

Fixed 3% annual rent increases  
Tenant pays all usual outgoings  
Proven and established business with strong occupancy  
**Net Income: \$427,056 pa\* + GST**

- + Woodlands: boutique early education provider with 9 centres soon to be open across Victoria
- + Modern 901sqm\* centre, with service approval for 144 LDC place
- + Large 3,035sqm\* main road corner site opposite Our Lady of Mt Carmel Primary School
- + Sunbury: growth location 38km\* from Melbourne CBD & servicing a catchment of 65,000+ residents

**Contact**  
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Sam Mercuri 0413 830 709  
Adam Thomas 0418 998 971

**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 7 December  
Crown Casino, Melbourne

\*Approx





## Long Established Childcare Centre plus Specialist Paediatric Tenancy



Corio (Geelong) VIC  
6-14 Plantation Road

- + Happy Feet: experienced local operator with four proven centres
- + Purpose-built centre with service approval for 120 LDC places
- + Nurture Kids: local occupational therapist. Fixed 4% rent increases
- + Tenants pay all usual outgoings
- + Substantial 3,086sqm\* main road, metres from Princes Highway, and 8km\* from the Geelong CBD

Happy Feet: renewed 10 year net lease to 2032 plus options

Nurture Kids Therapy: brand new 3 year lease plus options to 2031

**Combined Income: \$299,275 pa\***

**Contact**  
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**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 7 December  
Crown Casino, Melbourne

\*Approx

## Long Established Mazda Service Centre Prime Burwood Highway Freehold



Ferntree Gully VIC  
1020 Burwood Highway

Renewed 5 year lease plus option to 2032

Tenant pays all usual outgoings  
Fixed compounding 3.5% annual rent increases

**Net Income: \$170,362 pa\* + GST**

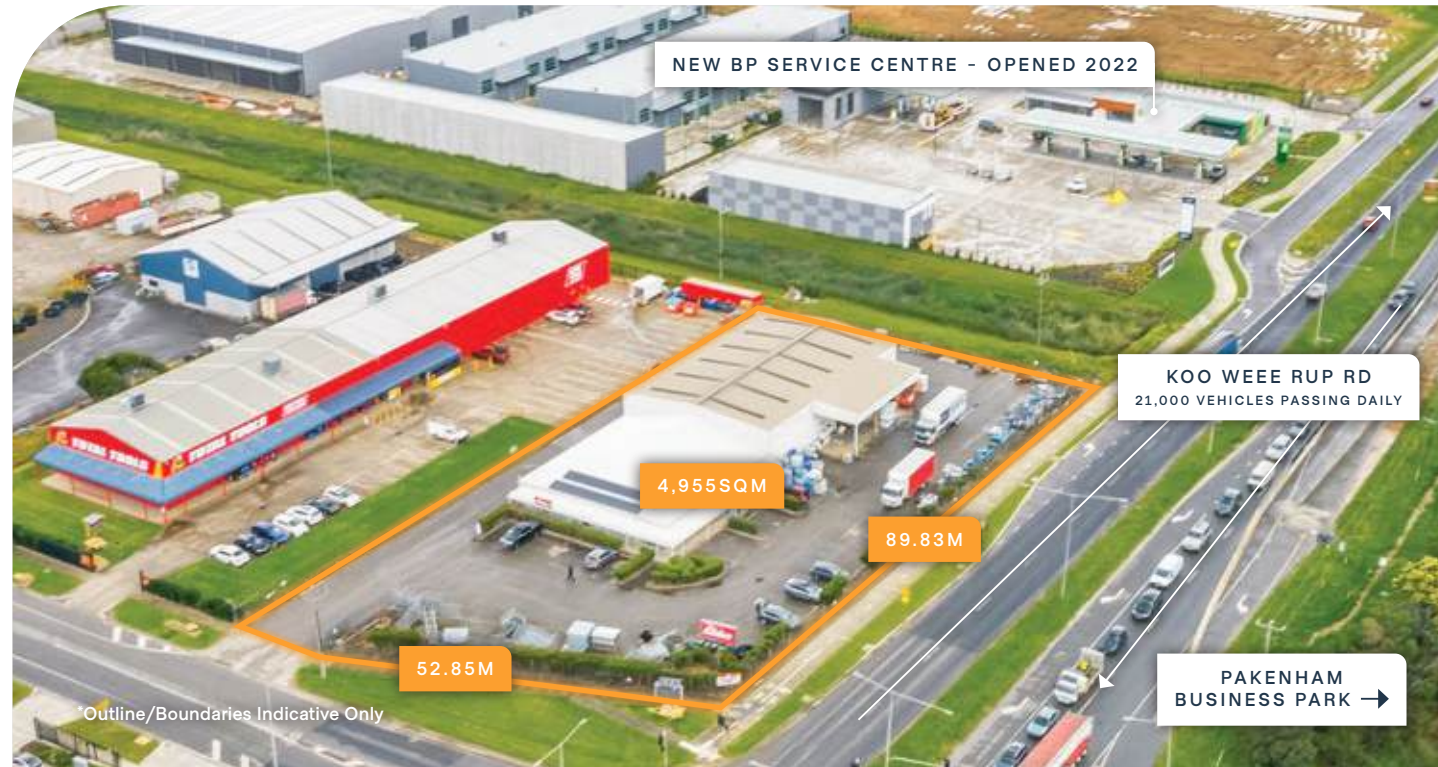
- + Garry & Warren Smith: established and successful Mazda dealer since 1972
- + High profile 2,124sqm\* site with Burwood Highway exposure to 32,000+ vehicles passing daily
- + Well maintained 1,054sqm\* building incorporates reception, workshop and extensive storage
- + Central to Woolworths, ALDI Repco, 7-Eleven, KFC and multiple auto dealerships

**Contact**  
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**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 7 December  
Crown Casino, Melbourne

\*Approx





## 4955sqm\* Site with Massive Exposure Renewed Lease to 2026 - No Option!



Pakenham VIC  
2 Livestock Way

- + Elders: 180 year old agribusiness success story, market cap \$2.05b
- + Huge 4,955sqm\* freehold, with 142 metre\* frontage
- + Position perfect for Elders close to VLE saleyards
- + Koo Wee Rup Road – 21,000 VPD, current \$2.27b upgrade
- + Cardinia Shire: major metro growth corridor, forecast population increase to 200,238 (66%) by 2041

**Contact**  
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**Investment Portfolio Auction**  
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Wednesday 7 December  
Crown Casino, Melbourne

\*Approx

Renewed lease to December 2026 - No further option

Super site in waiting with secure income - Re-Develop, Invest or Occupy

**Net Income: \$169,158 pa\* + GST**

## Rare Affordable Hungry Jack's Investment Landlord Friendly Net Ground Lease



Wangaratta VIC  
20 Ryley Street (corner Perry St)

- + Modern 350sqm\* building plus drive thru, constructed in 2007
- + Tenant responsible for rates, insurance, repairs, plant/equipment and structural works
- + Strategic 1,815sqm\* 'island site' interconnected with Coles/Kmart
- + 23 car spaces on-title
- + Wangaratta: important commercial centre servicing catchment population over 48,500

**Contact**  
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**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 7 December  
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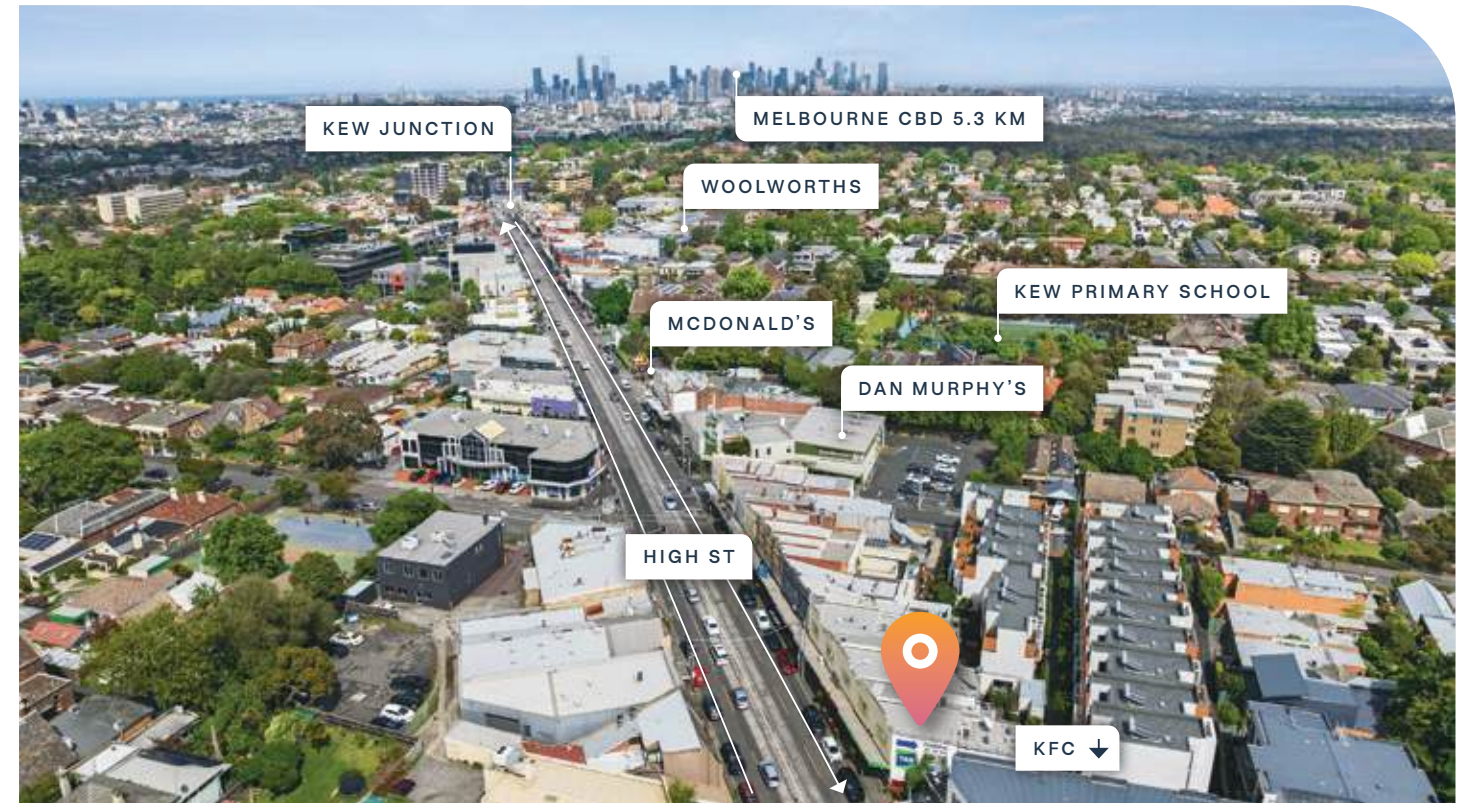
\*Approx

Renewed 5 year lease to December 2027 - No Option

Fixed 3.5% rent increases

**Net Income: \$124,707 pa\* + GST**





## Blue Chip Childcare Investment Rare Triple Net Lease to 2032

Prahran (Melbourne) VIC  
349 High Street

- + Guardian: high-quality national operator with a network of 135 centres
- + Established 42 LDC place centre with 100% occupancy and rated "Exceeding" under the NQS
- + Annual CPI reviews with ratchet provisions at market review ensuring rent cannot reduce
- + Highly desirable south-eastern suburb with a median house price of \$1.8 million

Tenant pays all outgoings incl. land tax and management fees

Prominent 696sqm\* corner site metres from Chapel Street and only 5km\* from the CBD

**Net Income: \$102,043 pa\* + GST**



**Contact**  
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**Investment Portfolio Auction**  
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Wednesday 7 December  
Crown Casino, Melbourne

\*Approx

## Fully Leased & Long-Standing Tenant TAB In Occupation 20+ Years

Kew VIC  
331-333 High Street

**Tabcorp Limited (ASX:TAH):**  
Australia's largest betting and entertainment company with market cap of \$2.1B.

**Tabcorp pay all usual outgoings**  
**Rental Income: \$96,917 pa\* + GST**

- + Well presented 299sqm\* two-level building incorporating retail and 2 residential apartments with car parks
- + Prominent Kew corner site with side exposure and rear lane access
- + Located on High Street, 650m\* from Kew Junction and situated between Dan Murphy's & Coles
- + Kew: affluent inner city suburb with median house price up 27% in past 2 years to \$2.8 million<sup>1</sup>

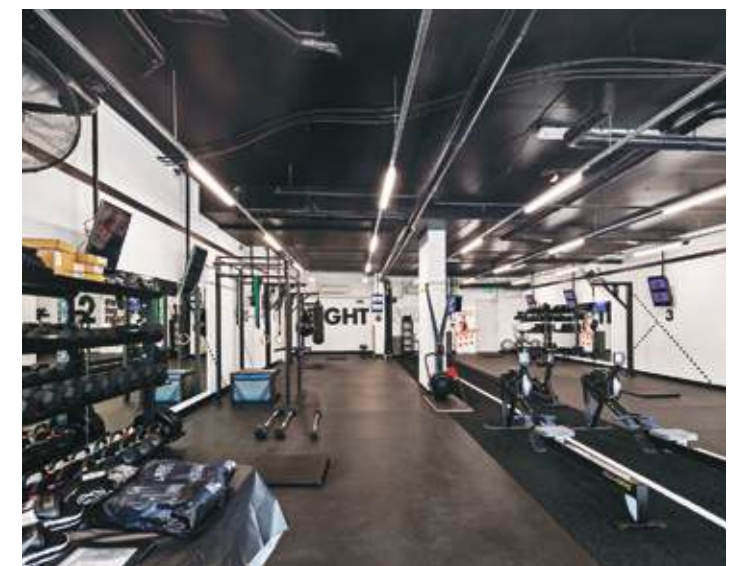
**Contact**  
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Beau Coulter 0413 839 898  
Shaun Venables 0411 860 865

**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 7 December  
Crown Casino, Melbourne

\*Approx <sup>1</sup>realestate.com.au







## Brand New 3 Year Net Lease with 3% Increases Proven Retail Freehold on Busy Main Street

Croydon VIC  
166 Main Street (and ROW)

Brand new 3 year lease to Dec 2025 plus options to 2031

Fixed 3% annual rent increases

Tenant pays all usual outgoings

**Net Income: \$88,775 pa\* + GST**

- + Successful daily needs business with experienced operators
- + 223sqm\* shop on main retail strip with rear loading and side pedestrian lane access
- + High profile 474sqm\* C1Z site with dual street frontage and on-title parking
- + Croydon: 27km\* east of Melbourne CBD, median house price up 15.8%<sup>1</sup>

**Contact**  
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**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 7 December  
Crown Casino, Melbourne

\*Approx <sup>1</sup>realestate.com.au

## High Exposure Whitehorse Road Investment Brand New 10 Year Lease to 2032



Blackburn VIC  
5/160 Whitehorse Road

New 10 year lease to September 2032 plus options to 2042

Fixed 2.5% annual rent increases

Tenant pays all usual outgoings

**Net Income: \$65,625 pa\* + GST**

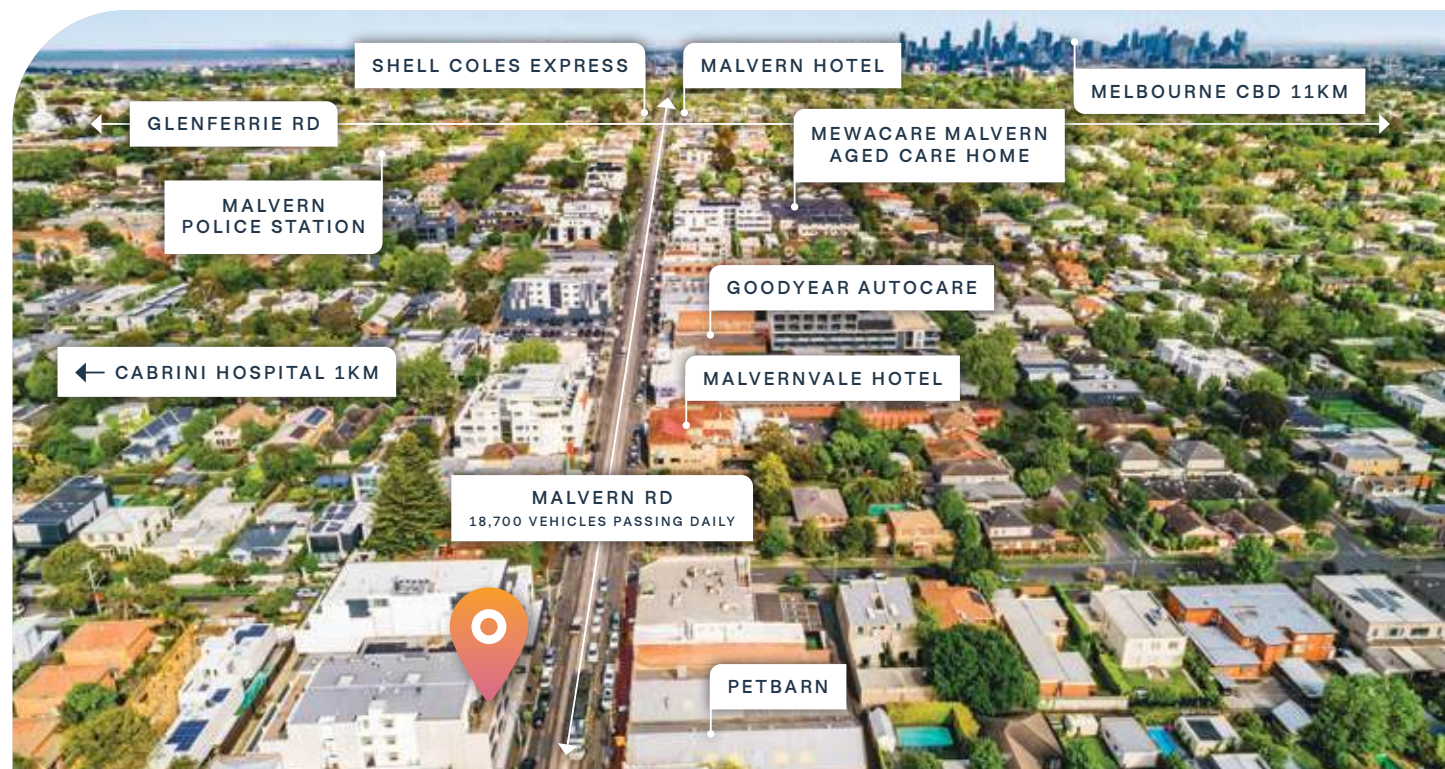
- + UBX: rapidly expanding boxing and strength club with over 90 locations across the globe
- + Pristine 175sqm\* premises with the latest corporate tenant fit-out
- + Position perfect within Blackburn development complemented by new Foodworks, Jellis Craig, Daiku Japanese, medical etc
- + Blackburn: established Metro Melbourne suburb, population forecast to grow 25% by 2031<sup>1</sup>

**Contact**  
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**Investment Portfolio Auction**  
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Wednesday 7 December  
Crown Casino, Melbourne

\*Approx <sup>1</sup>Urbis





Mortgagee Sale

## Established Medical Clinic – Secure Lease Prestigious Tightly Held Malvern Location



Malvern VIC  
Shop 1, 1312 Malvern Road

Secure 5 year lease plus option  
through to 2029

Fixed 3% annual rent increases

Tenant pays all usual outgoings

**Net Income: \$55,726 pa\* + GST**

+ Cosmetic Avenue: renowned award winning cosmetic surgery & beauty clinic with 5 star google reviews

+ Stunning 140sqm\* facility with exposure to Malvern Road and 18,700 vehicles passing daily

+ Important 2 car spaces on-title

+ Malvern: affluent inner-city suburb with \$3,305,000 median house price

**Contact**  
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**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 7 December  
Crown Casino, Melbourne

\*Approx

## Long Established Medical Centre National Network of 70 Clinics



Horsham VIC  
1C Madden Street

New lease to December 2026  
plus options through to 2036

Tenant pays usual outgoings  
as per lease

Fixed annual rent reviews

**Rent: \$52,464 pa\* + GST**

+ Family Doctor: national network of 70 medical clinics

+ Part of a larger medical precinct including pharmacy adjacent to ALDI supermarket

+ Gross 237sqm\* premises

+ Potential 50% stamp duty saving

+ Horsham: Wimmera's commercial centre with a trade catchment of circa 55,000 people

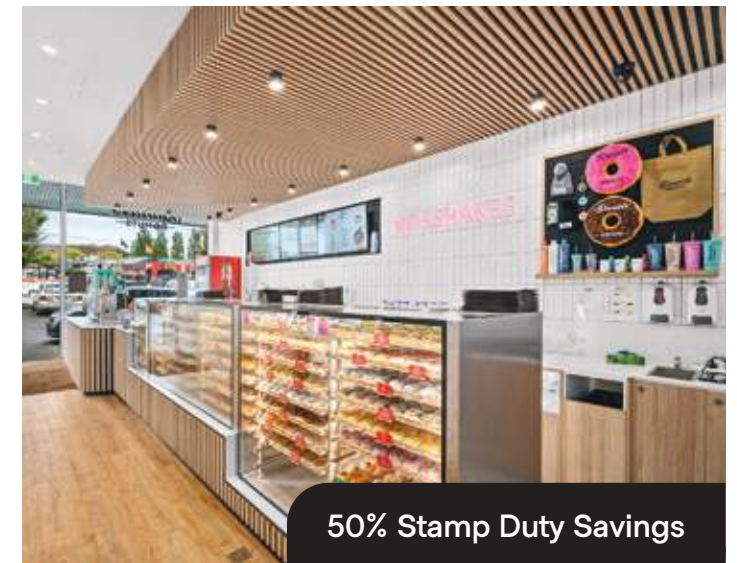
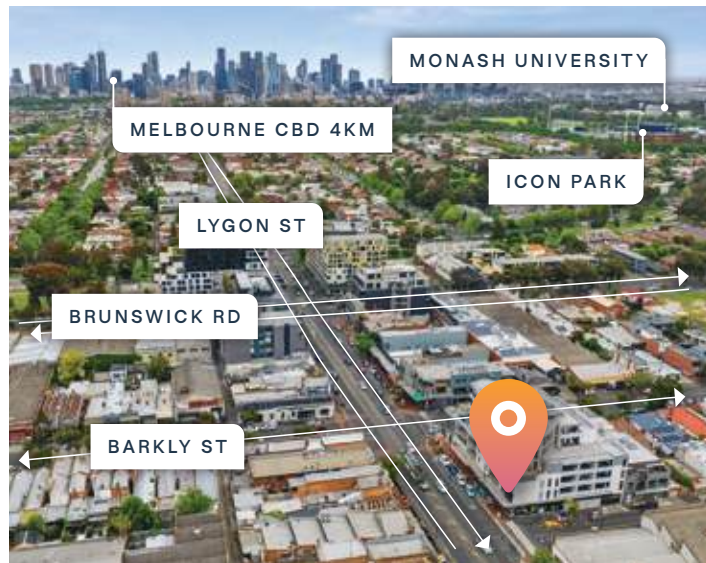
**Contact**  
Matthew Wright 0458 290 588  
Raoul Holderhead 0413 860 304

**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 7 December  
Crown Casino, Melbourne

\*Approx

**KordeMentze** Under Instructions from Agents for the Mortgagee in Possession





## Leased Inner City Retail Investment Prominent Corner on Famous Lygon Street

Brunswick East VIC  
1/63-73 Lygon Street

3 year lease to July 2025 plus options to 2034

Tenant pays all usual outgoings

Annual rent reviews

**Net Income: \$45,000 pa\* + GST**

- + Impressive corner position on Melbourne's famous Lygon Street
- + Large premises with dual retail frontage and exposure
- + Secure car space on title
- + Single tenant minimum management investment
- + Brunswick: in demand, high density city fringe capital growth suburb, 3.5km\* from Melb CBD

**Contact**  
Shaun Venables 0411 860 865  
Justin Kramersh 0460 349 605  
James Bergman 0428 419 453  
Zomart He 何梓轩 0488 220 830

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## Valuable 6 Year Lease to Proven Operators Strategic Location in the Heart of Warragul



Warragul VIC  
Shop 9, 13 Palmerston Street

6 year net lease to 2028 plus options to 2036

Fixed 3% annual rent increases

Tenant pays all usual outgoings

**Net Income: \$35,000 pa\* + GST**

- + Daniel's Donuts: leading food operator with 28 locations and growing steadily
- + Immaculately presented retail premises with the latest corporate tenant fit-out
- + Surrounded by Harvey Norman, Woolworths, Coles, McDonald's and 200+ at grade car spaces
- + Warragul: booming suburb with population forecasted to grow 61% by 2041<sup>1</sup>

**Contact**  
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\*Approx <sup>1</sup>forecast id





\$500k Plus Buyers

## Trendy City Fringe Restaurant In the Heart of Bustling Brunswick



Brunswick East VIC  
2/63-73 Lygon Street

- + Halikarnas: established and popular Turkish & Mediterranean restaurant and cafe
- + Modern 124sqm\* restaurant with grease trap and extraction provisions
- + Strategically situated on Lygon Street supported by high density multi level apartments
- + Brunswick: in demand, city fringe capital growth suburb, 3.5km\* from Melb CBD

Renewed 3 year lease to Dec 2025 plus options to 2031

Tenant pays all usual outgoings

Annual rent reviews

**Net Income: \$30,000 pa\* + GST**



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\*Approx \*Gap Maps



## 20 + 10 + 10 Year Net Lease to 2056 Leased to Global Childcare Tenant



Yanchep WA  
29 Morwell St (cnr Kakadu Rd)

Highly desirable CPI + 1% annual rent increases

Tenant pays 100% of outgoings including land tax

**Net Income: \$341,101 pa\* + GST**

- + Busy Bees: 850+ centres worldwide, including 222 in Australia and New Zealand
- + Purpose-built centre with service approval for 96 LDC places
- + High profile 2,071sqm\* site, opposite Yanchep Secondary College, and within 300m\* from both ALDI and Woolworths
- + Yanchep: rapidly expanding area 50km\* north from the Perth CBD



**Contact**  
Natalie Couper 0413 856 983  
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Adam Thomas 0418 998 971



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Crown Casino, Melbourne

\*Approx



# Q&A

## with Kieran Bourke

PARTNER

**Q. You cover all asset segments including childcare, medical, industrial, and retail. A portion of your properties are Sale and Leasebacks. What is that?**

A. "A Sale and Leaseback is when the owner of a property in which their business resides, options to lease the property to themselves for whatever business they may operate (ie: medical centre) and sell to a passive investor."

**Q. Why is the main reason why people sell/leaseback?**

A. "In general, Sale and Leasebacks are popular for owners who would like to free up capital from the ownership of a property so they may use this cash for other purposes whilst keeping their business' in operation at the subject premises. Some reasons for owners going down this path can be but are not limited to the following:

- + Access capital to grow the core business
- + Unlock equity for alternative investment vehicles
- + Renovating or upgrading another property in their portfolio
- + Capitalising on a hot commercial investment market."

**Q. What are the benefits of leasebacks?**

A. "Leasebacks can be a great investment, as the owner occupiers have cared for the property that houses their business. They have often invested capital in the property that the purchaser has the benefit of. There is transparency in the purchase as the tenant knows all the details of the property."

**Q. What are the most important aspects for Vendors and purchasers?**

A. "There is a balance between setting sufficiently attractive lease terms for the Vendor, now tenant into the future, whilst maximising the outcome from the sale.

Getting the right advice on market rents, and expected terms will assist the Vendor to optimise their outcome.

Long term leases that are easy to understand give purchasers confidence... that translates to optimal pricing. Burgess Rawson are experts in this having completed numerous Sale and Leaseback negotiations."

**Q. What is one of your favourite leaseback properties you have sold?**

A. "One of my favourite leaseback properties is the V&C Foods in South Nowra, sold in September 2020.

The state-of-the-art facility was a loading and wholesale public supermarket, along with an office and warehouse. The property sold for \$9,250,000."

“ Long term leases that are easy to understand give purchasers confidence... that translates to optimal pricing. ”







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

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