

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES



Blue-Chip Investment, High-Rise Landbank
Bunnings Collingwood

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With the largest, most frequent and most successful commercial property portfolio auction program in Australia, Burgess Rawson has always been renowned as the litmus test of the commercial property industry.

Using current market research and unbiased industry data, we're able to assist clients along every step of their property journey.

Our Industry Insight Report is an important and informative monthly publication that focuses on key sectors including convenience retail, early education, fast food, healthcare, large format retail and more.

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Welcome



Yosh Mendis
Head of Agency NSW | Partner

YOSH.MENDIS

Welcome to the June edition of Portfolio Magazine.

Once again we witnessed incredible results at our recent May auction, transacting \$114 million for our vendors. Record breaking sales included the Goodstart Early Learning centre in Mosman NSW achieving a 2.75% yield, the lowest ever seen in this sector.

The campaign generated strong interest throughout, resulting in an impressive success rate of 78.5% and a blended yield of 5.67%; results that clearly show the latest interest rate rise has not suppressed investor appetite.

Early education was undoubtedly a favourite, aligning perfectly with the confirmation of increased federal government funding into the sector, amounting to \$4.7 billion over the next four years. Our auction saw \$40 million in early learning assets sold, and convenience retail also proving popular, with \$33 million transacted.

We anticipate this momentum will continue, especially after the Budget announcement last month. With focus on easing the cost of living, clean energy and Medicare, savvy investors who take advantage of the current market will certainly reap the rewards later on.

Looking ahead, we're excited to present another exceptional portfolio to finish this financial year. The campaign will showcase outstanding options in large format retail, childcare, social infrastructure and convenience retail.

Highlight offerings include two prized Bunnings assets; the iconic Collingwood site in Melbourne's hippest neighbourhood, and another located in Young NSW.

We're also proud to celebrate that Canberra Managing Director, Guy Randell, and I were honoured with top accolades at REA Group's AREA Awards last month. This recognition reflects our dedication and success in Australia's commercial property market.



Portfolio Team

EDITOR Olwyn Conrau
PRODUCTION MANAGER Chelsea Goodall
DESIGN Bryan Karman, Ty Layton, Ethen Curtis
PHOTOGRAPHY Various

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.



Blue-Chip Investment
+
High-Rise Landbank
=
**Bunnings
Collingwood**

Strategically situated in one of Melbourne's most cosmopolitan and thriving suburbs, the landmark Bunnings in Collingwood is set to create history after being listed for sale through Burgess Rawson's Billy Holderhead, Yosh Mendis, Zomart He and Beau Coulter.





A Truly Unique Bunnings Investment Opportunity

Commanding one of the city’s most dynamic promenades and overlooking the unmistakable intersection linking Victoria Parade and Hoddle Street, the iconic site is expected to sell for around \$65 million.

Mr Holderhead said the significant asset is one of the largest individual holdings in the area with the property attracting keen interest from a diverse range of buyers, domestic and international.

“The site is unique in every way possible, presenting a steady, set-and-forget income stream from one of the most sought-after tenants in the Asia Pacific, underpinned by a major landbank opportunity for a legacy development in the future.”

“Collingwood’s skyline has changed dramatically over the past three or four years, perhaps more so than any other suburb in Melbourne. The tightly-held home of the Pies has enjoyed phenomenal cultural, culinary, artistic and socioeconomic transformation in that time too. And with the population projected to grow by 72% by 2041, Collingwood is set to see this evolution continue for many years to come.”

Bunnings Collingwood sits on a 5,375 square metre site zoned Commercial 1 – very rare for their sites across Victoria – allowing for a range of potential future development options.

Mr He said, “across their Victorian network, Bunnings stores are typically located within Industrial or Commercial 2 zones, meaning that – despite the scale of their landholdings – the vast majority of Bunnings sites can never be converted to any sort of residential, mixed use or hotel development, unlike this site.”

“In Collingwood, Urbis assessed the property as having the potential to build up to 14 levels based on recent approvals, while owners of sites nearby have been pushing for approvals up to 23 levels,” added Mr He.

Mr Coulter said private family offices are looking at the property as a strategic and defensive investment, “because the underlying land value of the site will reflect around 75% to 80% of the purchase price.”

“This is giving buyers a unique level of comfort compared to any Bunnings investment they’ve considered before. Most well-capitalised private investors are assessing it as a set-and-forget Bunnings investment now and the legacy value of a high-rise development site for their children in the future,” added Mr Coulter.

Mr Mendis said that whilst the listing has great appeal as a potential and significant redevelopment site, it also provides a solid investment as Bunnings has no plans to vacate their priceless Collingwood location.



“The resilience of blue-chip large format retail property in the face of increasing interest rates has been extraordinary, particularly those leased to Bunnings. Bunnings is the market leader in the Australian DIY home improvement market, with revenue for the first half of this financial year increasing by 6.3 per cent to \$9.8 billion.

“Bunnings’ latest entrance into the \$10 billion pet supplies market will also open their offering to pet owners, which make up 60% of the Australian population. This is their biggest category expansion since introducing kitchens nearly two decades ago, and just shows their commitment to creating a bigger, better offering to consumers.”

The listing follows a steady flow of Bunnings transactions by Burgess Rawson, the most recent being the \$99.6 million sale of the store at Hoppers Crossing, which set a new record yield of 3.95%.

Collingwood is transforming into a world class cultural and lifestyle destination

Collingwood has evolved to become a vibrant arts, food and culture precinct which is the envy of the world. It’s home to the effervescent Smith Street which was named the coolest strip in the world in 2021 by Time Out’s annual survey, and is also ranked as one of Melbourne’s most liveable suburbs.

The neighbourhood continues its transformation with innovative new apartment buildings, office towers and fashionable coffee shops erupting alongside the original period workshops, factories and production facilities. Major award-winning commercial and residential developers who are building or about to develop include Gurner, Hines, Grocon, Pellicano, Peregrine, Salta and Pace.

Wellington Street Collingwood is also home to Tim Gurner’s exclusive club, Saint Haven which is a world first and cutting-edge wellness centre that recently opened with memberships already sold out.

The inside story of how Bunnings became a multi-billion-dollar household name



Bunnings' First Store
Bunbury WA, Circa 1907



Bunnings Young NSW
Opened 2020

By Seb Starcevic

A tale of two brothers

From its beloved sausage sizzle at the front door to the soaring shelves inside filled with just about everything you could ever want, there's no doubt that Bunnings is an iconic Aussie institution.

But the story of the national treasure begins more than a century ago, in a time long before weekend sausage sizzles, when two brothers from the UK sought their fortunes on the other side of the world.

In the winter of 1886, Arthur and Robert Bunning, tradesmen from East London, stepped off a passenger ship in Fremantle, Western Australia.

They quickly found work in the building trade, constructing the new wings of a lunatic asylum and a hospital, and were soon successful enough to open their first sawmill.

In the 1890s, as Western Australia thrived amid the gold boom, so did the industrious brothers, who hawked timber, bricks, and other building supplies.

Bunning Bros Limited was officially incorporated in 1907, and ownership of the business was passed down to elder brother Robert Bunning's three

sons upon his death in 1936.

Not even the shadow of World War II could dim Bunnings' shine.

After a brief pivot to shipbuilding for the Allies, the business rode the post-war housing boom to even greater heights, becoming a publicly listed company in 1952 and a key supplier for hundreds of thousands of homes.

With its newly expanded consumer base, Bunnings launched its own hardware stores across the country, with the first opening in Perth in 1961.

A series of acquisitions and mergers with other hardware retailers in the 1970s, 80s and 90s saw it dominate DIY and hardware nationwide, culminating in its expansion to the east coast in 1993.

It was then purchased by mega-conglomerate Wesfarmers in 1994.

Why it's such a beloved brand

The secret to how Bunnings cornered the market is its ability to innovate, said the company's managing director Mike Schneider.

"Our focus is on our customers, and we are constantly listening to them to identify opportunities to innovate and evolve our offer to meet their needs," Mr Schneider told [realcommercial.com.au](https://www.realcommercial.com.au).

"This isn't just with the products we sell, but also the services we provide and experiences we create both in-store and online."

'Anything you need, anytime at all' was Bunnings' slogan in the early 1990s, encapsulating its status as a one-stop shop for the nation's DIY needs.

"Though the business's tagline has changed, that remains true today," Mr Schneider said.

"At a broader level, our overall strategy is underpinned by our three key pillars of providing customers the lowest prices, widest range, and the best experience," he said.

What's next for Bunnings?

In 2022, Bunnings was named Australia's strongest brand in an analysis by Brand Finance Australia, based on criteria including familiarity, loyalty, and corporate reputation.

Today, there are hundreds of Bunnings stores across Australia, from its flagship warehouses to smaller stores, in capital cities and small towns.

The rollout of its new pet range is the business's largest category expansion in 20 years, with close to 1000 new products, including pet food and bedding, hitting shelves.

If one thing is certain; no matter how big the business gets, Bunnings' tried and tested approach remains focused on creating the best possible experience for consumers who continue to come back time after time.

[realcommercial.com.au](https://www.realcommercial.com.au)

First published in
realcommercial.com.au
28 March 2023

Standalone Bunnings ticks every box

The strength of Bunnings' brand translates directly to their property investments.

Burgess Rawson's Yosh Mendis said "Bunnings properties are extremely popular with investors because of the success and familiarity of the business, their size relative to surrounding properties across their network and the simplicity of their leases from a landlord's perspective."

"It's typically a 'set-and-forget' journey of ownership for Bunnings landlord because the leases provide annual rent reviews, robust assignment clauses and - in most cases - Bunnings are responsible for Single Holding Land Tax, Rates and Insurance," said Mr Mendis.

Due to their varied store and site sizes, Bunnings freeholds can range from under \$10 million to around \$100 million.

Investors at the lower end of that scale will be afforded an impressive, purpose-built Bunnings located in a booming retail precinct in Young, NSW.

Mr Mendis and colleagues Beau Coulter, Billy Holderhead and

Zomart He are selling the property at 282 Boorowa Street, Young via an Expressions of Interest campaign.

"Supply in the Bunnings freehold investment market has been very lean since August last year and Bunnings Young, given its price point compared to the average Bunnings freehold price (around \$44 million in 2022), is attainable for a much larger buyer pool," added Mr Mendis.

"The strategic 11,530 square metre site is in a thriving location with median house prices up 20.8% in the past year," said Mr Coulter.

"Bunnings opened in late 2020 and has swiftly shifted the centre of gravity for retail. Traffic has increased and a new 3,400 square metre retail development has been built on the neighbouring site."

"Forty Winks and Pet's Domain occupy the new development next door and Woolworths, Harvey Norman, Big W and Supercheap Auto are also located within 400 metres," added Mr Coulter.

Find out more about Bunnings Young NSW on page 18.

The best of the best in commercial real estate

Yosh Mendis

HEAD OF AGENCY NSW | PARTNER



Burgess Rawson’s Yosh Mendis and Guy Randell awarded top honours

Burgess Rawson has achieved what no other agency has, with two of its leading agents receiving the top awards at the Annual REA Excellence Awards (AREA) held in Sydney in April.

AREA recognises the best of the best in Australia’s real estate industry and we’re proud to announce New South Wales Head of Agency and Partner, Yosh Mendis and Canberra Managing Director, Guy Randell won the top awards for their state.

Burgess Rawson CEO, Ingrid Filmer said the results are testament to the dedication, expertise and professionalism of our leading sales and leasing agents.

“It’s an absolute honour to be the only commercial real estate agency to take out two awards from four richly deserved nominations, emphasising the hard work our esteemed agents provide our clients,” she said.

Mr Mendis was awarded the 2022 Top Commercial Sales Agent of the Year for NSW having been instrumental in steering our Sydney Portfolio Auctions to the success story they have become.

Mr Mendis said he was humbled to be nominated let alone winning the highly-regarded award adding, “I am supported by a fully committed and loyal team of dedicated colleagues who have contributed greatly to my receiving this honour.”

Specialising in the sale of blue ribbon commercial investment property, Mr Mendis is recognised as one of Sydney’s most renowned property professionals.

In 2022, he sold over \$300 million of commercial property, adding to his extensive track record in the sale of premium investments underpinned by Australia’s strongest tenant covenants.

We also congratulate multi award-winning agent, Mr Randell who won the AREA’s Top Commercial Sales and Leasing Agent of the Year for the ACT.

With an impressive career spanning more than 25 years, Mr Randell has been the well-deserved recipient of numerous national and state accolades.

Mr Randell is also a five-time REI Award winner, having won the national REIA Commercial Salesperson of the Year Awards in both 2020 and 2021 in addition to several REIACT awards including being inducted into the REIACT Hall of Fame in 2022.

He took out REIACT’s prestigious Commercial Salesperson of the Year Award for three consecutive years.

“It is a privilege to receive the recognition and praise from Australia’s leading industry bodies,” said Mr Randell.

“Winning the latest award that I was nominated for, speaks not only to the hard work of my team, but to the loyalty and the results we continuously strive for,” he said.

Mr Randell has extensive experience in leading and managing organisations. He is a highly skilled and successful leader with experience in national programs, liaising with all levels of industry and government and has demonstrated experience driving change and starting up new organisations and businesses.

Hats off to Victorian Partner, Shaun Venables and NSW General Manager and Partner, Rhys Parker for being nominated for the top AREA sales awards of their state.

Each award nomination is assessed by an independent panel of judges who award nominees based on aspects of their professional practices that exemplify excellence and achievement in their profession.





June Investment Portfolio Auctions

SYDNEY
10:30AM AEST
TUESDAY
20 JUNE

MELBOURNE
10:30AM AEST
WEDNESDAY
21 JUNE

BRISBANE
10:30AM AEST
THURSDAY
22 JUNE

There are three ways to bid. Via phone, online or in-person.

Discuss with our agents which bidding option is the best for you and available in-person bidding locations.

New Properties For Sale



Large Format Retail

Tenant	Location	State	Income pa	Page
Bunnings	Collingwood (Melbourne)	VIC	\$3,115,280	16
Bunnings	Young	NSW	\$577,691	18



Convenience Retail

Tenant	Location	State	Income pa	Page
Caltex	Caboolture (Brisbane)	QLD	\$477,966	28
BP Australia	Moorooka (Brisbane)	QLD	\$406,550	20
7-Eleven	Bald Hills (Brisbane)	QLD	\$347,736	29



Fast Food

Tenant	Location	State	Income pa	Page
Oliver's	Maryborough West	QLD	\$144,240	32
Zambrero	South Yarra (Melbourne)	VIC	\$78,825	43
Domino's	Cobblebank (Melbourne)	VIC	\$61,875	39

New Properties For Sale



Early Education

Tenant	Location	State	Income pa	Page
Taylor ELC	Taylor (Canberra)	ACT	\$462,000	26
Camillo Early Learning Centre	Camillo (Perth)	WA	\$329,200	44
G8 Education	Pimpama (Gold Coast)	QLD	\$308,423	30
G8 Education	Yanchep (Perth)	WA	\$285,000	45
Montessori Beginnings	Swan Hill	VIC	\$201,161	35
Mayfield Early Education	Glen Waverley (Melbourne)	VIC	\$180,009	36
Bayside Early Learners	Hervey Bay	QLD	\$164,794	31



Liquor

Tenant	Location	State	Income pa	Page
BWS	Belgian Gardens (Townsville)	QLD	\$54,234	33



Retail

Tenant	Location	State	Income pa	Page
Fitzpatricks Real Estate	Wagga Wagga	NSW	\$169,656	26
Chambers Coffee	Ultimo (Sydney)	NSW	\$150,000	27
DeeAnn's Supermarket	Cobblebank (Melbourne)	VIC	\$120,000	38
Matilda's Cafe Woodfired Kitchen & Bar	Clyde North (Melbourne)	VIC	\$87,450	40
Westpac	Hamilton	VIC	\$83,200	41
RACV, Tobacco, Print Squad & Moynes	Portland (Warrnambool)	VIC	\$80,000	42



Medical/Pharmacy

Tenant	Location	State	Income pa	Page
Specialist Clinics of Australia	Sydney	NSW	\$384,115	25
Wodonga X-ray	Wodonga (Albury)	VIC	\$187,851	22
Northeast Health	Wangaratta	VIC	\$116,889	37
Maitland Pharmacy	Maitland (Adelaide)	SA	\$41,792	34



*Outline/Boundaries Indicative Only



Irreplaceable 5,375sqm* Freehold Site Three Street Frontages and Commercial 1 Zoning

Collingwood VIC
179-201 Victoria Parade

Bunnings, one of Australia's most sought-after covenants
Set-and-forget net lease to 2027 plus 4 x 5 year options
Fixed 3% annual rent increases
Income: \$3,115,280 pa* + GST

- + Landbank opportunity for a future legacy development
- + North side location and 77m* frontage to one of Melbourne's original promenades
- + 14 level height precedent and nearby projects challenging height limits (up to 23 levels)
- + Booming high-rise development precinct, population forecast to increase 72.4% by 2041²

Contact
Billy Holderhead 0422 817 696
Beau Coulter 0413 839 898
Yosh Mendis 0434 413 188
Zomart He 何梓轩 0488 220 830

For Sale by Expressions of Interest
Closing 1pm AEST
Tuesday 27 June 2023

*Approx ¹Urbis ²id

Blue-Chip Bunnings Zoned for Future High-Rise

Inner City Landbank with 14 Level Height Precedent¹



Standalone Bunnings Investment Built 2020

Significant Tax Depreciation Benefits

10 Year Lease to 2030, Bunnings: Wholly Owned by Wesfarmers Ltd (ASX:WES)

Young NSW
282 Boorowa Street

Recently constructed store, only Bunnings within 70km*

Attractive net lease - tenant pays all outgoings inc land tax

Net Income: \$577,691 pa* GST

- + Secured by Bunnings Group Limited, one of Australia's most sought-after covenants
- + Strong depreciation - 54.8% of year 3 rent potentially tax deductible¹
- + Favourable annual rent reviews
- + Strategic 11,530sqm* freehold site with 88 at-grade car spaces
- + Pets Domain, Forty Winks, Big W, Woolworths, Harvey Norman & Supercheap Auto in close proximity

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For Sale by Expressions of Interest
4pm AEST
Tuesday 27 June

*Approx ¹MCG Quantity Surveyors



Freestanding Metro Brisbane Convenience Retail Investment

Prime Position on One of Brisbane's Key Arterial Roadways

British Petroleum - \$106 Billion NYSE Giant Brand New With Outstanding Depreciation



Moorooka (Brisbane) QLD
1133 Ipswich Road

New 10 year lease to 2032 plus options to 2052

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

Net Income: \$406,550 pa* + GST

+ BP Australia: largest store network in the country with over 1,468 sites, recording \$40 billion net profit in FY2022

+ High exposure 2,499sqm* Ipswich Road landholding

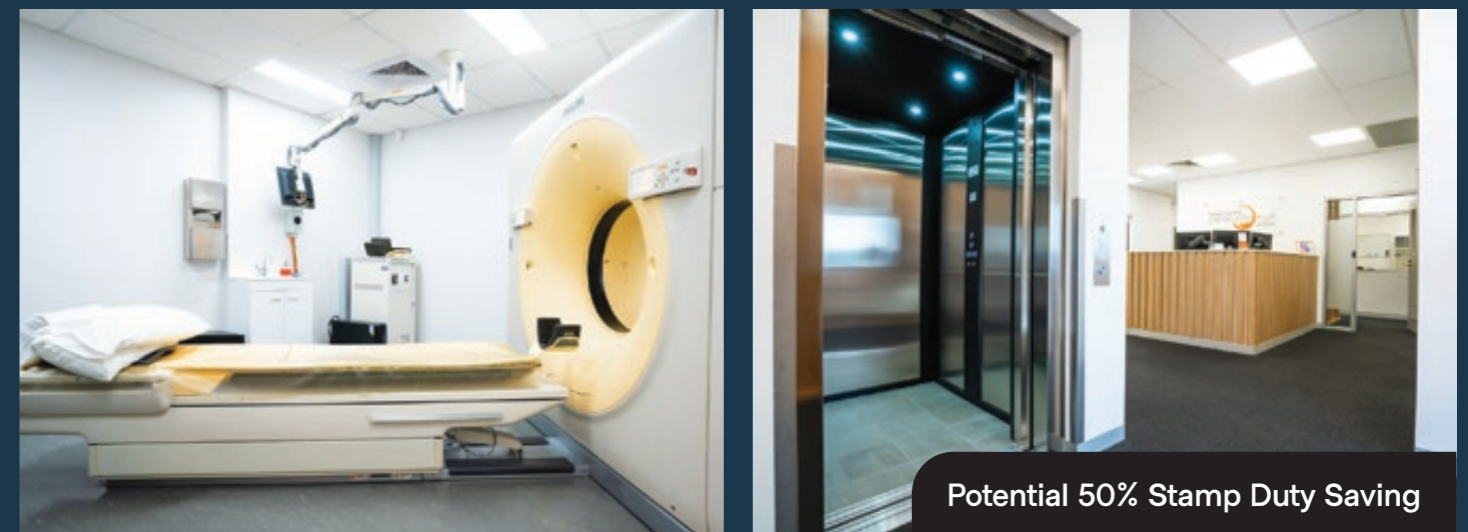
+ Moorooka: Brisbane's most recognisable and go-to metro location for car buyers with over 30 dealerships

+ By 2035, Brisbane's pop. forecast to grow 15% exceeding 2,875,000

Contact
Campbell Bowers 0405 127 588
Andrew Havig 0478 010 990
Tom Lawrence 0409 354 492
Jamie Perlinger 0413 860 315
Rick Jacobson 0413 830 083

For Sale by Expressions of Interest
Closing 4pm AEST
Wednesday 28 June 2023

*Approx



Premium Standalone Social Infrastructure & Medical Investment

Immaculate Freehold in Tightly Held CBD
New Fit-Out and Upgrade Totalling \$700,000*

Wodonga VIC
9 Stanley Street

Wodonga X-ray: subsidiary of \$801M ASX-listed¹ company

Upper Murray Family Care: 97% Government-funded tenant with net assets of \$18.5M²

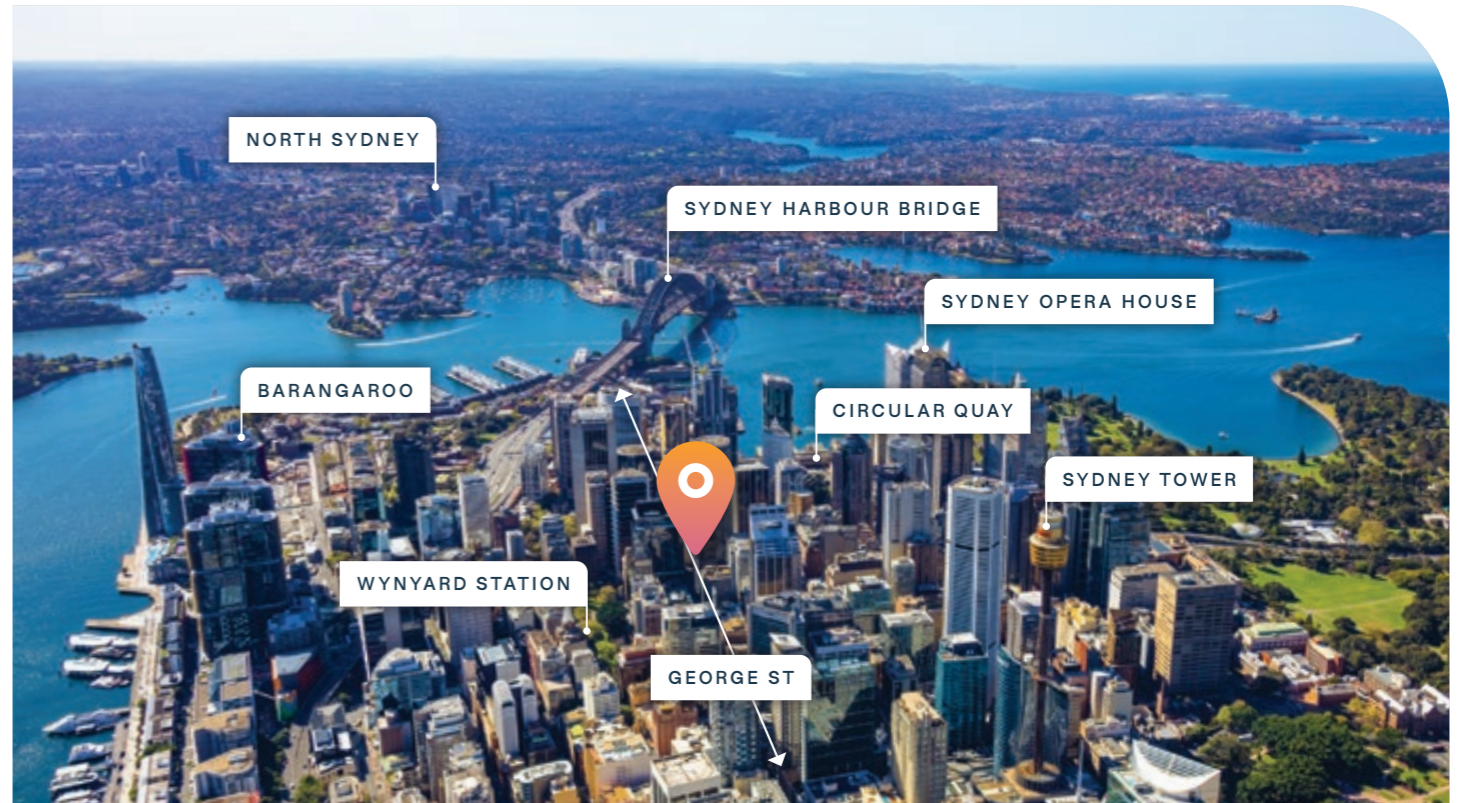
Net Income: \$187,851 pa* + GST

- + Secure 5-year WALE plus options
- + 600sqm* freehold site with dual access and ample parking
- + Immaculate 734sqm* recently renovated facility, offering major tax depreciation benefits
- + Capital intensive fit out including MRI, CT scanner and X-ray
- + Wodonga: robust economy with low vacancy rate and 18% house price growth since 2022³

Contact
Rick Jacobson 0413 830 083
Beau Coulter 0413 839 898
Billy Holderhead 0422 817 696

Investment Portfolio Auction
10:30am AEST
Wednesday 21 June
Crown Casino, Melbourne

*Approx ¹ASX:IDX ²As at 30 June 2022 ³Realestate.com.au



Strategic Newly Constructed Childcare 20 Year Net Lease - Min 4% PA Increases



Taylor (Canberra) ACT
83 Corkery Crescent

Long 20 year net lease to 2043
plus options extending to 2063

Attractive minimum 4% annual
rent reviews

Net Income: \$462,000 pa* + GST

- + Established provider with 12+ centres across NSW & ACT
- + Appealing demographics: vibrant young population, with 50% more 0-5 year olds than state average
- + Prime location 450m* from Margaret Hendry Super School - growing to 1400 students by 2024
- + Opposite 70,000+sqm* future group centre shopping precinct



Contact
Michael Vanstone 0403 580 528
James Baker 0421 863 040



Investment Portfolio Auction
10:30am AEST
Tuesday 20 June
Sydney Opera House

*Approx

Flagship Medical Sydney CBD Investment Irreplaceable George Street Position



Sydney NSW
Shop 1, 254 George Street

Renewed lease to 2026 plus
option to 2029

Substantial medical/retail
premises with brilliant fit-out

Attractive 4% pa rent increases
Net Income: \$384,115 pa* + GST

- + Largest clinic of its kind in the Southern Hemisphere
- + Specialists in obstetrics, skin cancer, gynaecology, dermatology & other services
- + Prime high profile central CBD position
- + Near Australia Square, Wynyard Station, Grosvenor Place, Circular Quay & The Rocks, The Harbour Bridge and Sydney Opera House

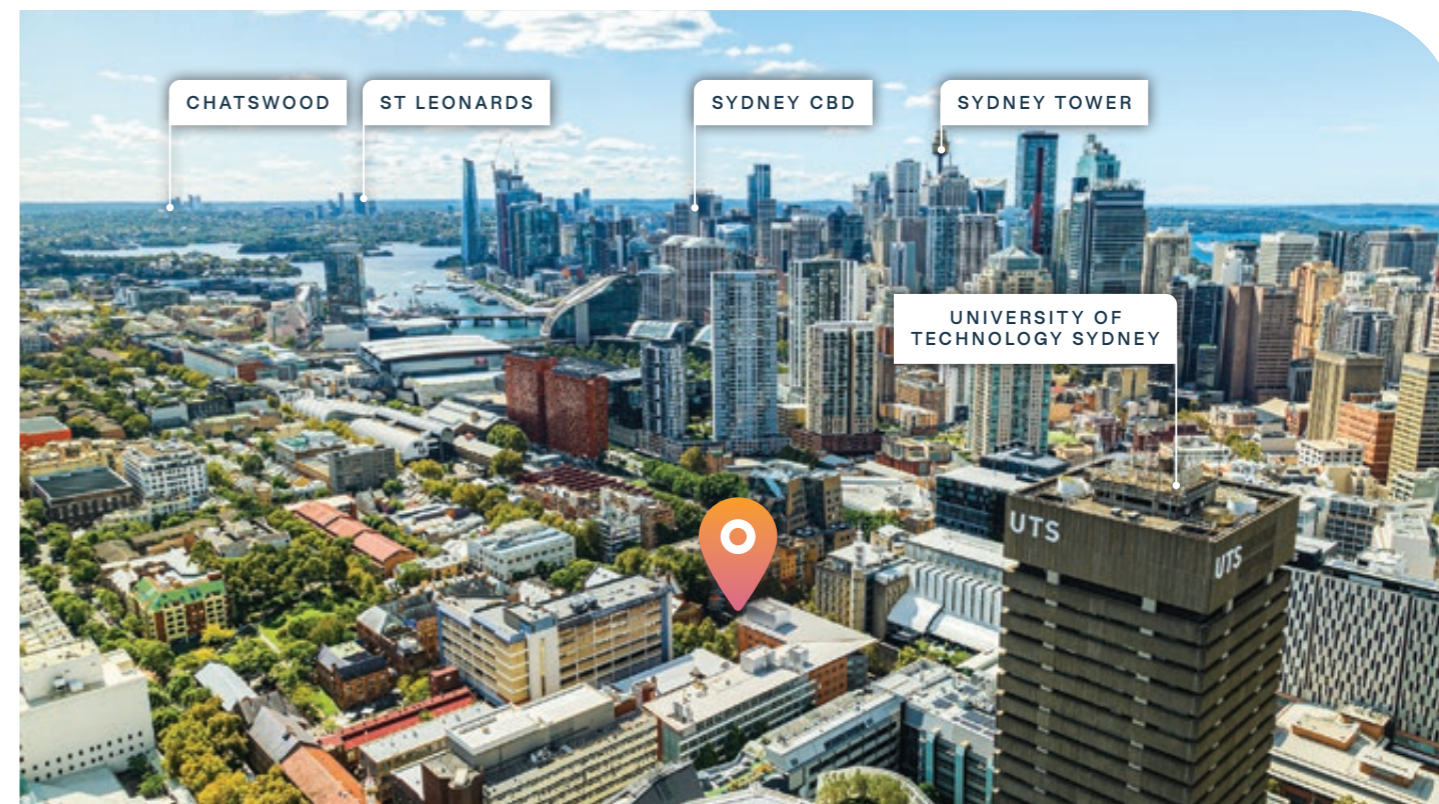


Contact
Darren Beehag 0411 226 223
Rhys Parker 0451 101 042
Zomart He 何梓轩 0488 220 830



Investment Portfolio Auction
10:30am AEST
Tuesday 20 June
Sydney Opera House

*Approx



Prime Main Street Freehold Iconic Tenant with 70 Year History



Wagga Wagga NSW
138 Baylis Street

- + Fitzpatrick's: well-established tenant, operated from this address for over 20 years and in Wagga Wagga for 73 years
- + Net lease, with tenant paying all usual outgoings
- + Annual built-in CPI rent reviews
- + Wagga Wagga: NSW largest inland city, with 69,000 people which is expected to grow by over 12% to 2036

New 5 year net lease plus options extending to 2045

Two-storey freehold building in prime CBD location

Net Income: \$169,656 pa* + GST

Contact
Darren Beehag 0411 226 223
Drew Mitchell 0498 018 606

Investment Portfolio Auction
10:30am AEST
Tuesday 20 June
Sydney Opera House

*Approx

Inner City Sydney Investment New 10 Year Net Lease



Ultimo (Sydney) NSW
Lot 2, 646 Harris Street

- + Chambers Coffee: successful Sydney coffee retailer and roaster with 15+ locations across Sydney
- + Strategic location next to UTS, TAFE, U of Notre Dame and Int. Grammar School Sydney & 5 min walk to Haymarket Light Rail
- + Prime & versatile corner position in the heart of UTS's campus with a student population of 45,221
- + Ultimo: inner Sydney suburb adjacent to CBD

New 10 year lease to 2033 plus options to 2048

Tenant pays all outgoings incl land tax & property management

Fixed 3% annual rent increases
Net Income: \$150,000 pa* + GST

Contact
Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759

Investment Portfolio Auction
10:30am AEST
Tuesday 20 June
Sydney Opera House

*Approx



Impressive Convenience Retail Centre Fully Leased and Anchored by Chevron



Caboolture (Brisbane) QLD
286-290 King Street

Chevron: long term lease plus options to 2052

Strong rental growth across all tenancies (fixed 3%-4%)

Net Income: \$477,966 pa* + GST

- + High exposure 2,466sqm* site with 56m* of direct frontage to King Street
- + Fully leased centre with 73% of income underpinned by Chevron Corporation (NYSE: CVX) - \$297 billion market cap
- + Strong trader - 3 out of 4 tenants with recent early lease renewals
- + Constructed in 2017 providing significant depreciation benefits

Contact
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Rick Jacobson 0413 830 083

Investment Portfolio Auction
10:30am AEST
Thursday 22 June
The Hilton, Brisbane

*Approx

Brisbane Freehold 7-Eleven Investment Must Be Sold - Realisation Auction



Bald Hills (Brisbane) QLD
2203 Gympie Road

15 year lease to 2034 plus options to 2054

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

Net Income: \$347,736 pa* + GST¹

- + 7-Eleven: Australia's #1 convenience retailer, 750+ stores
- + Frontage to Gympie Rd, a major Brisbane commuter road linking Bald Hills with Carseldine Bunnings & Homemaker Centre
- + Surrounded by 6 schools servicing over 4,000 students²
- + Constructed in December 2019 providing significant depreciation benefits

Contact
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Tom Lawrence 0409 354 492
Jamie Perlinger 0413 860 315
Rick Jacobson 0413 830 083

Investment Portfolio Auction
10:30am AEST
Thursday 22 June
The Hilton, Brisbane

¹Approx ²As at 12 December 2022
²GapMaps



Established Childcare in Booming Locale Net Lease to ASX Listed Provider



G8 Education^{ltd}

Pimpama (Gold Coast) QLD
51 Dixon Drive

10 year lease to December 2026
plus two 10 year options to 2046

Fixed 3% annual rent increases

Tenant pays all outgoings
including land tax

Net Income: \$308,423 pa* + GST

+ G8 Education Ltd (ASX:GEM):
Australia's largest listed childcare
provider with 430+ locations

+ 1,003sqm* purpose-built facility
with 41 car spaces on-title and
licenced for 125 LDC places

+ 3,093sqm* site within a well-
established master-planned
community, and metres from
the Woolworths-anchored
Pimpama Junction SC



Contact

Adam Thomas 0418 998 971
Andrew Havig 0478 010 990
Natalie Couper 0413 856 983



Investment Portfolio Auction

10:30am AEST
Thursday 22 June
The Hilton, Brisbane

*Approx

Strong-Trading Childcare Investment Net Lease to 2028 + Options



Hervey Bay QLD
16-18 Magnolia Street

Two further 5 year opts to 2038
Fixed 3% annual rent increases

Tenant pays all outgoings
including land tax

Net Income: \$164,794 pa* + GST

+ Bayside EL: privately owned
and operated business with
extensive wait-list

+ Impeccably well-maintained
80 LDC place centre rated
"Exceeding" under the National
Quality Framework (NQF)

+ Large 2,400sqm* site, 500m*
from Kawungan State School
and close to Hervey Bay's
commercial precinct



Contact

Adam Thomas 0418 998 971
Andrew Havig 0478 010 990
Natalie Couper 0413 856 983



Investment Portfolio Auction

10:30am AEST
Thursday 22 June
The Hilton, Brisbane

*Approx



17 Yr Lease to ASX Listed Fast Food Retailer Drive-Thru on 5,115sqm* Bruce Hwy Site



Maryborough West QLD
Cnr Bruce Hwy & Quarry Rd

17 year lease to 2034 plus options to 2044

Fixed 3% annual rent increases

Tenant pays all usual outgoings including land tax

Net Income: \$144,240 pa* + GST

+ Oliver's: established ASX listed brand with locations along major arterial highways & key supplier to all EG service stations nationally

+ Strategic Bruce Highway position adjoining Ampol & approved Shell & McDonald's

+ Maryborough: major city of the Fraser Coast Region with a population of 115,173¹



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*Approx ¹Profile.ID

Entry Level ASX Listed Investment Renewed 5 Yr Lease + Options to 2053



Belgian Gardens (Townsville) QLD
51-53 Bundock Street

5 x 5 year options to 2053

CPI annual rent reviews

Bulletproof essential service investment

Net Income: \$54,234 pa* + GST

+ Endeavour Group (ASX: EDV): Australia's largest liquor retailer and the country's largest portfolio of licensed hotels¹

+ High exposure 1,356sqm* freehold corner site on main thoroughfare

+ Strong trading site since 2017

+ Townsville: booming population forecast to grow 54% by 2041²



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*Approx ¹Endeavour Group Limited ²forecast.id



Stamp Duty Free Investment

Entry Level Pharmacy Investment Tenant in Operation Since 1980's

Maitland SA
14-16 Robert St (Cnr Alice St)

10 year net lease to 2027 plus options to 2037

Tenant pays all outgoings including management fees

Attractive 3% rent increases

Net Income: \$41,792 pa* + GST¹

- + Noel Allen Group: established pharmacy provider with 25 locations across SA, NSW & TAS
- + Essential service investment - the only pharmacy within 23km*
- + Prominent 785sqm* town centre site with ample on-site parking, offering potential future value add/redevelopment optionality
- + Maitland: geographical 'heart' and the main commercial centre of the Yorke Peninsula



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*Approx ¹As at September 2023



Impressive Childcare Investment 15 Year Net Lease to 2038 + Options

Swan Hill VIC
100 Beveridge Street

Fixed 3% annual rent increases
Tenant pays all usual outgoings

New construction with significant depreciation benefits

Net Income: \$201,161 pa* + GST

- + Montessori Beginnings: experienced Victorian operator with 9 current centres plus 4 further locations opening soon
- + Impressive 72 LDC place centre incorporating completely refurbished character-filled cottage along with purpose-built extension
- + Strategic 1,276sqm* commercial site opposite Woolworths and metres from Swan Hill Hospital, Coles and Bunnings



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Melbourne Metro Childcare Investment Renewed Lease to ASX Listed Operator



Glen Waverley VIC
604 Waverley Road

Renewed 10 year net lease to 2032 plus option to 2042

Tenant pays all outgoings including land tax

Attractive 3.5% pa rent increases
Net Income: \$180,009 pa* + GST¹

- + Mayfield (ASX:MFD): educating over 3,000 children per day across 35 centres nationally
- + Long established 58 LDC place centre in operation since 2006
- + Prominent 1,394sqm* corner site within highly sought-after Glen Waverley School College Zone
- + Located metres from Holmesglen Institute & within close proximity to The Glen SC anchored by Coles, Woolworths & ALDI

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State Government Leased Freehold Attractive 8% to 8.5% Return Expected



Wangaratta VIC
19a Clark Street

Renewed 2 year lease from March 2023 to Northeast Health Wangaratta (NHW)

Excellent depreciation, built new in 2021

Net Income: \$116,889 pa*

- + Quality accommodation used by NHW employees, currently all doctors
- + Substantial property featuring 8 bedrooms each with bathrooms plus shared living amenities
- + Prime medical precinct, close to NHW who service 90,000+ people, Private Hospital, North East Podiatry, Paediatric Clinic and Audiology

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New 10 Year Net Lease to 2032 Prized Supermarket Investment

Cobblebank (Melton) VIC
4/223 Bridge Road

10 year lease to 2033 plus one
further 5 year option to 2038

Fixed 3% annual rent increases

Tenant pays all usual outgoings

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

- + Dee Ann's Grocer: strategic position within fast growing 'master planned' community
- + Large 400sqm* premises with AAA fit-out complemented by 124 public car spaces
- + Metres from Strathtulloh Primary School, 2 new childcare centres, Cobblebank Stadium and more
- + City of Melton: population anticipated to surge to over 416,000 by 2051, a 98% increase



Contact

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Liming Qiao 乔立鸣 0447 288 323



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Delivering a Supreme Domino's Investment New 7 Year Lease - World's Largest Pizza Chain

Cobblebank (Melton) VIC
2/223 Bridge Road

New 7 year lease to March 2030
plus options to 2040

Fixed 3.5% annual rent increases

Tenant pays all usual outgoings

Net Income: \$61,875 pa* + GST

- + Domino's: worlds largest pizza chain with 755 stores across Aus and more than 20,000 worldwide
- + Brand new shop with Domino's latest corporate fit-out
- + New & rapidly expanding 'master planned' community central to shopping, schools, community facilities & public transport
- + City of Melton: population anticipated to surge to over 416,000 by 2051, a 98% increase



Contact

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Potential 50% Stamp Duty Saving

Long 10 Year Net Lease to October 2032 Licenced Bar & Cafe on Two Titles

Clyde North (Berwick) VIC
10 & 11, 121 Grices Road

New 10 year lease to October 2032 plus options to 2042

Rare 4% annual rent increases

Tenant pays all usual outgoings

Net Income: \$87,450 pa* + GST

- + Double shop with triple retail frontage and exposure plus large alfresco area included on-title
- + Complemented by supermarket, swim school, gym and destination retail
- + 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



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Renewed Net Lease with 3% Increases Important Agribusiness Branch

Hamilton VIC
96 Gray St (and Mcluckies Ln)

Renewed 3 year lease to May 2026 plus options to 2032

Westpac pay all usual outgoings including land tax

Net Income: \$83,200 pa* + GST

- + Westpac: ASX top 5 listed company with \$73.4B market cap
- + 486sqm* two-level freehold branch incl retail, agribusiness & business banking services
- + Key regional branch, 1hr 15m drive to next closest Westpac
- + Prime 369sqm* site on main retail strip with ROW access
- + Hamilton: important commercial centre, 20,000+ trade catchment



Contact
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*Approx Westpac





Attention \$1.25 Million Buyers (6.7% Yield)

100% Leased Landmark Corner Freehold Booming Victorian Port City

Portland VIC
78-82 Percy St (cnr Henty St)

Fully leased investment inc 4 shops & 4 residential tenancies
Longstanding tenants inc RACV, Tobacco, Print Squad & Moynes
Multiple income streams
Net Income: \$84,000 pa* + GST

- + Prized corner building in the heart of Portlands thriving commercial centre
- + Large 1,117sqm* cnr landholding, triple 68m* frontage and premium Commercial 1 Zoning"
- + Central amongst Woolworths, ALDI, IGA, major banks etc
- + Portland: major commercial centre with multiple economic drivers inc shipping, commercial fishing, industrial and tourism

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Rare Chapel St Fast Food Investment Proven Store, On-Site 11+ Years



South Yarra (Melbourne) VIC
374 Chapel Street (and Bray St)

Brand new 5 year head office lease to June 2028 - no option
Fixed rent increase to \$90k in 2024, 3% annually thereafter
Tenant pays all usual outgoings
Net Income: \$78,825 pa* + GST
((\$83,825 pa* net as at June 2024)

- + Zambbrero: rapidly growing fast-food giant with 230 restaurants globally
- + 203sqm* two-level building incorporating modern Zambbrero restaurant
- + Prime 227sqm* freehold site with dual frontage & on-title parking
- + South Yarra: affluent inner city suburb with \$2.2 million median house price¹

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¹Approx ¹realestate.com.au



Brand New Childcare Investment 15 Year Net Lease to 2038 + Option



Camillo (Perth) WA
9 Westfield Road

- + Camillo ELC: experienced and successful operator with an established centre in the local area
- + Impressive 513sqm* centre with approval for 92 LDC places
- + New construction with significant tax depreciation benefits
- + Large 2,385sqm* corner site, 680m* from both Kelmescott Train Station and Woolworths, and only 22km* from the CBD

One further 10 year option to 2048
Fixed 3% annual rent increases

Tenant pays all outgoings inc land tax and management fees

Net Income: \$329,200 pa* + GST



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New 30 Year Lease to ASX Listed Tenant New Childcare Opposite Primary School



Yanchep (Perth) WA
121 Moorpark Avenue

- + G8 Education (ASX:GEM): Australia's largest listed childcare provider with over 430 locations
- + Brand new 100 LDC place centre offering significant depreciation benefits
- + Large 3,032sqm* site positioned opposite the newly constructed (2021) Yanchep Rise Primary School
- + Yanchep: high growth location 50km* north from the Perth CBD

Annual CPI rent reviews with ratchet provisions, ensuring rent cannot reduce

Tenant pays all outgoings inc land tax and management fees

Net Income: \$285,000 pa* + GST



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Q&A

with Mimi Wylie

OPERATIONS MANAGER NSW

How long have you been at Burgess Rawson and what has been the highlight?

“I joined Burgess Rawson as a sales analyst just over a year ago. Since then, I have experienced several highlights including the growth of our commercial sales team in the Sydney office.

It’s a joy to see our team successfully undertake bigger and better portfolio campaigns, challenging the status quo and continuously achieving the best results for our clients.

In addition, I was recently promoted to NSW Operations Manager, which has presented me with several new and exciting challenges, responsibilities, and opportunities for professional development.

This role has been an incredible opportunity to enhance my skills and take on a leadership position within the company.”

Describe your role?

“As NSW Operations Manager, my responsibilities involve overseeing and coordinating the numerous processes necessary throughout our investment portfolio campaigns.

I manage the overall sales process, from the initial listing of a property to the final closing of a sale. This often entails managing administrative, marketing, and financial aspects of the property campaign as well as coordinating our auction day events.”

How has your role evolved?

“Since beginning my journey at Burgess Rawson, my role has transformed from supporting the team with administrative tasks and data analysis to managing sales operations, event planning, coordination of our support team and ensuring compliance within NSW.”

Have you always worked in the property industry? What lured you to the industry?

“Yes, my career in real estate began in 2017 when I started in a receptionist position at another agency.

Later in 2019, I took an opportunity to transition into an administrative role for their national investment sales team.

I began working full-time in the property industry during my first year out of school while simultaneously completing a diploma in graphic design, which has helped me to refine my design skills for marketing purposes.”

What do you enjoy about commercial property and Burgess Rawson?

“Burgess Rawson places a great emphasis on individual growth and development. The company is constantly providing me with opportunities to up-skill and advance my career. The fast-paced nature of our auction campaigns and the diversity of our service offering means I’m continuously being challenged and expanding my knowledge.

I also take great pleasure in supporting the agents to achieve outstanding results for our clients. Furthermore, I enjoy working to find new ways we can enhance our value proposition and exceed our clients’ expectations.”

What do you hope to achieve in the future?

“My journey with the company so far has been highly rewarding and full of variety.

I’m looking forward to seeing how the business evolves and being part of its exciting future and growth.”

“This role has been an incredible opportunity to enhance my skills and take on a leadership position within the company.”





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

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