

# Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

FEATURE ARTICLE

**Building Your Nest Egg  
Strategy for 2023**

HIGHLIGHT

**Burgess Rawson Scores with  
Appointment of Former Rugby Star**



**HAPPY LUNAR  
NEW YEAR**

**2023**

**YEAR OF THE RABBIT**

We wish you good health and lasting prosperity



# Welcome



EDITOR Ingrid Filmer

 INGRID.FILMER

Happy new year and welcome to our first Portfolio Magazine for 2023. It's exciting to bring amazing new opportunities to the market and we have a vast range of quality assets on offer with our first event, Portfolio Auction 158 to commence in Sydney on 21 February.

Burgess Rawson has retained its position as the market leader in portfolio auctions finishing 2022 in strong form with more than 400 assets sold equating to almost \$1,600,000,000 in sales.

Over the year, there were some standout deals including the \$99.6 million sale of the Bunnings and Amart stores in Hoppers Crossing VIC which sold on a yield of 4.25%.

Our final three-day portfolio auction for 2022 was a strong one despite the further rise in interest rates that week.

We're expecting 2023 to be a solid year with demand for well-performing assets set to gain momentum. Going from enquiry levels, Burgess Rawson is forecasting some exceptional results as buyers return with renewed confidence in these sound, bricks and mortar investments.

Health, childcare, government, fuel and fast food assets remain essential additions to investment portfolios and we have a number of quality properties on offer at our next event.

To be included in the next campaign please contact one of our experienced agents at Burgess Rawson to find out how we can assist you in achieving your property goals.



## Portfolio Team

EDITOR Olwyn Conrau  
 PRODUCTION MANAGER Chelsea Goodall  
 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.*



# Building Your Nest Egg in 2023

The Year of the Rabbit symbolises longevity, positivity and auspiciousness, so Burgess Rawson is forecasting stable, yet relatively solid results for the commercial property market over 2023.



# The Year of the Rabbit, set to prove profitable for property

Property investment is set to bounce back as sentiment around interest rates and inflation becomes clearer, which will benefit both vendors and purchasers.

Over 2022, our sales showed that yields remained at sub 5.0% across many asset classes and as confidence is restored, we expect returns to remain firm.

The RBA Minutes of its December, 2022 meeting showed that the Board expected a sustained decline in inflation over 2023 suggesting that CPI has peaked, or is close to peaking. This indicates a potential easing of interest rate hikes during the year.

Further, low unemployment and stable economic factors could lead to an emerging FOMO trend as the market strengthens. Key to driving demand this year will be properties that tick all the boxes such as long-term secure leases and solid rental growth.

To kickstart the 2023 year, our Portfolio 158 Auction will offer a range of investment opportunities including a selection of popular fast food, retail, essential services, government and industrial properties.

This campaign will appeal to all buyer levels with varying prices on offer.

A key property on offer is the Guzman y Gomez (GYG) in Richlands, Queensland which provides a bulletproof investment with a rental income circa \$195,000 per annum and a long-term lease.

We're finding that innovative fast food chains have become must have investments. Properties occupied by businesses such as the Mexican restaurant chain GYG, are increasingly popular due to their solid foundations. Our sales are showing tight yields for these assets as demonstrated by the recent Burgess Rawson sale of the GYG in Orange, New South Wales which sold on an impressive yield of 3.81%.

A rare to market McDonald's in Broken Hill, New South Wales will be another asset to receive significant attention from investors across Australia. The investment features an ultra-rare ground lease to one of McDonald's top performing drive-thru restaurants with a long history of significant annual growth in turnover and a net income of \$225,427 per annum.

We're also expecting a good result for the food outlets in Campbelltown, New South Wales. The property is home to tenants including Oporto, Lone Star, Big Fat Greek and Harry's Café De Wheels, the latter of which has served the likes of Frank Sinatra, Sir Elton John and Prince Harry with their iconic 'Tiger' pie, according to their website.

Also on offer in New South Wales is the Centrelink in Bathurst and 7-Eleven in Killara.

In Victoria, we have a number of options available including the Priceline Pharmacy in Horsham and a retail complex in Shepparton.

Sound fundamentals such as having a highly-regarded established tenant serve to strengthen the success of these assets.

Whether you're a seasoned investor or at the start of building your nest egg, the Year of the Rabbit is the time to hop into action and snap up what you can.



RICHLANDS QLD



KILLARA NSW



BROKEN HILL NSW

# Burgess Rawson Scores with Appointment of Former Rugby Star

**Former Wallaby Australian Rugby Union player and sports commentator, Drew Mitchell has joined Burgess Rawson as a sales executive to be based at our Sydney office.**

Rugby fans will know of Drew's impressive career spanning 71 matches with the Wallaby's along with his more recent role as a rugby commentator working at both Channel 9 and Stan Sport.

Regarded as one of the top players in Rugby Union, Drew retired permanently but found he missed being part of an outcome-based industry. Drew was looking for a career where he could kick goals and wanted to work with a company at the top of their game. After meeting with the Burgess Rawson partners, he realised that commercial property and the buzz of the Burgess Rawson team would fulfill that need.

"Having spent my entire adult life in an outcome-based industry, I felt I was missing exactly that. Whilst I enjoy working in commentary for Channel 9 and Stan Sport and feel very privileged to be part of that team, it was the need for outcomes which lured me towards the commercial property industry and in particular, Burgess Rawson.

"It's the setting of goals, it's chasing the wins and learning from the losses, both of which are very important for any future growth.

"I have had the opportunity to meet many people in a number of industries, but when I was initially introduced to Burgess Rawson partner, Yosh Mendis and his addictive personality, I had a strong feeling that he was someone I'd like to learn from.

"Further to that, after meeting CEO Ingrid Filmer and board member Darren Beehag, I was convinced that Burgess Rawson was where I wanted to work.

"The energy and enthusiasm really struck me along with the passion they had for team culture.

"Again, these are areas I have been missing since my rugby retirement and I am looking forward to adding value to the team," he said.

Known as Australia's highest try scorer in World Cup history, Drew has enjoyed a successful high-profile international career playing both wing and fullback positions. He played for the Western Force for the 2007-09 Super 14 seasons. From 2010 to 2013 he played for the New South Wales Waratahs before playing for RC Toulon in France.

Giving back to the community is also high on the agenda. In February 2022, Drew participated in a charity match at Suncorp Stadium to raise funds for Tonga after a tsunami devastated the island nation. After taking a number of heavy tackles from the Tongan side, Drew jokingly remarked that he "donated a hamstring and a rib to the Tongan relief fund", and also stressed that there was "no chance" of a comeback to the sport.

In welcoming Drew, CEO Ingrid Filmer said the appointment was a real win for both sides adding that, "Drew is a highly accomplished individual who is results-driven, and we are looking forward to having him as part of our successful sales team."

If you would like to welcome our newest draftee, you can contact him at [dmitchell@burgessrawson.com.au](mailto:dmitchell@burgessrawson.com.au), or call 02 9232 6288.





# February Investment Portfolio Auctions

**SYDNEY**  
10:30AM AEDT  
TUESDAY  
21 FEBRUARY

**MELBOURNE**  
10:30AM AEDT  
WEDNESDAY  
22 FEBRUARY

**BRISBANE**  
10:30AM AEST  
THURSDAY  
23 FEBRUARY

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



### Fast Food

Tenant	Location	State	Income pa	Page
Oporto, Lone Star, Big Fat Greek, Harry's Cafe de Wheels	Campbelltown (Sydney)	NSW	\$555,974	14
McDonald's	Broken Hill	NSW	\$225,427	22
Guzman Y Gomez	Richlands (Brisbane)	QLD	\$193,266	37



### Early Education/Childcare

Tenant	Location	State	Income pa	Page
Imaginarium Early Learning	Burpengary (Brisbane)	QLD	\$320,000	36
The Family Tree Early Learning Centre	Baldivis (Perth)	WA	\$205,080	53
Oz Education	Belfield (Sydney)	NSW	\$286,400	29



### Automotive

Tenant	Location	State	Income pa	Page
Mazda	Ferntree Gully	VIC	\$170,362	24

# New Properties For Sale



## Retail Fuel

Tenant	Location	State	Income pa	Page
Viva Energy	O'Connor (Perth)	WA	\$396,550	16
X Convenience	Davoren Park (Adelaide)	SA	\$395,000	42
Viva Energy	Tottenham (Melbourne)	VIC	\$378,000	44
Liberty	Nailsworth (Adelaide)	SA	\$365,650	16
7-Eleven	Bushland Beach (Townsville)	QLD	\$340,000	35
7-Eleven	Killara (Sydney)	NSW	\$295,333	18
EG Group (Ampol)	Bairnsdale	VIC	\$147,820	46



## Medical/Pharmacy/Allied Health

Tenant	Location	State	Income pa	Page
Snap Fitness	Pakenham (Melbourne)	VIC	\$170,500	45
Primal Force Gym	Wollert (Melbourne)	VIC	\$89,100	48
Whitsunday Doctor Service and QML Pathology	Airlie Beach	QLD	\$63,629	40
Priceline Pharmacy	Horsham	VIC	\$53,366	52



## Industrial

Tenant	Location	State	Income pa	Page
Epiroc	Ryan (Mount Isa)	QLD	\$120,000	39
Oceaneering	Sale	VIC	\$60,000	50



## Retail/Restaurant/Cafe

Tenant	Location	State	Income pa	Page
Rockwall Bar + Grill	Battery Point (Hobart)	TAS	\$255,210	20
The Coffee Club	Warwick	QLD	\$145,000	38
Retail Complex	Shepparton	VIC	\$108,601	47
Bekya	Summer Hill (Sydney)	NSW	\$106,472	26
Burger Playa	Clyde North (Melbourne)	VIC	\$60,600	49
Victoria's Pizza N Beyond	Clyde North (Melbourne)	VIC	\$55,000	51
Hampton & French	Summer Hill (Sydney)	NSW	\$49,842	26
Soul Tree Café	Summer Hill (Sydney)	NSW	\$44,715	26
Paper Rock Scissors	Summer Hill (Sydney)	NSW	\$43,815	26
The Glasshouse Cafe	Armidale	NSW	\$43,499	33



## Office/Government/Social Infrastructure

Tenant	Location	State	Income pa	Page
Ace Capital Group	Bundall (Gold Coast)	QLD	\$447,260	34
Just Like Fish Swim School	Rutherford	NSW	\$100,000	32
Benevolent Society	Armidale	NSW	\$47,791	33



## Development Site

Tenant	Location	State	Page
Development Site	Shaw (Townsville)	QLD	41
Development Site	Bermagui	NSW	30



# Long Established Fast Food Epicentre Including McDonald's, KFC, Hungry Jack's & Red Rooster

## Magnificent CBD Intersection 7,449sqm\* Campbelltown Rd Site

Campbelltown NSW, 2-4 Rennie Road corner Campbelltown Road

100% leased fast food hub investment

Massive 7,449sqm\* gateway site

Attractive rent reviews up to 3.5%

**Net Income: \$555,974 pa\* + GST**

- + Established tenants include Oporto, Loan Star, Harry's Café De Wheels and Big Fat Greek
- + Prime gateway location with huge exposure to over 37,000 vehicles passing daily
- + Close proximity to Leumeah Train Station and Campbelltown Sports Stadium
- + 100\* on-site car spaces
- + High growth South West Sydney region with population 177,000+



**Contact**  
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 Rhys Parker 0451 101 042  
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**Investment Portfolio Auction**  
 10:30am AEDT  
 Tuesday 21 February  
 Sydney Opera House

\*Approx





# Two Freestanding Viva Energy (ASX: VEA) Investments Within Adelaide and Perth

Nailsworth SA

## New and Secure, Long-Term Leases to ASX-Listed Giant - Viva Energy

Large, high-profile Metropolitan landholdings

Irreplaceable fuel and convenience retail investments

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

Viva Energy Australia: Blue-chip \$4.26 billion ASX-listed company with 1,300 sites nationally

Secure net lease structure with tenant responsible for all usual outgoings including single holding Land Tax

- + Securely leased to 2036 and 2037 plus four 5 year options
- + Recently constructed sites, offering substantial depreciation benefits
- + Immaculate, minimum management investments

Perth WA: O'Connor  
9 Pritchard Street

- + Major 2,798sqm\* site with dual street frontage
- + 32,000 vehicles passing daily<sup>1</sup>
- + Bunnings, Visy, Officeworks, National Storage, Storage King, & Harvey Norman within 1.3km\*
- + 4km\* from Fremantle CBD
- + Fremantle: generates \$4.93B in annual economic output with over 32,000 jobs in the area<sup>2</sup>
- + **Net Income: \$396,550 pa\* + GST**

Adelaide SA: Nailsworth  
129-133 Main North Road

- + Strategic 2,004sqm\* site with 48,000 vehicles passing daily<sup>1</sup>
- + Within 1.3km\* of 2 shopping centres anchored by Coles, Woolworths and Target
- + 24 schools within 3km\* servicing over 14,000 students<sup>1</sup>
- + 4.5km\* from Adelaide CBD
- + Stamp duty free investment
- + **Net Income: \$365,650 pa\* + GST**



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RLA 293472



**Investment Portfolio Auction**  
**To be sold individually**  
10:30am AEDT  
Tuesday 21 February  
Sydney Opera House

\*Approx <sup>1</sup>GapMaps <sup>2</sup>economy.id



# One of Sydney's Best Convenience Retail Investments

## Landmark 3,526sqm\* Inner Sydney Freehold Brand New 10 Year Lease to 7-Eleven



Killara (Sydney) NSW  
494 Pacific Highway

New 10 year lease to 2033 plus options to 2047

Fixed 3% annual rent reviews

Tenant pays all outgoings (excluding land tax)

**Net Income: \$295,333 pa\* + GST**

- + 7-Eleven: Australia's #1 convenience retailer with over 700 stores
- + Strategic North Shore location with over 50,000 vehicles passing daily<sup>1</sup>
- + Tenant owns fuel tanks and is responsible for environmental remediation
- + Killara: 10km\* from the Sydney CBD with median house price of \$4.05 million

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**Investment Portfolio Auction**  
10:30am AEDT  
Tuesday 21 February  
Sydney Opera House

\*Approx <sup>1</sup> GapMaps <sup>2</sup> realestate.com.au

# Generational Freehold Investment in World Renowned Salamanca



\*Outline/Boundaries Indicative Only



## Iconic Hobart Dining on Salamanca Stunning Sandstone Georgian Warehouse

**rockwall**  
bar + grill + salamanca

Battery Point (Hobart) TAS  
89 Salamanca Place

Secure 5 year lease to 2027 plus options to 2042

Tenant pays all usual outgoings including Land Tax & insurance

Annual CPI rent reviews

**Net Income: \$255,210 pa\* + GST**

+ Rockwall Bar + Grill: a Tasmanian dining institution for over 15 years

+ 409sqm\* building over three levels including rooftop plus third level apartment

+ Located in the Salamanca Waterfront precinct, a tourist mecca with over 1 million\* plus visits per year

+ Hobart: Tasmania's capital with 18.8% median house price growth

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**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 22 February  
Crown Casino, Melbourne

\*Approx



# Dominant Freestanding McDonald's Investment

Super Trader with Long History of Significant Turnover

## One of Australia's Top Performing McDonald's Set & Forget with Ultra Rare Ground Lease



Broken Hill NSW  
7 Galena Street

Secure 20 year lease to 2028 plus option to 2038

High profile 2,807sqm\* site

CPI annual rent reviews + turnover rent currently growing at 6.3% pa<sup>1</sup>

**Net Income: \$225,427 pa<sup>2</sup> + GST**  
(as at 7 March 2023)

+ McDonald's: global fast food chain with 38,000+ restaurants in over 100 countries

+ Rare ground lease – tenant responsible for all outgoings including structural work<sup>3</sup>

+ Long history of significant annual growth in turnover and turnover rent

+ Modern dual lane drive-thru in centre of town adjoining Westside Plaza anchored by Woolworths



**Contact**

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**Investment Portfolio Auction**

10:30am AEDT  
Tuesday 21 February  
Sydney Opera House

<sup>1</sup>Approx. <sup>2</sup>Approximate compound average growth rate (cagr) over the past 5 years  
<sup>3</sup>based on forecast 5% CPI increase  
<sup>3</sup>Excluding property management fees



## 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

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**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 22 February  
Crown Casino, Melbourne

\*Approx

# First Time Offered in Over 50 Years

# Entry Level Sydney Investments Prized Summer Hill Location



## 4 Retail & Fast Food Investments



Summer Hill (Sydney) NSW  
Flour Mill Way, Mungo Scott Pl

Lot 45, 3 Flour Mill Way

- + Near new 7 year lease to 2029 plus option
- + Bekya: Metro Sydney fast food investment with multiple locations in Sydney
- + Fixed 3% annual rent increases
- + Net Income \$106,472 pa\* + GST

Exposure to 850+ dwellings within the immediate area and access to Sydney's Inner-West population of 183,000+ people

Summer Hill: prestigious Inner West suburb 7km\* from Sydney CBD

Lot 86, 3 Mungo Scott Place

- + Renewed lease term to Dec 2026 plus option
- + High performing Sydney retailer with an established customer base and additional locations
- + Fixed 4% annual rent increases
- + Net Income \$43,815 pa\* + GST

Lot 84, 3 Mungo Scott Place

- + Hampton & French: Sydney retailer transforming quality furniture using eco friendly products
- + 86sqm\* of lettable area & exposure to the Summer Hill markets
- + Easy to manage single tenant
- + Fixed 3.5% annual rent increases
- + Net Income: \$49,842 pa\* + GST

Lot 136, 5-7 Mungo Scott Place

- + 7 year lease to 2028
- + Soul Tree Café: healthy, organic café and restaurant serving Summer Hill's vast residential community
- + Extensive tenant fitout
- + Fixed 3.5% annual rent increases
- + Net Income: \$44,715 pa\* + GST



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Tuesday 21 February  
Sydney Opera House

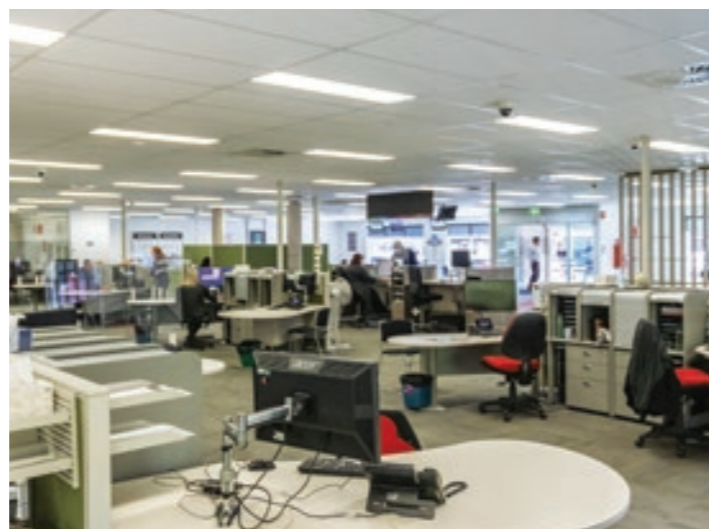
\*Approx



\*Outline/Boundaries Indicative Only



\*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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Justin Kramersh 0460 349 605

**Investment Portfolio Auction**  
10:30am AEDT  
Tuesday 21 February  
Sydney Opera House

\*Approx

## Established Sydney Childcare Investment New 15 Year Net Lease Plus Options



Belfield (Sydney) NSW  
80 Lincoln Street

15 year lease to 2038 plus two 10 year options to 2058  
Attractive 3.5% fixed annual rent increases  
**Net Income: \$286,400 pa\* + GST**

- + Oz Education: established brand for over 40 years with 15+ centres throughout NSW
- + 54 place centre ideally positioned 3km\* from 20 Primary Schools
- + Belfield: an inner Sydney suburb located in an under supplied childcare area
- + Significant building renovations recently completed at a cost of circa \$450,000

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

**Investment Portfolio Auction**  
10:30am AEDT  
Tuesday 21 February  
Sydney Opera House

\*Approx

# Spectacular Ocean View South Coast Freehold



WOOLWORTHS



\*Outline/Boundaries Indicative Only

## Absolute Prime Main Street Freehold Magnificent Development Opportunity

Bermagui (South Coast) NSW  
16 & 18 Lamont Street

Two adjoining lots sold in one line  
Irreplaceable freehold in prime main street position  
**To be sold with vacant possession**

- + Large 1,012sqm\* landholding
- + Attractive B2 Local Centre zoning, maximum building height 10 metres\*
- + Incredible future potential including commercial premises, hotel/pub, shop top housing & tourist accommodation (STCA)
- + Directly opposite the beach with Woolworths Supermarket at the rear

**Contact**  
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Kieran Bourke 0417 418 007  
Flynn McFall 0481 187 191

**Investment Portfolio Auction**  
10:30am AEDT  
Tuesday 21 February  
Sydney Opera House

\*Approx





\*Outline/Boundaries Indicative Only



## Modern Stand-Alone Investment New 5 Year Net Lease Plus Options



Rutherford NSW  
31 Hinkler Avenue

New 5 year lease to August 2027 plus options to 2037

Annual CPI rent reviews

Tenant pays all usual outgoings

**Net Income: \$100,000 pa\* + GST**

+ Just Like Fish Swim School: privately owned and operated swim school

+ Commanding 2,201sqm\* freehold site in vibrant industrial precinct

+ Significant depreciation benefits

+ Rutherford: thriving hub of industrial estates, shopping centres and community & sport facilities



**Contact**  
Rhys Parker 0451 101 042  
Jeremy Ferguson 0439 155 357



**Investment Portfolio Auction**  
10:30am AEDT  
Tuesday 21 February  
Sydney Opera House

\*Approx



## Two Superb Ground Floor Investments Central CBD Location 50m\* From Armidale Plaza

Armidale NSW, 26-28 Moore Street, *The Mews*

**Shops 1 & 2: The Glasshouse Cafe**

**Shops 3 & 4: Benevolent Society**

+ 3 year lease plus option to 2028

+ Experienced food & beverage operator

+ Immaculate 143sqm\* shop & 60sqm\* outside terrace plus 2 car spaces

+ Annual CPI rent reviews

+ Net Income: \$43,499 pa\* + GST

+ 3 year lease plus options to 2029

+ One of Australia's first charity organisations, since 1813

+ 209sqm\* including storeroom plus 2 car spaces

+ Annual 3% rent reviews

+ Net Income: \$47,791 pa\* + GST



**Contact**  
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**Investment Portfolio Auction**  
To be sold individually  
10:30am AEDT  
Tuesday 21 February  
Sydney Opera House



## High Quality Freehold Office Investment Located in Booming Gold Coast Precinct

Bundall (Gold Coast) QLD  
91 Upton Street

- + Well presented 1,555sqm\* building in key office park precinct
- + Ideal tenancy profile with major leasing momentum
- + Strategic position with ease of access to main arterial roads and in close proximity to key employment drivers
- + Gold Coast: population forecast to increase over 58% by 2051, driving a historically low vacancy rate

**Contact**  
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**For Sale by Expressions of Interest**  
Closing 4pm AEST  
Tuesday 28 February 2023

Outstanding opportunity to purchase below replacement cost  
Strong upside present through future rental growth

**Estimated Fully Leased Net Income: \$447,260 pa\* + GST**

## New 7-Eleven with Development Potential 12 Year Lease to 2034 + Options to 2054



Bushland Beach (Townsville) QLD  
Mount Low Parkway

- + 7-Eleven: Australia's #1 convenience retailer, 700+ stores
- + Expansive 3,545sqm\* site including spare land for future redevelopment (STCA)
- + Outstanding depreciation benefits of \$142,200 pa in the first year
- + Located opposite Coles Bushland Beach fronting a roundabout
- + Townsville: booming population forecast to grow 54% by 2041<sup>1</sup>

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

<sup>1</sup>Approx forecast.id

Fixed 3% annual rent increases  
Tenant pays all outgoings (excluding land tax)

Additional land for future redevelopment

**Net Income: \$340,000 pa\* + GST**



## Brand New Childcare Investment in Moreton Bay Growth Corridor



Burpengary QLD  
144 Station Road

15 year net lease to 2037 plus options to 2053

Fixed 3% annual rent increases  
Tenant pays 100% of outgoings including land tax

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

- + Imaginarium: highly experienced operator led by Dr Brenda Abbey with locations in QLD and NSW
- + Brand new two-storey building with approval for 100 LDC places
- + 3,295sqm\* site adjoining St Eugene College (P-12) within close proximity to McDonald's, Coles, Woolworths, Burpengary Plaza and Bruce Highway
- + Extensive pre-enrolments and an ideal surrounding childcare demographic

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

\*Approx



## Metro Brisbane Fast Food Investment 10 Year Lease to 2031 Plus Options to 2051



Richlands (Brisbane) QLD  
29 Garden Road

1,350sqm\* site on main arterial rd

Fixed 3% annual rent increases  
Bulletproof essential service investment

**Net Income: \$193,266 pa\* + GST**  
(as at 14 May 2023)

- + Guzman y Gomez: Australia's fastest growing fast food brand with over 28% FY22 sales growth
- + Striking 209sqm\* building inc modern dual lane drive-thru
- + Built in 2021 with outstanding first year depreciation benefits of \$104,500
- + High profile main road location in retail hub only 15km\* from Brisbane CBD

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Craig Chapman 0427 110 132  
Thomas Lawrence 0409 354 492

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

\*Approx



## 5 + 5 + 5 Year Lease to Head Office Freestanding Coffee Club Investment



Warwick QLD  
69a Albion St (Cunningham Hwy)

Prime 1,024sqm\* corner site with  
Highway frontage

Fixed 3.5% annual rent increases

Tenant pays all usual outgoings  
as per the lease

**Net Income: \$145,000 pa\* + GST**

- + Coffee Club: head office lease with 400+ stores in 9 countries
- + Established for over 10 years in current location
- + On-site parking for 12 vehicles
- + Adjacent to Shell/Coles Express, McDonald's and Subway
- + Warwick: thriving agricultural city 130km\* from Brisbane and administrative capital of the Southern Downs region

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

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

\*Approx

## High Yielding Industrial Investment Global Mining Productivity Partner



Mount Isa (Ryan) QLD  
41-43 Commercial Road

3 year lease + 3 year opt to 2028

Annual CPI rental reviews

Tenant pays all outgoings as  
per the lease, including land tax

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

- + Epiroc: international mining and infrastructure equipment provider, listed on the Stockholm Stock Exchange with a Market Capitalisation of \$34.57B AUD
- + Long term tenant commitment, with head office lease to Epiroc Australia for over 25 years
- + Mount Isa: largest economic, logistic and service centre of Northern Australia

**Contact**  
Craig Chapman 0427 110 132

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



## Prime Medical Investment Established Over 25 Years



Airlie Beach QLD  
Lot 2, 257 Shute Harbour Road

3 year lease plus options to 2031

Annual CPI or 3% rent reviews,  
whichever the greater

**Net Income: \$63,629 pa\* + GST**

- + Whitsunday Doctors Service and QML Pathology
- + Situated in the heart of the Airlie Beach retail and tourism precinct
- + Building area: 194sqm\*
- + 5 on-title car spaces
- + Airlie Beach: major QLD tourism precinct, the gateway and mainland hub of the famous Whitsunday Islands

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

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

\*Approx



## CitiLink - Master Planned Commercial and Industrial Precinct - 20ha\*

Shaw (Townsville) QLD  
22-60 & 35 Shaw Road

Currently two parcels -  
7.176ha and 12.723ha\*

For sale together or sold  
separately

Trunk services and bulk  
earthworks commenced

- + Approved subdivision for 44 individual lots
- + High exposure site - 11,087\* passing vehicles daily<sup>1</sup>
- + Approved flood free lots with all weather access
- + Approved signalised intersection
- + Council & main roads approvals in place
- + Townsville: booming population forecast to grow 54% by 2041<sup>2</sup>

**Contact**  
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Campbell Bowers 0405 127 588  
Michael Hooper 0488 332 682

**For Sale by Expressions of Interest**  
Closing 4pm AEST  
Friday 31 March 2023

\*Approx <sup>1</sup> GapMaps <sup>2</sup> forecast.id



Stamp Duty Free Investment

# Brand New 15 Year Lease to 2037 + Options 5,000sqm\* Freehold Site

## Impressive Convenience Retail Investment Booming Residential Growth Location



Davoren Park (Adelaide) SA  
Cnr Petheron & Stebonheath Rd

Annual fixed 3% rent increases  
Significant depreciation benefits  
X Convenience: proven operator,  
over 45 sites across SA and WA  
**Net Income: \$395,000 pa\* + GST**

- + State-of-the-art 375sqm\* convenience store with drive-thru plus 4 bay car wash
- + Adjoining the Evergreen Estate (248 lots) and opposite AVJennings master planned community, home to over 1,000 residents<sup>2</sup>
- + City of Playford: by 2041, population forecast to grow 44% exceeding 149,000<sup>1</sup>



### Contact

Jamie Perlinger 0413 860 315  
Rick Jacobson 0413 830 083  
RLA 293472



### Investment Portfolio Auction

10:30am AEDT  
Wednesday 22 February  
Crown Casino, Melbourne

<sup>1</sup>Approx <sup>2</sup>forecast.id <sup>3</sup>AVJennings



## Metro Melbourne Convenience Retail Investment - Secure 15 Year Lease



Tottenham (Melbourne) VIC  
213A Sunshine Road

Viva Energy: \$4.26 billion  
ASX listed giant with 1,300 sites nationally

15 year net lease to 2035 plus options to 2070

**Net Income: \$378,000 pa\* + GST**

- + Major 2,141sqm\* site in metro Melbourne's booming western growth corridor
- + 26,000 vehicles passing daily<sup>1</sup>
- + Fixed 3% annual rent increases
- + Recently completed purpose built facility in 2020, offering significant depreciation benefits
- + Tottenham: 9km\* from the Melbourne CBD, population forecast to grow 85.9% by 2051<sup>2</sup>

**Contact**  
Yosh Mendis 0434 413 188  
Rick Jacobson 0413 830 083  
Justin Kramersh 0460 349 605  
Jamie Perlinger 0413 860 315

**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 22 February  
Crown Casino, Melbourne

\*Approx <sup>1</sup> GapMaps <sup>2</sup> forecast.id

## New 10 Year Lease 2032 to Fitness Giant New Construction in Growth Corridor



Pakenham VIC  
Shop 12/1 Hunt Way

New 10 year lease to November 2032 plus options to 2042

Fixed 3% annual rent increases

Tenant pays all usual outgoings

**Net Income: \$170,500 pa\* + GST**

- + Snap Fitness: international health and fitness chain with 210 clubs across Australia servicing 230,000+ members
- + Significant 551sqm\* premises with latest corporate tenant fit-out
- + New 2022 construction providing excellent tax saving depreciation benefits
- + Pakenham: Melbourne's major eastern growth corridor, population est. to increase 59.9% by 2041

**Contact**  
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Justin Kramersh 0460 349 605  
Zomart He 何梓軒 0488 220 830  
Romanor Falconer 0413 830 808

**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 22 February  
Crown Casino, Melbourne

\*Approx



## New 6 Year Lease to EG Group High Profile CBD Location

Bairnsdale VIC  
322 Main St (Princes Hwy)

New 6 year lease to Dec 2028  
plus options to 2040

EG Group: multinational fuel & convenience retailer with over 6,000 locations globally

**Net Income: \$147,820 pa\* + GST**

- + By 2041, population forecast to grow by 22.5%<sup>1</sup>
- + Over 22,000 vehicles passing daily<sup>2</sup>
- + CPI rent reviews capped at 4%
- + Coles, Woolworths, ALDI, Kmart and Dan Murphy's within 800m\*
- + Bairnsdale: the commercial centre for the East Gippsland region and gateway to the Gippsland Lakes, Snowy River National Park and Mount Hotham Snow Fields



**Contact**  
 Jamie Perlinger 0413 860 315  
 Rick Jacobson 0413 830 083  
 James Bergman 0428 419 453

**Investment Portfolio Auction**  
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 Wednesday 22 February  
 Crown Casino, Melbourne

\*Approx <sup>1</sup>forecast.id <sup>2</sup>GapMaps

## 100% Occupied Freehold Building Anchored by NDIS Services Provider

Shepparton VIC  
1-4/228-234 High Street

Strong occupancy history

Tenants pay usual outgoings

Annual CPI rent reviews

**Net Income: \$108,601 pa\* + GST**

- + Modern 745sqm\* building with 4 tenancies on 4 separate titles allowing for individual on-sale
- + 1,279sqm\* freehold site with triple street frontage and 12 on-title car spaces
- + High profile Midland Highway position with 22,220 vehicles passing daily<sup>1</sup>
- + Shepparton: major regional city with a 100,000+ trade catchment



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

**Investment Portfolio Auction**  
 10:30am AEDT  
 Wednesday 22 February  
 Crown Casino, Melbourne

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





## 5 Year Net Lease Plus Options to 2042 Large 220sqm\* Premises on 2 Titles



Wollert (Epping North) VIC  
4/6 Matilda Avenue

- + Primal Force: reputable strength and performance based studio with 5 star google reviews
- + Positioned in key commercial complex with 15 complimentary retailers including Shell/Viva, Cellarbrations and Burger Edge
- + Wollert: major northern growth corridor with estimated population growth of 1,192% by 2041

New 5 year net lease plus options to 2042  
Tenant pays all usual outgoings  
Fixed 3% annual rent increases  
**Net Income: \$89,100 pa\* + GST**

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\*Approx

## New 10 Year Net Lease to 2032 Beef Up Your Investment Portfolio

Clyde North (Berwick) VIC  
1/121 Grices Road

- + Burger Playa: experienced operators with 15+ years in the hospitality industry
- + Immaculate 89sqm\* premises
- + Brand new construction providing tax depreciation benefits
- + Surrounded by important social infrastructure including 9 schools with over 7,500 full-time students
- + Clyde North: Melbourne's major south-eastern growth corridor, est. to increase 130.21% by 2041

New 10 year lease to October 2032 plus options to 2042  
Rare 4% annual rent increases  
Tenant pays all usual outgoings  
**Net Income: \$60,600\* pa + GST**

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**Investment Portfolio Auction**  
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Crown Casino, Melbourne

\*Approx



## New Lease to Global Robotics Giant Listed on the NYSE



Sale VIC  
14 St Clair Court

New 3 year lease to November 2025 plus options to 2031

Annual CPI reviews

Tenant pays all outgoings

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

+ Oceaneering: global tech company servicing offshore energy, defence and aerospace industries

+ Large 2,557sqm\* freehold site with modern 633sqm\* warehouse and 8 car spaces

+ Sale: major commercial centre and administrative hub for Victoria's offshore gas and oil industry - trade catchment circa 32,000



**Contact**  
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Beau Coulter 0413 839 898



**Investment Portfolio Auction**  
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Wednesday 22 February  
Crown Casino, Melbourne



## Immaculate Retail Investment New 7 Year Lease to Growing Chain



Clyde North (Berwick) VIC  
5/121 Grices Road

New 7 year net lease to 2029 plus options to 2043

Fixed 3% annual rent increases

Tenant pays all usual outgoings

**Net Income: \$55,000 pa\* + GST**

+ Victoria's Pizza 'N' Beyond: growing fast-food retailer with 7 locations across Melbourne

+ Expanding residential precinct supported by supermarket, liquor, childcare, swim school and gym

+ New 2022 construction providing significant depreciation tax benefits

+ Clyde North: southern growth corridor, population estimated to increase 130.21% by 2041

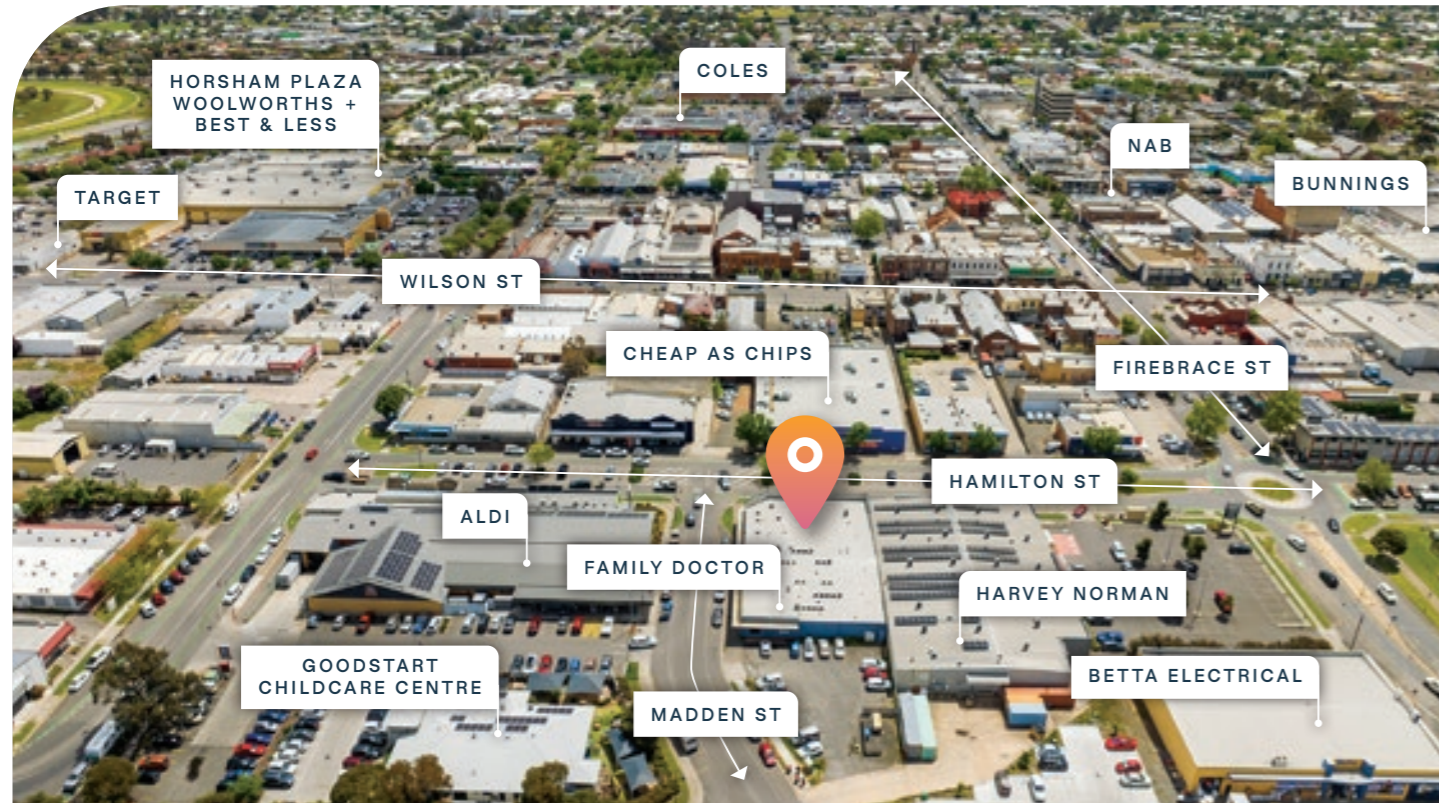


**Contact**  
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**Investment Portfolio Auction**  
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Wednesday 22 February  
Crown Casino, Melbourne

\*Approx



## Priceline - Leading Health Retailer Subsidiary of Wesfarmers ASX Giant



Horsham VIC  
1A Madden Street

- + Priceline: 470 stores nationally, subsidiary of ASX listed Wesfarmers Ltd (ASX:WES) market cap \$56.3 billion
- + Immaculate 159sqm\* premises integrated with adjoining medical centre, opposite ALDI
- + Includes car spaces on title
- + Horsham: Wimmera's commercial centre with a trade catchment of 55,000 people\*

10 year lease to December 2029 plus options to 2039

Tenant pays usual outgoings as per lease

Annual CPI rent reviews

**Net Income: \$53,366 pa\* + GST**

**Contact**  
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Raoul Holderhead 0413 860 304

**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 22 February  
Crown Casino, Melbourne

\*Approx

Under instructions from McGrathNicol Liquidators of Tristar Property Holdings

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



Baldivis (Rockingham) WA  
31 Ingram Road

- + Family Tree: boutique operator with two current locations and three further centres opening in 2023
- + New construction with significant depreciation benefits
- + Strategic 1,218sqm\* corner site, 9 schools within a 3.5km\* radius
- + Baldivis: rapidly growing area 12km\* from Rockingham, 44km\* from Perth, with a forecasted population increase of 132% by 2046

Fixed 3% annual rent increases  
Double storey centre licenced for 65 LDC places

Tenant pays 100% of outgoings including: land tax and rates

**Net Income: \$205,080 pa\* + GST**

**Contact**  
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Adam Thomas 0418 998 971  
Chris Carcione 0415 393 082

**Investment Portfolio Auction**  
10:30am AEDT  
Wednesday 22 February  
Crown Casino, Melbourne

\*Approx

# Q&A

## with Shaun Venables

PARTNER

### Your expertise covers most asset classes, what is hot right now and why?

“Still the usual suspects – well-located assets with well-constructed leases and a good tenant in place, particularly those unaffected by the rise in online retailing.

Essential services such as childcare, medical, ‘daily needs’ like groceries, liquor and automotive outlets are highly sought-after as they offer recession-proof investments that are not impacted by online retailing. Your computer can’t fix your car or mind your child and in terms of growth, these properties have experienced robust rises in both capital and rates of rental.”

### Rising interest rates haven’t soured investor appetite for properties, what’s the reason?

“Unlike residential property where banks will lend you near to the total value of the property, most commercial property investors are able to borrow around 50-60% which means that they have contributed a good portion of their own capital and are not paying interest on the full amount. The resulting effect of an interest rate rise is not dollar for dollar with commercial property.

Historically when we experience any economic bump in the road we read about the ‘flight to quality’ as buyers focus on more solid investment options. This, if anything, has an effect on your more risky ‘C’ and ‘D’ grade properties which tend to be neglected by investors until confidence returns.”

### Has the commercial property buyer profile changed much over the past 10 to 15 years? If so, how and why?

“Yes and no. Buyers are still drawn to the same fundamentals as they always have been. In recent times there has been an influx of new buyers who have been exiting the residential and share markets for the relative security and predictability commercial properties offer.

Private investors often referred to as ‘mum and dad’ investors have become more prominent. Commercial property appeals because it generally offers more consistent returns, secure, long-term leases and is seen as a safe haven to ride out any phase in the market.”

### What’s the most interesting property you’ve sold, and why?

“One of the most interesting and unique properties was the Goulburn Valley Equine Hospital in Shepparton which was leased to the University of Melbourne who also run the Werribee counterpart. The hospital has a fascinating history having taken care of some of the world’s most famous and revered racehorses.

GV Equine Hospital also serves many purposes outside of being a fully operational horse hospital with veterinary students from around the world studying and learning their trade. The facility also has a quarantine section for international racehorses when they arrive for the racing season along with

breeding programs for racing, show, working and police horses.”

### 2022 was a big year, what can we expect for 2023?

“I think a couple more interest rate rises are possible and while we haven’t seen a major impact on yields as yet, that may start to take place on some level, but I wouldn’t expect a dollar-for-dollar effect on assets that tick all of the boxes.

We saw during the GFC and the pandemic that investor demand remained strong for quality assets and we don’t see too much changing for properties that cover the key fundamentals.

The classics will always be the classics.”

“The effect of an interest rate rise is not dollar for dollar with commercial property.”





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

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