

# Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

FEATURE ARTICLE

## Robina Central

Once in a Lifetime Generational Investment

HIGHLIGHT

## Investors Hungry

For Fast Food Drive Through



# The Ultimate Investment Property Arena

Burgess Rawson delivers unparalleled market expertise in commercial real estate, backed by the power of our huge national presence.

For the past 21 years, our iconic portfolio auctions have set industry benchmarks, offering the nation's best commercial investments for sale in one place.

Sydney	Melbourne	Brisbane
Sydney Opera House	Crown Casino	Hilton Hotel
1 August 2023	2 August 2023	3 August 2023
12 September 2023	13 September 2023	14 September 2023
24 October 2023	25 October 2023	26 October 2023
5 December 2023	6 December 2023	7 December 2023

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

For further details, visit [burgessrawson.com.au](http://burgessrawson.com.au)

# Welcome

Andrew Havig  
Partner

ANDREW.HAVIG



Welcome to the August edition of Portfolio Magazine.

We finished off the financial year with some outstanding results, taking our 12 month total to \$1.3 billion.

Of note, many asset classes are still selling on sub 4.0 per cent yields with recession-proof properties the standard, due to their future growth potential.

The tightest yield achieved across our June auction events was 3.67% for a Zambrero restaurant in Melbourne's premier retail destination, Chapel Street, South Yarra.

A notable transaction was an asset leased to Ambulance Victoria in Nunawading, Victoria which received 58 bids before selling for \$3.885 million - an impressive \$700,000 above the reserve price. The property transacted on a tight yield of 4.23%.

High enquiry, spirited auction bidding and stable yields are all clear signs of renewed investor confidence, even after 12 cash rate rises and increasing CPI. Our incredible August line-up echoes this sentiment,

as Burgess Rawson offers one of the highest quality portfolios ever, to market.

With every asset class covered and a particular focus on set-and-forget assets, included is the once in a lifetime opportunity to purchase the generational Robina Central on the Gold Coast. Investors will also finally get the chance to indulge in a rarely available range of fast food opportunities, with national tenants including the ever-popular, McDonald's, Guzman y Gomez and Hungry Jack's along with a brand new, trophy Dan Murphy's in Tasmania.

This is a truly amazing portfolio with something for every investor and every budget.

Finally, we invite you to download your free copy of the Early Education Industry Insights Report - a staple for investors and owners alike, which explores one of Australia's most cherished and sought-after asset classes.



## 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.*





# Robina Central

The ultimate once in a lifetime, generational opportunity







## Robina Central Ticks All The Boxes

- 13 Year WALE
- High Underlying Land Value
- Maximum Depreciation Benefits
- Future Development Potential<sup>1</sup>

# Investors Flock to World Renowned Powerhouse

**Exclusively situated in one of the Gold Coast’s most sought-after destinations, with its booming population and development growth, the iconic Robina Central will set a benchmark after being listed for sale through Burgess Rawson’s Yosh Mendis, Zomart He, Beau Coulter and Andrew Havig.**

Strategically positioned in an energetic gateway location, in the heart of a thriving suburb, the landmark Robina Central will provide unrivalled returns for decades to come.

Robina Central’s strategic location, substantial depreciation benefits and the security of world-renowned global and national essential

services covenants, are just a few of the outstanding hallmarks of this unique investment.

Mr Mendis said Robina Central is one of the largest land holdings in the area to be offered for sale. The asset enjoys a premium location surrounded by 400 speciality shops, an expansive large format retail precinct, as well as an impressive \$770 million of completed or future developments, all within a kilometre.

“This is one of the best investments to be offered to the market this year with the property affording compounding income, high land value and a prime position in one of Australia’s largest and growing precincts.”

“While the property presents the ultimate set-and-forget investment,

it delivers an unsurpassable generational opportunity with potential for future high rise development alternatives.”

“Robina Central is home to some of the most renowned blue-chip brands including the world’s second largest supermarket chain, ALDI, fast food giant Guzman y Gomez, ASX listed Ampol, Starbucks, and MedCentres, guaranteeing its success as a premier investment model.”

Underpinned by a 13 Year WALE, Robina Central features an exceptional tenancy profile set on a landmark corner site of 13,100\* square metres.

Mr He said the property is unique in that its income is evenly spread with the investment offering future benefits of potential multi-

level health, office, tourism and accommodation development due to its coveted location.

“Our Asian investor base will be keenly interested in the property with their main focus on the strong income, substantial depreciation and long-term development potential.” he said.

The iconic project was a joint venture between two highly regarded local developers, De Luca Corporation and Wright Private Capital.

### Australia’s world class destination set for exponential growth

The Gold Coast has become one of Australia’s top regions to live, work and play and has enjoyed unprecedented growth in recent years.

Queensland based, Mr Havig said Robina is seen as a great place to invest in because it offers a desirable lifestyle near the beach and a host of desirable amenities. The thriving suburb is a popular tourism and

residential destination offering an abundance of shopping, dining, and entertainment options.

“Robina is a booming area with its population forecast to grow 71% to 92,000 people, and contributing the highest Gross Regional Production to the Gold Coast region by 2050.

“As Australia’s sixth largest city, the City of Gold Coast is currently home to over 633,000 individuals which is anticipated to grow to over 1,000,000 residents by 2050, an increase of over 58%,” Mr Havig said.

Mr Coulter added that the strong population growth coincides with billions of dollars being invested into the region including Gurner’s \$1.75 billion four-tower apartment and hotel complex, the luxury \$400 million Royal Gold Coast apartment tower and the \$200 million Mondrian Hotel and Residential Towers in Burleigh Heads. The government is also funding \$2.16 billion for stage 1 of the Coomera Connector Road Project.

“As part of the proposed Brisbane Olympic Games, Robina has also

been earmarked as an Olympic Village location for the 2032 Olympics.”

“This is a major boom for the Gold Coast with the village to be part of an estimated \$5.1 billion Olympic Games Project, creating thousands of jobs for the local economy.”

**“This ultimate set-and-forget investment delivers an unsurpassable generational opportunity with potential for future high rise development alternatives.”**

**Yosh Mendis**  
Burgess Rawson  
Partner



<sup>1</sup>Approx <sup>1</sup>URBIS



# Burgess Rawson FY2023 Sales Highlights by Sector

## The Best of the Best

Investor confidence in the essential services is robust despite 12 cash rate rises and increasing inflation.

While the past financial year has provided some challenges, we've seen demand for secure, standalone assets in strategic locations, and with long-term leases to leading tenants, continue to thrive.

Our top 10 asset classes have all performed well with several properties achieving record low yields. Quality, recession-proof 'set and forget' assets will always be highly sought-after - as demonstrated by our solid success over the past financial year with an impressive \$1.3 billion in transactions.

## Early Education

Demand for this desirable asset class has been robust with records achieved at our recent Portfolio Auctions. The Goodstart Early Learning Centre in Sydney's prestigious suburb of Mosman sold for \$4.41 million setting an Australian record with its 2.75% yield. Set on a significant 697 square metre site, the property offered a secure long term lease to a blue chip tenant, favourable triple net lease structure, along with its premium Sydney landholding.



**Goodstart**  
Mosman NSW

 Sold \$4,410,000  Yield 2.75%



**Guardian**  
Rochedale South QLD

 Sold \$6,170,000  Yield 4.88%



**Guardian**  
Prahran VIC



 Sold \$3,270,000  Yield 3.12%

## Large Format Retail

This tightly held sector continues to record solid results and firm yields across the nation. A true standout was the Bunnings Warehouse and Amart Hoppers Crossing which transacted for \$99,600,000, \$79,200,000 apportioned towards Bunnings reflecting a record 3.95% yield. Over the year, we sold 11 assets with an average sale price of \$12.33 million.



**Officeworks**  
North Lakes QLD

 Sold \$6,500,000  Yield 5.74%





**Barbeques Galore**  
Launceston TAS

 Sold \$3,845,000  Yield 4.23%



**Bunnings and Amart**  
Hoppers Crossing VIC

 Sold \$99,600,000  Yield 4.25%

## Fast Food

Arguably the most tightly-held sector of them all, it is rare to see a premium fast food asset offered for sale, so when listed they are hungrily snapped up. With 80% of Australians enjoying fast food on a daily basis, this sector will continue to witness increased demand. The few recent sales confirm yields remain tight for this fast-growing asset with recent sales showing returns as low as 3.81%.





**McDonald's**  
Broken Hill NSW

 Sold \$5,750,000  Yield 3.92%



**Hungry Jack's**  
Wangaratta VIC

 Sold \$3,160,000  Yield 3.85%



**Guzman y Gomez**  
Orange NSW

 Sold \$6,300,000  Yield 3.81%



# Pubs and Liquor

Burgess Rawson dominates these sectors selling everything from iconic venues to large format liquor stores. We have sold more than 20 assets over the past year with the standout being the transaction of the Dan Murphy's in Pakenham. The \$14.75 million sale price reflected a yield of 2.94%. The average yield for liquor was 4.81% from nine transactions.



**Dan Murphy's**  
Pakenham VIC

\$ Sold \$14,750,000    % Yield 2.94%



**The Exchange Hotel**  
Port Melbourne VIC

\$ Sold \$8,920,000    % Yield 4.63%



**Hampstead Hotel**  
Collinswood SA

\$ Sold \$15,100,000    % Yield 5.60%

# Convenience Retail

Our lives are getting busier, and convenience has become crucial to easing the burden, so it's no surprise investors seek these assets for their portfolio. Add their strategic locations and generous land sizes and the future of this asset is set. Recent sales at our Portfolio Auctions saw sub 4.0% returns. A highlight was a 7-Eleven in Hawthorn East which attracted robust bidding before selling for \$6.7 million, showing a yield of 3.94%.



**7-Eleven**  
Hawthorn East VIC

\$ Sold \$6,700,000    % Yield 3.94%



**Ampol**  
Brendale QLD

\$ Sold \$9,625,000    % Yield 5.71%



**7-Eleven**  
Killara NSW

\$ Sold \$7,500,000    % Yield 3.97%

# Trade Retail

Strong bidding and tight yields were achieved for this asset class with Elders in Pakenham selling for \$3.66 million providing a return of 4.38%. Quality, blue-chip tenants such as Wattyl Paints and Total Tools attract premium prices as they offer long term leases in fast-growing precincts.



**NAPA Auto Parts**  
Warana QLD

\$ Sold \$3,170,000    % Yield 5.05%



**Elders**  
Pakenham VIC

\$ Sold \$3,660,000    % Yield 4.38%



**Wattyl Paints**  
Sunbury VIC

\$ Sold \$2,018,000    % Yield 5.18%

# Healthcare

A growing and aging population coupled with substantial government funding keep this asset front of mind. The key players continue to invest heavily with the major REITs reporting strong growth in their portfolios. We have sold 50 medical, pharmacy and health assets over the past year with an average sale price of \$2.53 million.



**Allcare Medical Centre**  
Carnes Hill NSW

\$ Sold \$10,000,000    % Yield 4.79%



**NEST Family Clinic**  
Elsternwick VIC

\$ Sold \$9,850,000    % Yield 4.82%



**Specialist Medical Centre**  
Glen Waverley VIC

\$ Sold \$3,950,000    % Yield 4.92%



# Automotive

The automotive sector is a diverse and sought-after investment typically providing strategic future growth. Established brands including Goodyear Autocare, Supercheap Auto and Autobarn transact on low yields and offer plenty of upside. Our automotive yields averaged 5.3% for the financial year with properties leased to blue-chip tenants reflecting yields as low as 3.75%.



**Goodyear Autocare**  
Leongatha VIC

\$ Sold \$1,035,000    % Yield 3.75%



**Supercheap Auto**  
South Grafton NSW

\$ Sold \$4,200,000    % Yield 5.51%



**Autobarn**  
Mornington VIC

\$ Sold \$5,400,000    % Yield 3.77%

# Government

Government-leased assets are appealing to investors due to their prized locations which offer solid future growth opportunities. In Port Macquarie, a property occupied by Legal Aid sold for \$4.225 million showing a yield of 4.28%. Such results demonstrate the continued, strong demand for this product.



**Ambulance Victoria**  
Nunawading VIC

\$ Sold \$3,885,000    % Yield 4.23%



**Legal Aid NSW**  
Port Macquarie NSW

\$ Sold \$4,225,000    % Yield 4.28%



**SA Government**  
Hallett Cove SA

\$ Sold \$1,235,000    % Yield 4.89%

# Industrial

Low vacancies coinciding with increased online shopping have highlighted the importance and reliability of this industry. This is supported by the sale of the PFD portfolio which saw 12 of 13 properties sell under the hammer. The sector offers properties at every price point level appealing to a variety of investors, from entry level first time investors to high net worth individuals and institutions.



**Multi Tenant**  
Shepparton VIC

\$ Sold \$4,125,000    % Yield 4.44%



**Viridian Glass**  
Hume ACT

\$ Sold \$11,015,000    % Yield 5.47%



**San Miguel**  
Mildura VIC

\$ Sold \$5,075,000    % Yield 5.48%

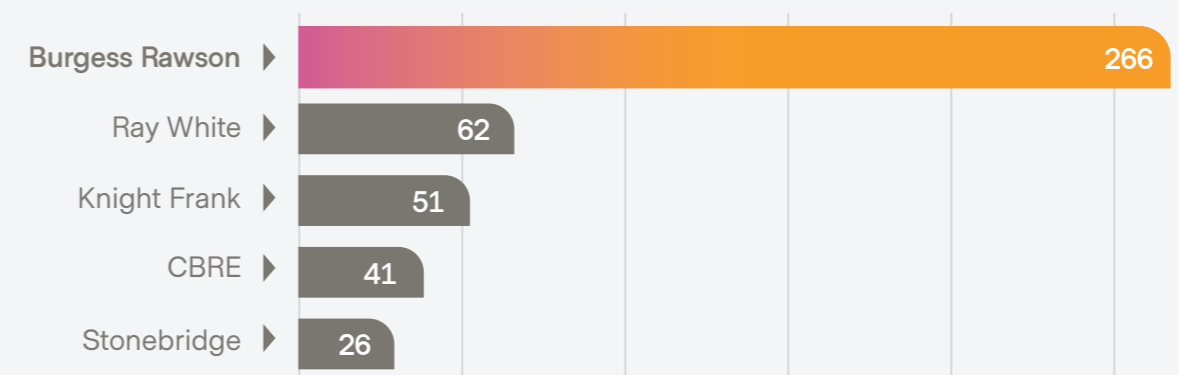
## Choose the #1 Team

Our focus is on leased freehold investment properties, and in FY 2023, we have handled 4 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.

## 4 x More Freehold Investment Sales Than Any Other Agency

All on-market leased investment sales over \$1 million in the last 12 months:



Source: realcommercial.com.au



# Fast Food Feeds Insatiable Investor Appetite

**Our hunger for fast food is rocketing and ravenous investors will finally be able to fill up on a rarely offered selection of assets in Burgess Rawson's August Portfolio.**

As market leaders in the sale of fast food properties, Burgess Rawson has witnessed unprecedented investor demand for Australia's most tightly held assets.

And it's no surprise with nearly 80% of us consuming fast food every day.

Fast food is undoubtedly a robust, recession-proof product that has continued to show trading growth during economic uncertainty. It's for this reason that generally, fast food owners don't want to relinquish them.

Innovation, fresher options and convenience have also been key factors in driving the demand, with major retailers fully equipped to cater to consumers with busy lifestyles.

Burgess Rawson Partner and National Head of Agency, Raoul Holderhead said fast food assets appeal to investors because they offer long-term, low-risk options that require minimal input from the owner, coupled with solid and reliable returns over time.

"Fast food assets house prominent and innovative tenants. These industry heavyweights invest in extensive research before opening in a new location, and will upgrade their stores at significant costs. They will also generally seek long-term lease commitments to maximise their own returns," he said.





Major retailers are adapting to consumer needs through offerings such as plant based options and drive through-only restaurants, as well as expanding their footprint across the country.

In the last 12 months, 179 new sites have opened, including 20 McDonald's, 14 Guzman y Gomez and 10 KFC stores.

This investment by major players is certainly paying off, with many recording strong revenue growth.

McDonald's hit a record \$2 billion in revenue in 2022, thanks to McCafé and their home delivery offering.

The fast food giant confirmed that one in every four coffees sold in Australia is from one of its McCafé's, which sells an average of 600,000 cups a day.

Likewise, KFC franchises in Australia have continued to perform well, achieving strong revenue growth of 10.6 per cent to \$479.6 million in the second half of 2022.

According to IBISWorld there are now over 27,250 fast food and takeaway food services businesses in Australia, with this figure forecast to grow.

Increased population and immigration are also feeding the frenzy and both global and

local brands are expanding their footprint.

The shift towards healthier options and more diversity has seen the fast food trend evolve, opening up opportunities for new operators to enter the industry.

Local icons, Guzman y Gomez and El Jannah have been appearing across the country at a phenomenal rate. Guzman y Gomez or 'GyG' has been one of the fastest growing quick service restaurants in recent times.

The single fast food store which began in a trendy Sydney suburb in 2006, is responsible for a company that is now set to reach unicorn status. The popular Mexican restaurant franchise is projected to hit an eye-watering \$1 billion in revenue by 2025.

Mr Holderhead said that fast food retail properties are among the most tightly-held investments, so when offered to the market, they're generally snapped up quickly.

Burgess Rawson NSW Partner, Yosh Mendis said, "Fast food assets have proven to be recession-proof as convenience remains a key factor in the growing demand for these products."

"Solid fundamentals such as having a highly regarded established tenant

serve to strengthen the success of these assets." he said.

Investors will finally get to feast on one of their favourite asset classes, with our August Portfolio offering several premium opportunities leased to leading national tenants.

Standout opportunities include a prime McDonald's asset in Wollongong, featuring an ultra rare 20 + 20 year triple net ground lease. Two NSW Guzman y Gomez leased assets, both built this year and boasting brand new 20 year leases, will also be hotly contested, as well as a Hungry Jack's built in 2020, located in booming Albury NSW.

**"Fast food retail properties are among the most tightly-held investments, so when offered to the market, they're generally snapped up quickly."**



**Raoul Holderhead**  
Burgess Rawson | Partner

# Iconic Restaurant, El Jannah to Open in Kensington

Australian-Lebanese quick-service restaurant, El Jannah is expanding its Melbourne presence with a new outlet to open in the high profile retail precinct opposite Flemington Racecourse.

Celebrated for their legendary charcoal chicken mastery, El Jannah has leased three shops at 2-14 Gatehouse Drive, Kensington which is in a high-profile location with neighbouring tenants including IGA, Shell Coles Express and Hungry Jack's.

Burgess Rawson Leasing Executive, Ben Luu brokered the deal together with Lewis Tong and Mark Wizel from Advise Transact acting as Transaction Manager for the landlord, enlisting Mr Luu as the exclusive leasing agent.

Mr Luu said El Jannah has signed a 10-year lease on the premises, adding, "We managed to find a suitable tenant to take all shops which will greatly increase the value of the asset along with securing



such a long term lease to a well-established and growing brand."

"El Jannah will also activate the precinct and bring in more foot traffic with their cult-like following."

The property is located four kilometres from Melbourne's CBD in the suburb of Kensington, home to 15,400 households with an average income of \$105,650. Some 40% of the population is aged 25-44 years.

From humble beginnings, Andre and Carole Estephan founded the first El Jannah restaurant in 1998, in the Sydney suburb of Granville.

A restaurant with exponential market growth and a loyal cult following, El Jannah has proven itself a strong player within the Sydney fast food market, expanding to 15 outlets across the Sydney metropolitan area.

## Current Fast Food Opportunities



**Unanderra (Wollongong) NSW McDonald's**  
Net Income \$201,571 | Page 28



**Nowra (South Coast) NSW Guzman y Gomez**  
Net Income \$274,360 | Page 42



**Robina (Gold Coast) QLD Guzman y Gomez**  
Net Income \$1,703,428 | Page 22



**Lavington (Albury) NSW Hungry Jack's**  
Net Income \$240,000 | Page 48



**Unanderra (Wollongong) NSW Guzman y Gomez**  
Net Income \$255,000 | Page 32



**Warwick QLD Red Rooster**  
Net Income \$93,684 | Page 60





# August Investment Portfolio Auctions

**SYDNEY**  
10:30AM AEST  
TUESDAY  
1 AUGUST

**MELBOURNE**  
10:30AM AEST  
WEDNESDAY  
2 AUGUST

**BRISBANE**  
10:30AM AEST  
THURSDAY  
3 AUGUST

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

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

## New Properties For Sale



### Multi-Tenanted Centre

Tenant	Location	State	Income pa	Page
ALDI, Ampol, Guzman y Gomez, Starbucks & MedCentres	Robina (Gold Coast)	QLD	\$1,703,428	22



### Liquor

Tenant	Location	State	Income pa	Page
Dan Murphy's & Fernwood	Bellerive (Hobart)	TAS	\$520,000	26
BWS	Hobart	TAS	\$393,663	34
BWS and Car Wash	Branxton (Hunter Region)	NSW	\$232,750	50



### Fast Food

Tenant	Location	State	Income pa	Page
Guzman y Gomez	Nowra (South Coast)	NSW	\$274,360	42
Guzman y Gomez	Unanderra (Wollongong)	NSW	\$255,000	32
Hungry Jack's	Lavington (Albury)	NSW	\$240,000	48
McDonald's	Unanderra (Wollongong)	NSW	\$201,571	28
Red Rooster	Warwick	QLD	\$93,684	60



### Large Format Retail

Tenant	Location	State	Income pa	Page
BCF & Clark Rubber	Bunbury	WA	\$463,554	79
Repco	Launceston	TAS	\$225,000	63



# New Properties For Sale



## Early Education

Tenant	Location	State	Income pa	Page
Jungle Zoo Early Learning	Mandalay (Whitsundays)	QLD	\$800,000	24
Guardian Childcare	Greenbank (Logan City)	QLD	\$488,400	30
Young Academics Early Learning	Riverstone (Western Sydney)	NSW	\$441,551	44
G8 Education	Curlewis (Geelong)	VIC	\$356,377	65
Little Zak's Academy	Carey Bay (Lake Macquarie)	NSW	\$352,000	45
Montessori Beginnings	Greenvale (Melbourne)	VIC	\$345,625	66
Tall Tree Early Learning	Leederville (Perth)	WA	\$331,200	80
Only About Children	Maroubra (Sydney)	NSW	\$305,475	47
Little Stars	Melton (Melbourne)	VIC	\$244,620	67
Little Kindy	Hilton (Perth)	WA	\$201,600	81
Story House Early Learning	Putney (Sydney)	NSW	\$200,637	51
Smarty Pants ELC	Cooroy (Noosa)	QLD	\$162,388	59



## Medical, Pharmacy & Health

Tenant	Location	State	Income pa	Page
Adelaide Vet	Westbourne Park (Adelaide)	SA	\$363,267	61
The Ortho Practice	Kincumber (Central Coast)	NSW	\$60,000	54
Medical Centre	Abbotsford (Melbourne)	VIC	\$39,995	75



## Government & Office

Tenant	Location	State	Income pa	Page
Victoria Police Office	Bendigo	VIC	\$202,990	68
Castle	Toronto (Lake Macquarie)	NSW	\$54,629	55



## Convenience Retail

Tenant	Location	State	Income pa	Page
Caltex	Willawong (Brisbane)	QLD	\$415,200	58
AMPOL	Forresters Beach (Central Coast)	NSW	\$334,900	46
X Convenience	Hampstead Gardens (Adelaide)	SA	\$303,324	36
X Convenience	Mount Barker (Adelaide)	SA	\$302,356	38
Viva Energy/Shell	Bairnsdale	VIC	\$274,590	40
BP Petroleum	Junction Hill (Grafton)	NSW	\$197,077	52



## Retail

Tenant	Location	State	Income pa	Page
The Watermark Hotel	North Ward (Townsville)	QLD	\$412,000	56
Australia Post	Traralgon	VIC	\$141,537	69
Brewhouse Café & Coffee Roasters	Bendigo	VIC	\$110,680	70
Retail Shops	Hampton (Melbourne)	VIC	\$104,500	71
Ascraft Textiles & Wallcoverings + Apartment	Prahran (Melbourne)	VIC	\$90,872	72
Peace Harmony Thai	Sydney	NSW	\$85,000	53
Retail Shop & Residential	Black Rock (Melbourne)	VIC	\$75,275	73
Amelia Café	Cobblebank (Melbourne)	VIC	\$37,400	76
Blue Hippo Laundromat	Cobblebank (Melbourne)	VIC	\$34,986	77
Precious Beauty Lounge	Cobblebank (Melbourne)	VIC	\$35,000	78



## Industrial

Tenant	Location	State	Income pa	Page
Nature's Best	Legana (Launceston)	TAS	\$425,000	62
Precise Air	Braeside (Melbourne)	VIC	\$72,100	74





# Generational ALDI Anchored Essential Services Investment

Exceptional Tenancy Profile with 13 Year WALE

Landmark 13,100sqm\* Freehold  
Potential for 40m\* Building Height<sup>1</sup>

Robina (Gold Coast) QLD  
8 Laver Drive (cnr Robina Pkwy)

Quintessential tenancy profile to global, ASX listed & national tenants secured by 13 yr WALE  
Attractive CPI, fixed 4% & 3% pa rent reviews, ensuring growth  
Net Income: \$1,703,428 pa\* + GST

- + World class complementary tenancy mix secured by ALDI, Ampol, Guzman y Gomez, Starbucks and MedCentres
- + 13,100sqm\* corner freehold with 349m\* triple street frontage and high underlying land value
- + Brand new 2023 construction, offering maximum depreciation
- + Gold Coast: one of Australia's fastest-growing cities forecast to grow to over 1 million by 2050<sup>2</sup>



**Contact**  
Yosh Mendis 0434 413 188  
Zomart He 何梓轩 0488 220 830  
Beau Coulter 0413 839 898  
Andrew Havig 0478 010 990

**For Sale by Expressions of Interest**  
Closing 4pm AEST  
Wednesday 9 August 2023

\*Approx <sup>1</sup>URBIS <sup>2</sup>City of Gold Coast



# Rare Freehold Going Concern **Childcare** Opportunity



## Stunning Centre with Consistent Occupancy in Excess of 95%



Mandalay (Whitsundays) QLD  
2623 Shute Harbour Road

Enormous 9,957sqm\* site, incorporating waterpark, animal features, numerous skillion-roofed external structures, along with engaging outdoor activity areas

**Net Profit (FY23):**  
**Minimum \$800,000 pa\* + GST**

- + Jungle Zoo ELC: highly successful private operator with an average occupancy of 96%
- + As-new 88 LDC place centre, purpose-built in 2021
- + Potential to expand to 140 LDC places (STCA), with parking for 36 vehicles already on-site
- + Whitsundays Region: significant growth corridor, with a resident population forecast to grow at an average annual rate of 2.3%

**Contact**  
Michael Vanstone 0403 580 528  
Adam Thomas 0418 998 971

**Investment Portfolio Auction**  
10:30am AEST  
Thursday 3 August  
The Hilton, Brisbane

\*Approx





# Brand New Freehold Dan Murphy's Strategic Position in Desirable Bellerive

## Brand New, Secure Long-Term Leases with 9.55 Year WALE

Bellerive (Hobart) TAS  
10 Percy Street

Dan Murphy's: new 10 year lease  
to 2032 plus options to 2072

Fernwood Fitness: new 10 year  
lease to 2032 plus options to 2042

**Est. Net Rent: \$520,000 pa\* + GST**

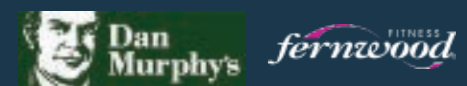
Dan Murphy's 70% of income. Fernwood 30% of income.

+ Endeavour Group (ASX: EDV):  
Australia's #1 hotelier and liquor  
retailer with 339 ALH hotels and  
1,643 Dan Murphy's/BWS stores

+ Fernwood Fitness: On site for  
17+ years, Australian powerhouse  
70+ clubs with 70,000+ members<sup>1</sup>

+ 4,072sqm\* site, new build  
provides tax saving depreciation

+ Tasmania: Remains Australia's  
best performing economy<sup>2</sup>



**Contact**  
Matthew Wright 0458 290 588  
Shaun Venables 0411 860 865  
Beau Coulter 0413 839 898  
Zomart He 何梓轩 0488 220 830

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 2 August  
Crown Casino, Melbourne

\* Approx <sup>1</sup> IBIS <sup>2</sup> Commsec





# The Ultimate Freestanding McDonald's Investment

**Ultra Rare 20 Year Ground Lease**

## Triple Net 20 Year Ground Lease 20 Year Option to Global Fast Food Giant



Unanderra (Wollongong) NSW  
45-49 Princes Highway

20 year ground lease to 2041  
plus 20 year option to 2061

Fixed 3% compounding annual  
increases ensuring guaranteed  
rental growth

**Net Income: \$201,571 pa\* + GST**

- + McDonald's: global fast food giant with 38,000+ restaurants in over 100 countries
- + Triple net lease - tenant pays 100% of outgoings incl. land tax, all R & Ms & structural Capex
- + High profile 2,450sqm\* corner Princes Highway landholding
- + Moments from Wollongong CBD next to KFC, Guzman y Gomez and Woolworths amongst others

**Contact**  
Yosh Mendis 0434 413 188  
Geoff Sinclair 0451 462 759  
Rhys Parker 0451 101 042

**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 1 August  
Sydney Opera House

\*Approx





# New 20 Year Net Lease to Market Leading Operator

## State-of-the-Art Childcare Investment 20 + 10 + 10 Year Net Lease to 2063



Greenbank QLD  
284-292 Spring Mountain Drive

Tenant pays all outgoings  
including land tax

Fixed 3% annual rent increases

**Net Income: \$488,400 pa\* + GST**

- + Guardian: leading national early education provider with a network of 131 centres
- + Brand new 1,025sqm\* purpose built centre with approval for 132 LDC places
- + Substantial 4,005sqm\* 'Centre' zoned site located in heavily under-supplied childcare catchment, with a ratio of 7.43 (0-5 year olds) per LDC place



**Contact**

Adam Thomas 0418 998 971  
Andrew Havig 0478 010 990  
Josh Scapolan 0432 538 001



**Investment Portfolio Auction**

10:30am AEST  
Thursday 3 August  
The Hilton, Brisbane

\*Approx





# Brand New Freestanding Fast Food Investment

Brand New 20 Year Lease to 2043

## Maximum Depreciation Benefits - Built 2023 Minutes to Wollongong CBD



Unanderra (Wollongong) NSW  
52-68 Princes Highway

Plus 2 x 10 year options to 2063

Compounding fixed 3% annual increases ensuring guaranteed rental growth

Net Income: \$255,000 pa\* + GST

- + Guzman y Gomez: one of Australia's fastest growing fast food chains with 190 restaurants and employing over 7,200 people
- + Net lease - tenant pays 100% of outgoings including rates, insurances and land tax
- + Strategic Princes Hwy corner site
- + Moments to Wollongong CBD next to KFC, McDonald's and Woolworths amongst others

**Contact**  
Yosh Mendis 0434 413 188  
Geoff Sinclair 0451 462 759  
Rhys Parker 0451 101 042

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Tuesday 1 August  
Sydney Opera House

\*Approx





# Rare 10 Year Triple Net Lease to ASX Listed Endeavour Group

## Hobart's Premier Drive-Thru Location Proven High Performing Store



Hobart CBD TAS  
3/124 Davey Street

10 year triple net lease to 2031 plus options to 2051

Landlord favourable lease terms: Tenant pays all outgoings<sup>1</sup>

**Net Income: \$393,663 pa\* + GST<sup>2</sup>**

- + High Exposure 941sqm\* drive-thru site on main arterial road
- + Endeavour Group (ASX: EDV): Australia's #1 hotelier and liquor retailer with 339 ALH hotels and 1,643 Dan Murphy's/BWS stores
- + On site for 27+ years, consistently ranked in top 3 bottleshops in Tasmania
- + Tasmania: #1 State for key economic growth indicators<sup>3</sup>

**Contact**  
Matthew Wright 0458 290 588  
Shaun Venables 0411 860 865  
Beau Coulter 0413 839 898  
Zomart He 何梓軒 0488 220 830

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Crown Casino, Melbourne

<sup>1</sup>Approx <sup>2</sup>Triple Net: management & structural maintenance  
<sup>3</sup>As at August 2023 <sup>3</sup>Commsec





Stamp Duty Free Investment

## 15 Year Lease to 2035 Plus Options Opposite Coles Anchored Shopping Centre



Hampstead Gardens SA  
323 North East Rd (cnr Muller Rd)

Annual fixed 3% rent increases  
Significant depreciation benefits  
X Convenience: proven operator, over 45 sites across SA and WA  
**Net Income: \$303,324 pa\* GST**

- + High-profile 1,950sqm\* corner site with 127m\* dual street frontage and 3 important crossovers
- + Over 55,000 vehicles passing daily<sup>1</sup>
- + Coles, Kennards, Tradelink, Reece Plumbing and major car dealerships within 650m\*
- + City of Port Adelaide Enfield: SA's 3rd largest LGA generating \$10.9 billion in output with an estimated 82,487 jobs in the area<sup>2</sup>

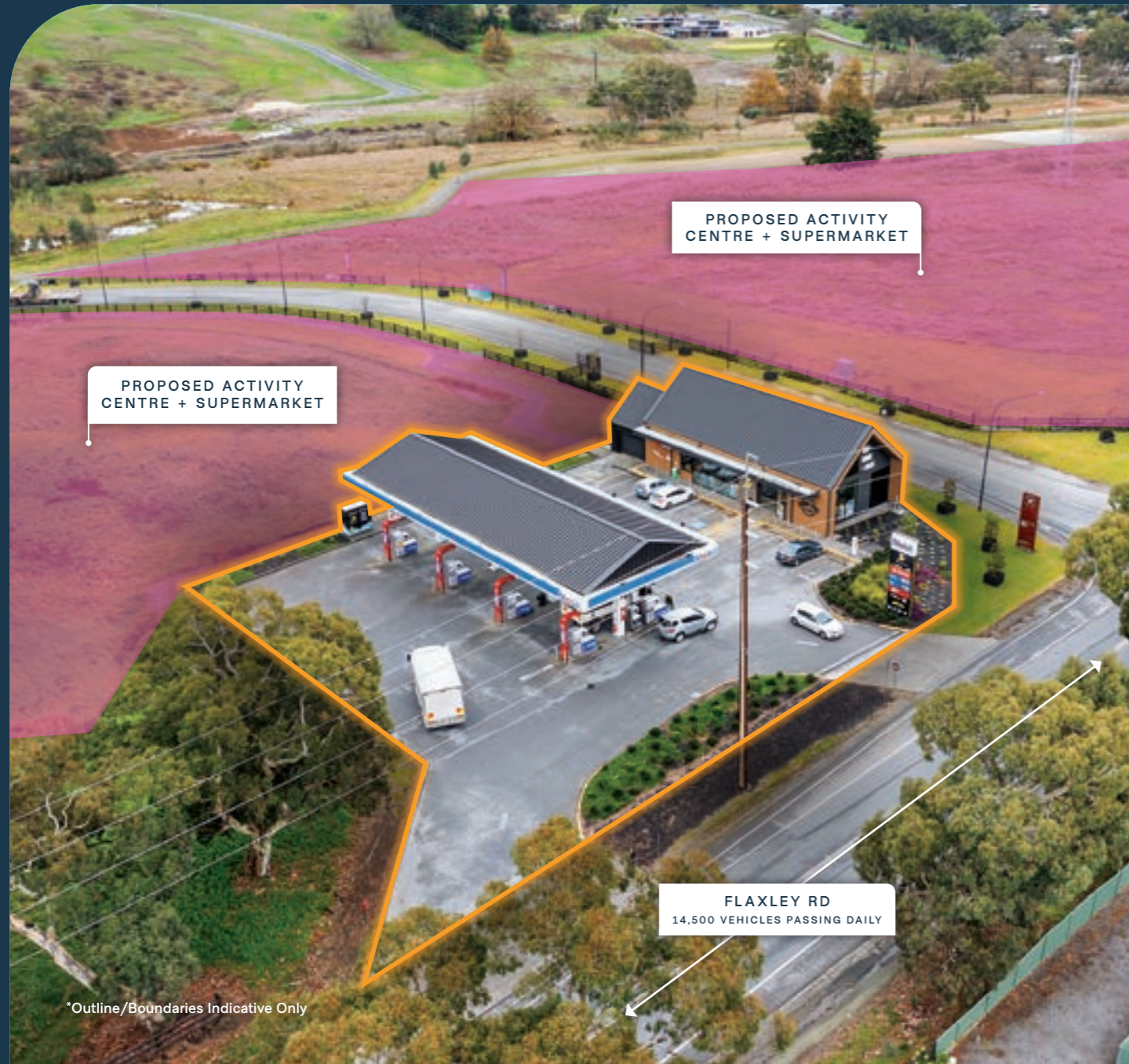
**Contact**  
Jamie Perlinger 0413 860 315  
Rick Jacobson 0413 830 083  
RLA 327401

**Investment Portfolio Auction**  
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Wednesday 2 August  
Crown Casino, Melbourne

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

# Metro Adelaide Convenience Retail Freehold Investment





# Strategic Gateway Highway Convenience Retail Investment

15 Year Lease to 2036 Plus Options  
Booming Residential Growth Location



Mount Barker SA  
Cnr Rainbird & Flaxley Rd

Annual fixed 3% rent increases  
Significant depreciation benefits  
X Convenience: proven operator,  
over 45 sites across SA and WA

Net Income: \$302,356 pa\* GST

- + Impressive 2,519sqm\* freehold corner site on major arterial
- + Adjoining the proposed Newenham neighborhood village, to be home to major retailers and a supermarket
- + Over 14,500 vehicles passing daily<sup>1</sup>
- + Mount Barker: median house price growth of 46% since Jan-21<sup>1</sup>
- + By 2036, Mount Barker will be SA's 2nd largest city with population forecast to grow 34%<sup>3</sup>

**Contact**  
Rick Jacobson 0413 830 083  
Jamie Perlinger 0413 860 315  
RLA 327401

**For Sale by Expressions of Interest**  
Closing 4pm AEST  
Tuesday 8 August 2023

\*Approx <sup>1</sup>realestate.com.au <sup>2</sup>GapMaps <sup>3</sup>forecast.id



# Freestanding Viva Energy (ASX: VEA) Investment Rare Triple Net Lease



## 15 Year Triple Net Lease to 2031 Plus Options Tenant Pays Multiple Holding Land Tax!

Bairnsdale VIC  
255 Main Street (Princes Hwy)

Annual fixed 3% rent increases

Freehold corner site adjoining brand new Dan Murphy's

**Net Income: \$274,590 pa\* + GST<sup>1</sup>**

- + Fifteen (15) year lease to August 2031 plus seven (7) further ten (10) year options through to 2101
- + Rare triple net lease, tenant responsible for all outgoings including rates, multiple holding land tax, insurance, structural maintenance and repairs (including fuel tanks)
- + Viva Energy Limited (ASX: VEA), blue-chip \$4.6 billion ASX200 company & Shell's Australian licensee with FY22 net profit up 211%<sup>2</sup>
- + Viva Energy's completed acquisition of Coles Express, in addition to the recently announced acquisition of the South Australia-based OTR group, will transform Viva Energy into Australia's leading convenience and mobility retailer with over 1,500 retail sites nationwide<sup>2</sup>

- + High-profile freehold corner site with direct frontage to Princes Hwy, the major Bairnsdale arterial road servicing over 22,000 vehicles daily<sup>3</sup>
- + Favorable Commercial 1 Zoning (C1Z), with strong future development potential (STCA)
- + Prime CBD location, adjoining Dan Murphy's and within 800m<sup>2</sup> of Coles, Woolworths, ALDI, Kmart, Spotlight, Harvey Norman, Autobarn, Bridgestone, Supercheap Auto, McDonald's and KFC
- + 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

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Crown Casino, Melbourne

<sup>1</sup>Approx <sup>2</sup>As at August 2023  
<sup>3</sup>VIVA Energy <sup>3</sup>Gapmaps





# Brand New Freestanding Fast Food Investment in Core Commercial Precinct

## Brand New 20 Year Lease to 2043

Booming South Coast Location - 74,000 VPD<sup>1</sup>  
Exceptional Depreciation Benefits - Built 2023



Nowra (South Coast) NSW  
124 Plunkett St (cnr Princes Hwy)

20 year lease to 2043 plus two further 10 year options to 2063  
Compounding fixed 3% annual increases ensuring rental growth  
**Net Income: \$274,360 pa\* + GST**

- + Guzman y Gomez: one of Australia's fastest growing fast food chains with 190 restaurants and employing over 7,200 people
- + Landlord friendly lease - tenant pays outs per lease inc land tax
- + Prime Princes Hwy corner site
- + Commanding position next to McDonald's, BP, Autobarn, Taco Bell, 7-Eleven, Carl's Jr., Petbarn and Stockland Shopping Centre

**Contact**  
Yosh Mendis 0434 413 188  
Geoff Sinclair 0451 462 759  
Rhys Parker 0451 101 042

**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 1 August  
Sydney Opera House

<sup>1</sup>Approx <sup>1</sup>Vehicles Passing Daily





## Rare 18 Year Lease to Dominant Operator Exceptional Sydney Growth Region



Riverstone (Western Sydney) NSW, 117 Piccadilly Street

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

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

**Net Income: \$441,551 pa\* + GST**

- + Young Academics ELC: highly experienced & dominant Sydney childcare operator with 36 centres across Greater Sydney
- + Large 2,088sqm\* cnr landholding
- + High performing 90 place centre
- + Ideal childcare position, 3km\* from 8 schools & 4,946 students
- + Blacktown: fastest growing pop. in Sydney & 2nd fastest growing suburb in Australia forecast to grow 56% by 2041<sup>1</sup>

**Contact**  
Yosh Mendis 0434 413 188  
Michael Vanstone 0403 580 528

**Investment Portfolio Auction**  
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Tuesday 1 August  
Sydney Opera House

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

## 10 Year Lease to Dominant Operator Thriving Growth Corridor Location



Carey Bay (Lake Macquarie) NSW  
1/17 Laycock Street

Brand new 10 year lease to 2033 plus options to 2053

Little Zaks: dominant operator with over 45 centres across NSW

**Net Income: \$352,000 pa\* + GST**

- + Stunning 110 place childcare strategically located near local shopping centre
- + Booming family friendly Lake Macquarie Region with a population of 217,000
- + Popular lifestyle growth hub, easy commute to Newcastle, Gosford & Sydney

**Contact**  
Darren Beehag 0411 226 223  
Michael Vanstone 0403 580 528

**Investment Portfolio Auction**  
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Tuesday 1 August  
Sydney Opera House





## Long Standing Service Station of 31 Years Recent Upgrade & Head Company Lease



Forresters Beach NSW  
2 Bellevue Avenue

15 year head lease to Ampol to  
Nov 2029 + option to 2034

Tenant pays outgoings (excluding  
land tax), as per lease

Annual CPI rent increases

**Net Income: \$334,900 pa + GST<sup>1</sup>**

- + Totally upgraded site with modern fuel infrastructure
- + Large attractive canopy, Woolworths Metro Go store plus workshop, 100% leased to Ampol
- + Ampol: a top ASX company with 1,900+ stations nationally
- + 1,957sqm\* corner site with 18,000 vehicles per day
- + Booming Central Coast region with 358,113 people, & forecast to grow to 415,355 (up 16%) by 2036



**Contact**  
Kieran Bourke 0417 418 007  
Darren Beehag 0411 226 223



**Investment Portfolio Auction**  
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Tuesday 1 August  
Sydney Opera House

<sup>1</sup>Approx <sup>1</sup>As at 30 November 2023

## Trophy Sydney Eastern Suburbs Childcare 100% Occupancy + Long Wait List



Maroubra (Sydney) NSW  
106 Storey St (cnr Anzac Pde)

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

Desirable compounding  
3.25% annual rent increases

**Net Income: \$305,475 pa\* + GST**

- + Only About Children: premium operator boasting 75 centres
- + Strategically located 66 place centre
- + Prominent Anzac Pde exposure, 400m\* to Maroubra Junction & Pacific Square Shopping Centre
- + Strong education precinct with 10 primary schools within 2km\*
- + Family friendly Maroubra, one of Sydney's most iconic beachside Eastern Suburbs



**Contact**  
Michael Vanstone 0403 580 528  
Rhys Parker 0451 101 042



**Investment Portfolio Auction**  
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Tuesday 1 August  
Sydney Opera House

\*Approx





## As New Hungry Jack's Freehold 12 Year Lease to Leading Franchisee



Lavington (Albury) NSW  
375 Wagga Road

New 12 + 10 + 10 year lease  
through to 2055

Fixed 3% annual rent increases  
– assuring growth

Tenant pays usual outgoings  
**Income: \$240,000 pa\* + GST**

- + Leading Hungry Jack's franchisee with 13 stores and growing
- + Position perfect 2,502sqm\* site amongst McDonald's, KFC and close to major shopping centre
- + 21,000+ vehicles passing daily<sup>1</sup>
- + Immaculate 300sqm\* restaurant built 2020 with dual drive-thru
- + Albury/Wodonga: fast growing population forecast to soar by 24% to more than 120,000 by 2036<sup>2</sup>

**Contact**  
Beau Coulter 0413 839 898  
Raoul Holderhead 0413 860 304  
Drew Mitchell 0498 018 606

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Wednesday 2 August  
Crown Casino, Melbourne

<sup>1</sup>Approx <sup>2</sup>GapMaps  
<sup>2</sup>alburywodonga.gov.au





## New BWS with Drive-Thru plus Car Wash 7 & 10 Yr Leases, Excellent Depreciation



**Branxton (Hunter Region) NSW**  
6 Well St (cnr Tollbar Avenue)

BWS on new 7 year lease plus options to 2050

Car Wash on new 10 year lease plus options to 2043

Strategic corner 2,000sqm\* site  
**Net Income: \$232,750 pa\* + GST**

- + Brand new development: tenants opened June 2023
- + Serving new master planned community set to accommodate 20,000 residents
- + Adjacent Coles, KFC and medical with McDonald's and 7-Eleven plus others coming soon
- + Cessnock City: boasting population of 67,118 people, forecast to grow 48% by 2041

**Contact**  
Darren Beehag 0411 226 223  
Rhys Parker 0451 101 042

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Tuesday 1 August  
Sydney Opera House

\*Approx

## Sydney Childcare In Blue Ribbon Suburb 15 Year Net Lease to National Tenant



**Putney (Sydney) NSW**  
79 Charles Street

Long 15 year net lease to 2034 plus two 10 year options to 2054

Compounding 4% annual rent increases

**Net Income: \$200,637 pa\* + GST**

- + Story House: leading education provider, with 50 centres
- + Dominant 53 place centre steps from the vibrant retail area, boasting ample easy parking
- + Education rich precinct with 15 schools within a 5 min drive
- + Putney: prestigious suburb, appealing to young professional working families

**Contact**  
Michael Vanstone 0403 580 528

**Consultant**  
Dean Venturato 0412 840 222

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10:30am AEST  
Tuesday 1 August  
Sydney Opera House

\*Approx





\*Outline/Boundaries Indicative Only



## High 9% Yield Anticipated 10 Year Lease to 2027 + Options to 2042



Junction Hill (Grafton) NSW  
5 Casino Road

Established operator,  
4 additional sites

Tenant responsible for all usual  
outgoings as per the lease

Fixed 3% annual rent increases  
**Net Income: \$197,077 pa\* + GST**

- + BP branded freehold including convenience store & 3 bedroom dwelling
- + Strategic fuel station servicing surrounding community & key freight thoroughfare
- + Junction Hill: important inland route 7 minutes north of Grafton
- + Clarence Valley Shire: population forecast to increase by 14.58% to 64,121 by 2041



**Contact**  
Darren Beehag 0411 226 223  
Flynn McFall 0481 187 191



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Tuesday 1 August  
Sydney Opera House

## Sydney CBD King St Investment Proven Performer with 15+ Yrs History



Sydney NSW  
26/27-29 King Street

Renewed 5 year lease to 2028  
plus options to 2033

Landlord friendly net lease with  
tenant paying all outgoings

Attractive 3.5% pa rent increases  
**Net Income: \$85,000 pa\* + GST**

- + Peace Harmony Thai: long established Thai cuisine servicing Sydney CBD & surrounding areas
- + High profile King St position accompanied by high density residential and nearby hotels
- + Versatile tenancy offering storage and loading bay access within a high foot traffic area
- + Ideally located in Sydney's thriving hotel precinct next to The Rocks and Darling Harbour



**Contact**  
Geoff Sinclair 0451 462 759  
Drew Mitchell 0498 018 606



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Tuesday 1 August  
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\*Approx





\*Outline/Boundaries Indicative Only



## New 10 Year Medical Lease Strategic Central Coast Location

/the/ortho|practice

Kinumber (Central Coast) NSW  
84 Avoca Drive

New 10 year net lease plus  
options to 2043

Fixed 3% annual rent increases,  
ensuring income growth

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

- + The Ortho Practice: established medical tenant for 15+ years
- + Attractive net lease, tenant responsible for all usual outgoings
- + Substantial 758sqm\* landholding offering valuable on-site parking
- + Prime medical precinct, close to Coles, McDonald's and KFC
- + Central Coast: thriving region of over 348,930 residents, forecast to grow to 415,355 people by 2036

**Contact**  
Darren Beehag 0411 226 223  
Flynn McFall 0481 187 191

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## Entry Level Social Services Investment Renewed Lease to Longstanding Tenant

Castle

Toronto (Lake Macquarie) NSW  
Unit 1, 2 James Street

Renewed lease to June 2025  
plus options to 2028 (tenant in  
occupation for 15+ years)

Favourable rent reviews to the  
greater of CPI or 3% annually  
**Net Income: \$54,629 pa\* + GST**

- + Castle: NDIS provider and Government contracted by the Department of Social Services (DES) with 10 locations & over 130 staff state-wide
- + Strategically located near KFC, Coles, Centrelink, Toronto Private Hospital & the Courthouse
- + Toronto: thriving commercial hub of the Lake Macquarie region with a greater population of 76,970, 28km\* to Newcastle CBD

**Contact**  
Geoff Sinclair 0451 462 759  
Drew Mitchell 0498 018 606

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\*Approx





\*Outline/Boundaries Indicative Only



## High Profile North QLD Beachfront Hotel 10 Year Net Lease to National Operator



North Ward (Townsville) QLD  
72-74 The Strand

Secure 10 year lease to 2032  
plus 4 x 10 year options to 2072

CPI plus 0.5% annual rent  
increases (capped at 3%)

**Net Income: \$412,000 pa\* + GST**

+ Watermark Hotel: Townsville's premier oceanfront restaurant and bar accommodating 250 patrons and 15 gaming licences across 1,694sqm\*

+ Kickon Group: hospitality operator with a network of 7 venues

+ Tenant pays 100% of outgoings including land tax

+ Townsville: booming population forecast to grow 54% by 2041<sup>1</sup>

**Contact**  
Neville Smith 0400 068 205  
Michael Hooper 0488 332 682

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





## Brand New Metro Brisbane Truck Stop 20 Year Net Lease to 2043 + Options



Willawong (Brisbane) QLD  
500 Learoyd Road

20 year net lease to 2043 plus options to 2063

Greater of CPI/fixed 3% increases<sup>1</sup>

Tenant pays all outgoings<sup>2</sup>

**Net Income: \$415,200 pa\* + GST**

- + Brand new build offering outstanding first year tax depreciation benefits of \$265,500\*
- + High exposure 3,889sqm\* freehold site with 140m\* of direct frontage
- + Modern high canopy truck stop & car wash ideal for high volume of heavy vehicle traffic
- + Willawong: booming industrial & residential catchment located 12km\* from Brisbane CBD

**Contact**  
Andrew Havig 0478 010 990  
Craig Chapman 0427 110 132  
Tom Lawrence 0409 354 492

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10:30am AEST  
Thursday 3 August  
The Hilton, Brisbane

<sup>1</sup>Approx <sup>2</sup>Capped at 5%  
<sup>2</sup>Excluding land tax & building insurance



## Long Established Childcare Investment 15 Year Net Lease to 2037 + Options



Cooroy (Noosa) QLD  
22 Kauri Street

3 further 5 year options to 2052

Annual rent increases to the greater of CPI or 3%, with ratchet provisions at market review

Tenant pays 100% of outgoings  
**Net Income: \$162,388 pa\* + GST**

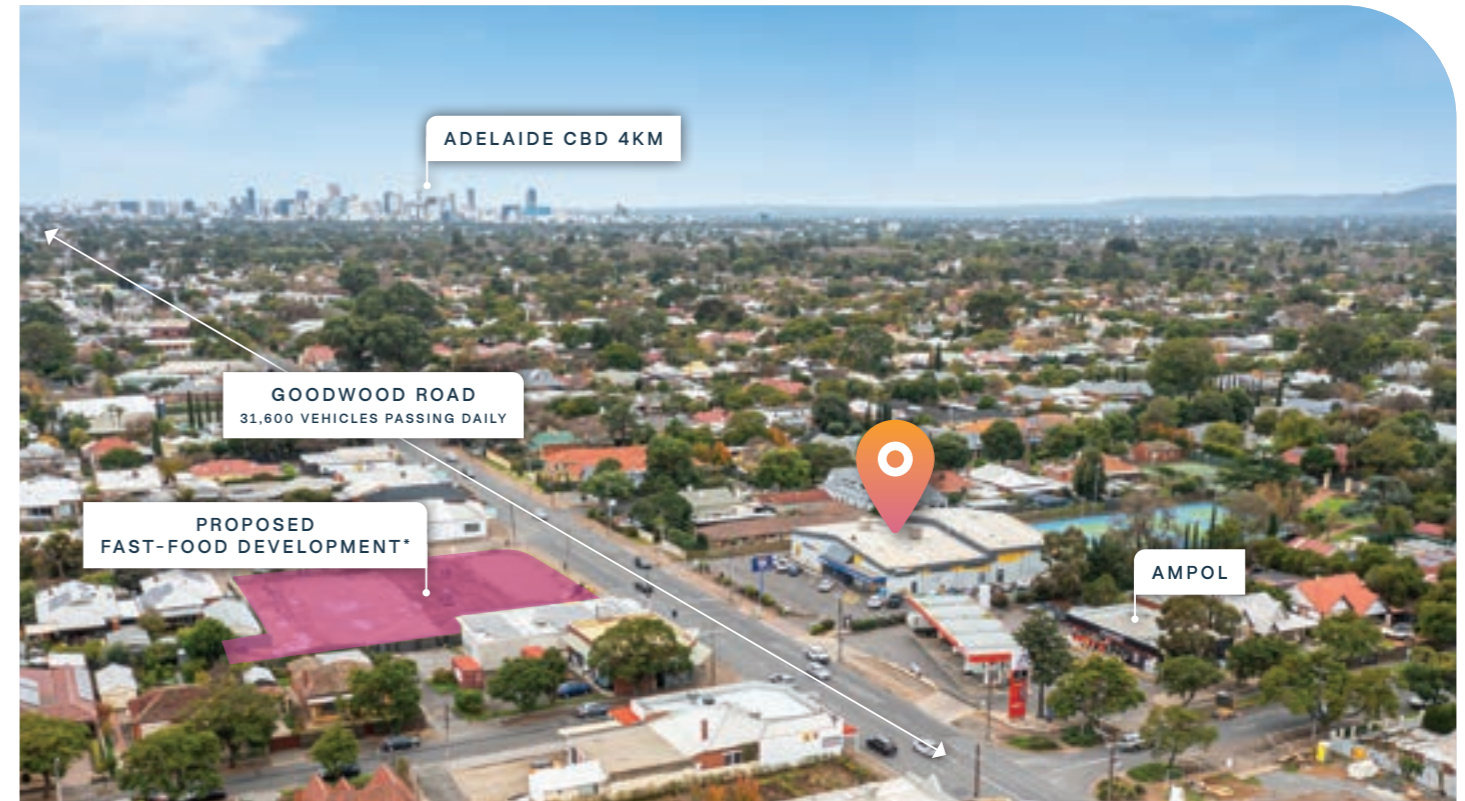
- + Smarty Pants ELC: privately owned and operated business
- + 63 LDC place centre with recent capital upgrade, and in operation since 1988
- + Expansive 2,028sqm\* site 250m\* from Cooroy State School (460+ students), & 16km west from Noosa commercial centre/foreshore
- + Noosa Shire: highly desirable and affluent coastal region generating a GRP of \$2.96 billion

**Contact**  
Adam Thomas 0418 998 971  
Josh Scapolan 0432 538 001

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Thursday 3 August  
The Hilton, Brisbane

\*Approx





## Entry Level Freestanding Drive-Thru Prominent 1,364sqm\* Site, Mixed Use Zoning



Warwick QLD  
71 Guy Street

- + Red Rooster: Australian powerhouse fast food operator with 360+ restaurants
- + High exposure 1,364sqm\* corner freehold site with exposure to 15,000+ vehicles daily<sup>2</sup>
- + Recent capital intensive tenant funded fit-out, bringing it in-line with new branding
- + Long term QSR site with the rare ability to purchase below replacement cost

**Contact**  
Andrew Havig 0478 010 990  
Craig Chapman 0427 110 132

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Thursday 3 August  
The Hilton, Brisbane

\*Approx <sup>1</sup>Excluding land tax <sup>2</sup>GapMaps

Secure 5 year net lease plus options to 2031

Fixed 3% annual rent increases

Tenant pays all outgoings<sup>1</sup>

**Net Income: \$93,684 pa\* + GST**

## Inner City Adelaide Veterinary Investment Leased to Global Private Equity Giant



Westbourne Park (Adelaide) SA  
421-423 Goodwood Road

- + AdelaideVet: subsidiary of Australia & New Zealand's largest vet group, Vet Partners: wholly owned by Luxembourg based JAB Holding Company, with \$50billion+ in managed capital
- + Well presented 1,161sqm\* building on 2,977sqm\* freehold title - 28 sealed and lined car spaces
- + Affluent inner suburb of Adelaide 4km\* from the CBD

**Contact**  
Shaun Venables 0411 860 865  
Beau Coulter 0413 839 898  
RLA 327401

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Crown Casino, Melbourne

\*Approx

10 year lease to Sept 2029 plus options to 2039

Fixed 3% annual rent increases

Tenant pays outgoings inc management fees (excl land tax)

**Net Income: \$355,082 pa\* + GST**





\*Outline/Boundaries Indicative Only



## 10 Year Triple Net Lease Plus Options Market Leading: Nature's Best



**Legana (Launceston) TAS**  
1-3 Legana Park Drive

Secure 10 year lease to 2033  
plus options to 2043

Tenant pays all outgoings inc  
insurance & maintenance

Attractive annual CPI reviews

**Net Income: \$425,000 pa\* + GST**

- + Nature's Best: market leading animal feed and pet product supplier with lines throughout Pets Domain, Petbarn & Comfy Pet (NZ) plus more
- + Large 3,341sqm\* manufacturing and warehouse facility in the heart of Legana's highly sought industrial estate
- + Launceston: the northern capital of Tasmania with a growing population of 105,000 + people

**Contact**  
Shaun Venables 0411 860 865  
Beau Coulter 0413 839 898  
Matthew Wright 0458 290 588

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Wednesday 2 August  
Crown Casino, Melbourne

\*Approx

## Renewed Triple Net Lease to Global Automotive Giant



**Launceston TAS**  
3/6 Innes Street (cnr Boland St)

Renewed 5 year lease plus  
5 year option to 2033

Fixed 3% annual rent increases

Tenant pays all usual outgoings  
incl land tax & building insurance  
**Net Income: \$225,000 pa\* + GST**

- + Genuine Parts Co (NYSE:GPC): Market Cap US\$22.69b with US\$22b+ revenue across 17 countries & 10,545 stores
- + Modern 801sqm\* building with on site parking
- + Position perfect opposite Launceston Plaza (Coles, Kmart) & Chemist Warehouse and close to \$250m+ UTAS project due for completion late 2023

**Contact**  
Raoul Holderhead 0413 860 304  
Justin Kramersh 0460 349 605

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\*Approx



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## Strong Trading Childcare Investment Net Lease to ASX-Listed Giant



**Curlewis (Geelong) VIC**  
148-156 Jetty Road

Net lease to 2028 plus three 10 year options to 2058

Annual 3% rent increases

Modern 93 LDC place centre

**Net Income: \$356,377 pa\* + GST**

+ G8 Education Ltd (ASX:GEM): largest listed early education provider, with 430+ locations

+ Prominent 3,365sqm\* site 400m\* from Clifton Springs Primary School & 500m\* from Woolworths anchored Bayview SC

+ Located 14km\* from the Geelong CBD & within a rapidly expanding suburb of the Bellarine Peninsula

+ City of Geelong: 97% increase in median house price since 2013<sup>1</sup>

**Contact**  
Zomart He 何梓轩 0488 220 830  
Natalie Couper 0413 856 983

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 2 August  
Crown Casino, Melbourne

\*Approx <sup>1</sup>City of Greater Geelong





## Strong Trading Childcare Centre New 15 Year Net Lease to 2038 + Options



Greenvale (Melbourne) VIC  
985c Mickleham Road

- + Montessori Beginnings: experienced operator with nine current centres in Victoria plus a further four opening soon
- + Impressive 100 LDC place centre
- + Large 2,146sqm\* corner site, within 700 metres\* from two new primary schools, 1.1km\* from Coles-anchored Greenvale Shopping Centre and only 21km\* north from the CBD



**Contact**  
Natalie Couper 0413 856 983  
Adam Thomas 0418 998 971  
Justin Kramersh 0460 349 605



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Wednesday 2 August  
Crown Casino, Melbourne

\*Approx

Annual 3% rent increases  
Tenant pays all usual outgoings  
As-new construction with significant depreciation benefits  
**Net Income: \$345,625 pa\* + GST**

## Long Trading Childcare Investment 18 Year Net Lease to 2036 + Options



Melton (Melbourne) VIC  
8-10 Sherwin Court

- + Little Stars: proven and successful operator with a network of six centres in Melbourne
- + Long established 100 LDC place centre in high-growth location
- + Substantial 4,004sqm\* site metres from KFC and the Melton Highway interchange
- + City of Melton: now part of greater Melbourne and with a forecast residential population of 416,106 (98.96% increase) by 2051



**Contact**  
Natalie Couper 0413 856 983  
Adam Thomas 0418 998 971  
Justin Kramersh 0460 349 605  
Josh Scapolan 0432 538 001



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10:30am AEST  
Wednesday 2 August  
Crown Casino, Melbourne

\*Approx

Two 10 year options to 2056  
Annual 3% rent increases  
Current rental (\$2,446 per place) below market, with market review due in 2028  
**Net Income: \$244,620 pa\* + GST**





## Brand New 5 Year Lease to VIC Government Major Tenant Funded Upgrade and Fit-Out



**Bendigo VIC**  
384 Hargreaves St & 31 Bath Ln

State Government office for  
Victoria Police

Multi-tenanted Investment

**Est Income: \$202,990 pa\* + GST<sup>1</sup>**

- + 784sqm\* building with dual street access and off street parking
- + CBD location opposite Bendigo & Adelaide Bank HQ and Government DHHS Offices
- + Coles, Dan Murphy's, JB Hi-Fi, Officeworks, Target, Myer and Bendigo MP all within 300m\*
- + Bendigo: Victoria's largest inland city with population forecast to grow to 155,000 by 2036<sup>2</sup>



**Contact**  
Raoul Holderhead 0413 860 304  
Jamie Perlinger 0413 860 315  
Rick Jacobson 0413 830 083



**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 2 August  
Crown Casino, Melbourne

\*Approx <sup>1</sup>As at Dec 2023 <sup>2</sup>forecast.id

## Australia Post On-site for 27+ Years Renewed Lease to 2028 - No Option!



**Traralgon VIC**  
17 Church St (cnr Hotham St)

Renewed 5 year lease to May  
2028 - No further option

Fixed annual 3% rent increases

Australia Post: 2.7 billion items  
delivered nationwide<sup>1</sup>

**Net Income: \$141,537 pa\* + GST**

- + Key Australia Post site including distribution centre, retail store, 2000 PO Boxes & parcel lockers
- + Freehold 844sqm\* corner site with 99m\* triple street frontage and Commercial 1 Zoning (C1Z)
- + Woolworths, BWS, JB Hi-Fi and Dan Murphy's within 200m\*
- + Traralgon: retail and commercial capital of the Latrobe Valley, pop. to exceed 90,000 by 2041<sup>2</sup>



**Contact**  
Jamie Perlinger 0413 860 315  
Rick Jacobson 0413 830 083



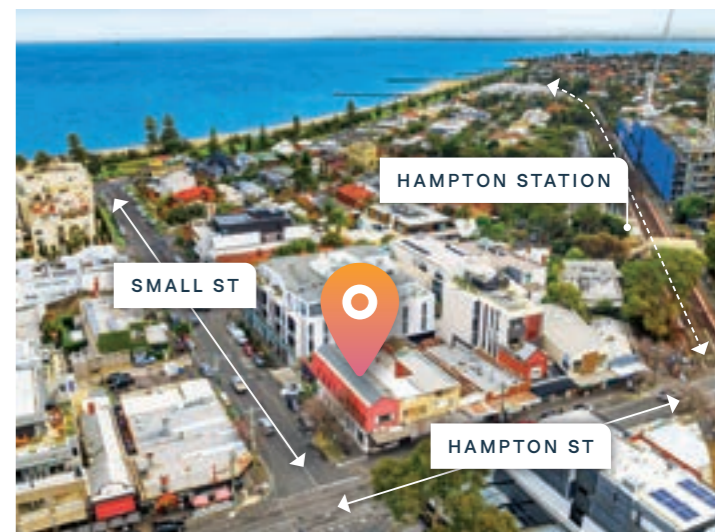
**Investment Portfolio Auction**  
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\*Approx <sup>1</sup>2022 Annual Report  
<sup>2</sup>Forecast.id





Potential 50% Stamp Duty Savings



## Iconic Bendigo CBD Freehold Rare 25 Year Lease to 2039



Bendigo VIC  
402 Hargreaves Street

Rare 25 year lease to Feb-2039  
Favourable annual CPI reviews  
498sqm\* Commercial 1 Zone site  
with 71m\* triple street frontage  
**Net Income: \$110,680 pa\* + GST**

- + Brewhouse Café & Coffee Roasters: operated by a hospitality group with over 38 years of experience
- + Coles, Dan Murphy's, JB Hi-Fi, Officeworks, Target, Myer and Bendigo SC all within 300m\*
- + Prime position opposite Government DHHS facility and the Bendigo & Adelaide Bank HQ
- + Bendigo: Victoria's largest inland city with population forecast to grow to 155,000 by 2036<sup>1</sup>

**Contact**  
Jamie Perlinger 0413 860 315  
Rick Jacobson 0413 830 083

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

## Generational Corner Freehold in Tightly Held Hampton Street - Fully Leased Investment

Hampton VIC  
281 Hampton St (cnr Small St)

Two commercial leases  
providing recoverable outgoings  
and built in rental growth  
Income upside with combined  
rent averaging \$300 per sqm\*  
**Net Income: \$104,500 pa\* + GST**

- + Well-presented 344sqm\* building over 3 levels, incorporates corner retail plus versatile showroom/studio/residence & double garage
- + Key 161sqm\* C1Z landholding with 3 exposed frontages and surrounding precedents providing considerable opportunity for development (STCA)
- + Hampton: affluent Bayside suburb, median house price of \$2,341,000

**Contact**  
Shaun Venables 0411 860 865  
Justin Kramersh 0460 349 605  
David Napoleone 0417 308 067  
Romanor Falconer 0413 830 808

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10:30am AEST  
Wednesday 2 August  
Crown Casino, Melbourne

\*Approx

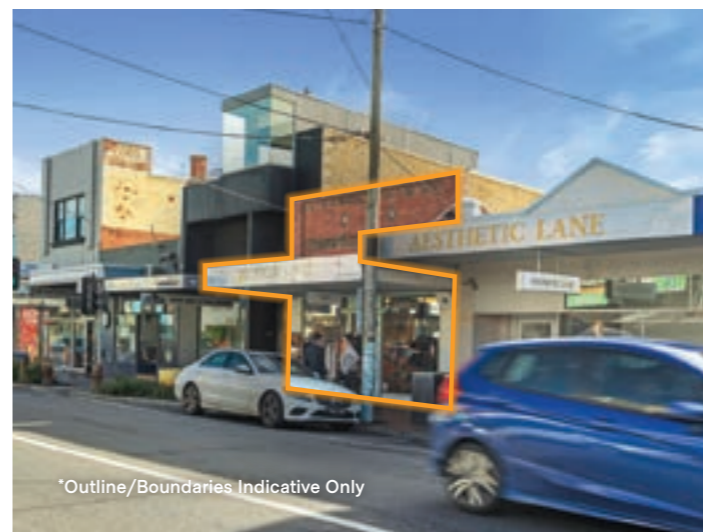




\*Outline/Boundaries Indicative Only



\*Outline/Boundaries Indicative Only



\*Outline/Boundaries Indicative Only



## Prized Prahran Mixed Use Freehold Blue Chip Retail Plus Stylish Residence



Prahran VIC  
473 High Street & 27 Kent Lane

Retail shop (110sqm\*) custom fit-out, dual entry & secure parking

Modern, spacious 2-bedroom residence

**Net Income: \$90,872 pa\* + GST**

- + Ascrafit/Motivo Est. 1975: in occupation since 2014, 25+ locations nationwide
- + Premier location: frontage to High Street, one of Melbourne's most iconic shopping precincts
- + Prahran: highly desirable and tightly held inner city suburb with median house price of \$1,700,000

**Contact**  
Shaun Venables 0411 860 865  
Justin Kramersh 0460 349 605  
David Napoleone 0417 308 067  
Romanor Falconer 0413 830 808

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\*Approx

## The Ultimate Bayside Freehold Investment Fully Leased Shop and Residence with Upside

Black Rock VIC  
600 Balcombe Road

Fully leased investment incorporating retail shop and stylish 3 bedroom residence with secure entrance & parking

**Net Income: \$75,275 pa\* + GST**

- + Retail lease to established tenant paying all usual outgoings
- + Prime 273sqm\* landholding with rear lane access and future development potential (STCA)
- + Superb position metres from the intersection to Beach & Bluff Rds plus popular Black Rock beach
- + Black Rock: Affluent Bayside suburb with a median house price of \$2,250,000<sup>1</sup>

**Contact**  
Shaun Venables 0411 860 865  
Justin Kramersh 0460 349 605  
David Napoleone 0417 308 067  
Romanor Falconer 0413 830 808

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





## Desirable Office Industrial Investment Fujitsu General Ltd - TSE Listed



Braeside VIC  
2/11-13 Lakewood Boulevard

Renewed 3 year lease to October 2025 plus option to 2028

3% rent inc/tenant pays outgoings

Rent below market at \$120 p/sqm

**Net Income: \$72,100 pa\* + GST<sup>1</sup>**

+ Precise Air Group: wholly owned subsidiary of Fujitsu General Ltd, listed on the Tokyo Stock Exchange (TYO:6755) with a market cap of \$3.43B

+ Well presented modern office warehouse totalling 598sqm\* with 9 car spaces on-title

+ Easy access to Springvale Road, Dingley and Dandenong Bypass, and Eastlink



### Contact

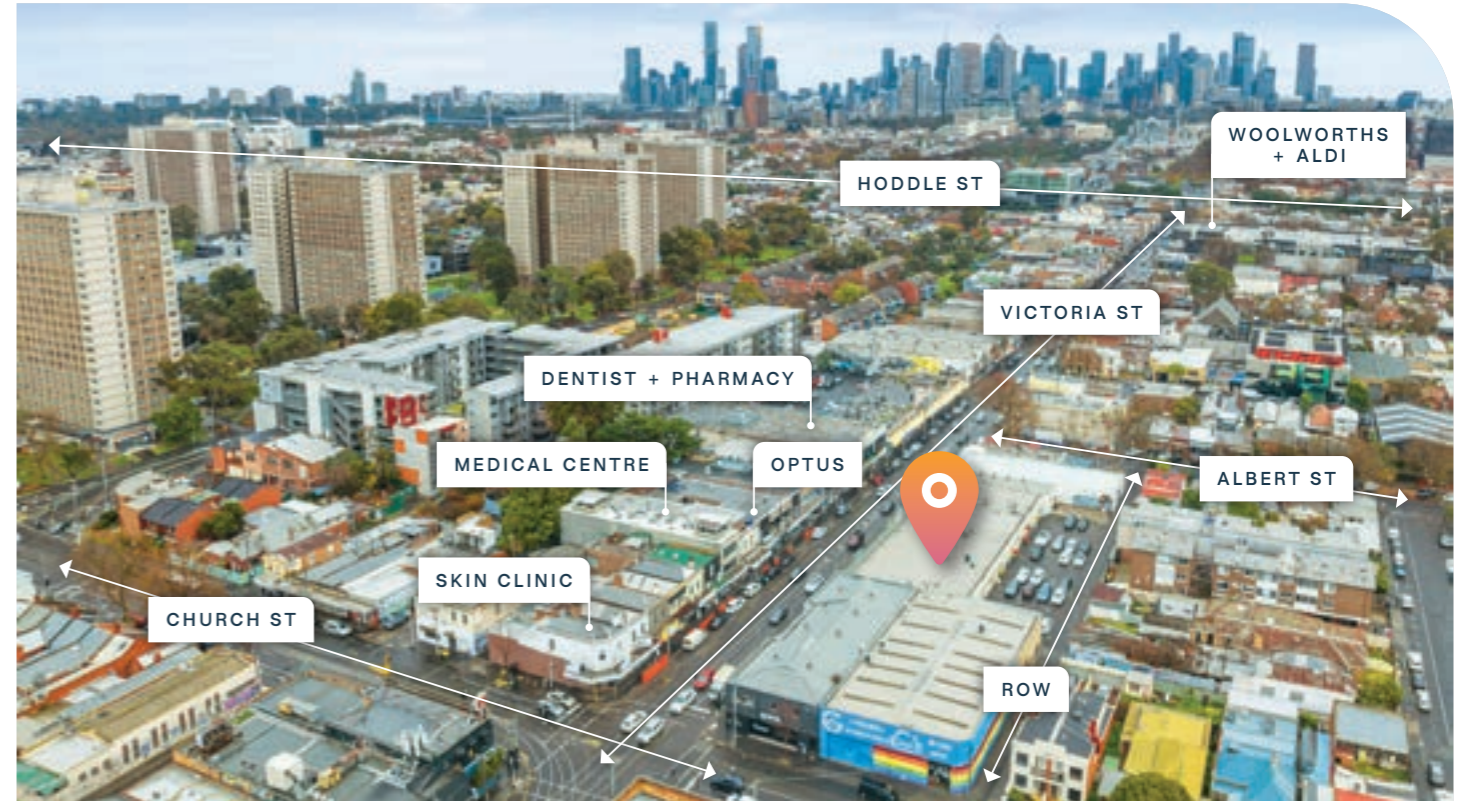
Shaun Venables 0411 860 865  
David Napoleone 0417 308 067  
Rick Jacobson 0413 830 083



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\*Approx <sup>1</sup>As at October 2023



## Entry Level Melbourne Medical Investment Renewed Lease, Tenant On-Site 15+ Years

Abbotsford VIC  
8/419-421 Victoria Street

Renewed lease to Jan 2026 to long standing tenant

Preferred annual CPI rent reviews

Tenant pays all usual outgoings

**Net Income: \$39,995 pa\* + GST**

+ Proven clinic, specialising in massage, acupuncture and the sale of Chinese medicine

+ 115sqm\* clinic with rear roller door and 3 allocated car parks

+ High profile position, 30m\* from tram stop and 18,200 VPD<sup>1</sup>

+ Abbotsford: booming city fringe suburb, population forecast to grow 53.97% by 2041<sup>2</sup>



### Contact

Beau Coulter 0413 839 898  
Rick Jacobson 0413 830 083  
Liming Qiao 乔立鸣 0447 288 323



### Investment Portfolio Auction

10:30am AEST  
Wednesday 2 August  
Crown Casino, Melbourne

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





## Brand New 7 Year Lease to 2030 Irreplaceable Corner Position Café Investment

Cobblebank (Melton) VIC  
7/223 Bridge Road

New 7 year lease to March 2030  
plus options to 2040

Fixed 3% annual rent increases

Tenant pays all usual outgoings

**Net Income: \$37,400 pa\* + GST**

- + Amelia Cafe: thriving new café open 7 days a week with 100% 5 star Google reviews
- + Prime 68sqm\* retail shop with key dual frontage exposure
- + Brand new construction providing tax saving depreciation benefits
- + City of Melton: population anticipated to surge to over 416,000 by 2051, a 98% increase



**Contact**  
Shaun Venables 0411 860 865  
David Napoleone 0417 308 067  
Liming Qiao 乔立鸣 0447 288 323  
Romanor Falconer 0413 830 808



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10:30am AEST  
Wednesday 2 August  
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\*Approx

## Brand New 10 Year Lease to 2033 Statewide Laundromat Chain

Cobblebank (Melton) VIC  
Shop B1/223 Bridge Road

New 10 year lease to April 2033  
plus options to 2043

Fixed 3% annual rent increases

Tenant pays all usual outgoings

**Net Income: \$34,986 pa\* + GST**

- + Blue Hippo Laundry: Est 1999 with 24 locations across Victoria
- + Brand new construction providing tax saving depreciation benefits
- + Single tenant, minimum management investment
- + Strategically positioned within the Atherstone Estate (4,500 lots\*)
- + City of Melton: population anticipated to surge to over 416,000 by 2051, a 98% increase



**Contact**  
Shaun Venables 0411 860 865  
David Napoleone 0417 308 067  
Liming Qiao 乔立鸣 0447 288 323  
Romanor Falconer 0413 830 808

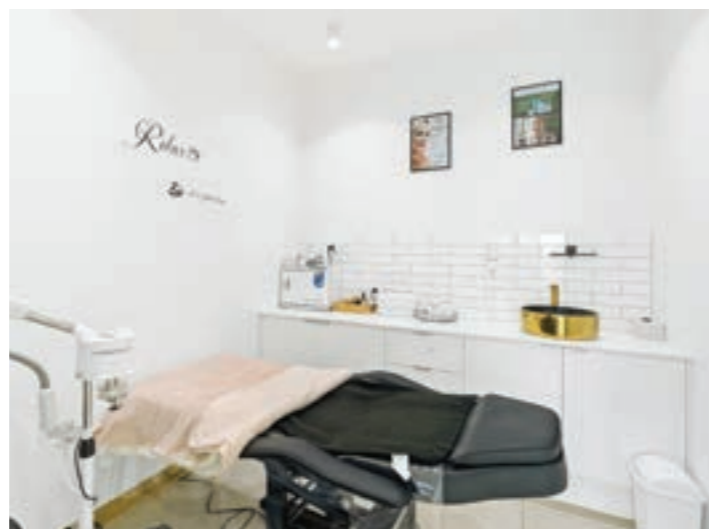


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\*Approx







## Brand New 5 Year Lease to 2028 An Attractive First Investment

Cobblebank (Melton) VIC  
Shop B2, 223 Bridge Road

New 5 year lease to March 2028  
plus option to 2033

Fixed 3% annual rent increases

Tenant pays all usual outgoings

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

- + Precious Beauty Lounge: facial, skin and hair amongst complementary users
- + Immaculately presented 51sqm\* premises with new AAA fit-out
- + New & rapidly expanding 'master planned' community metres from schools, public transport and community facilities
- + City of Melton: population anticipated to surge to over 416,000 by 2051, a 98% increase

**Contact**  
Shaun Venables 0411 860 865  
David Napoleone 0417 308 067  
Liming Qiao 乔立鸣 0447 288 323  
Romanor Falconer 0413 830 808

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## Trophy Large Format Retail Investment Tenants in Occupation for 16+ Years



Bunbury WA  
146 Blair St (cnr Strickland St)

Renewed leases to BCF to 2027  
& Clark Rubber to 2026 plus opts  
Tenants pay all usual outgoings  
including land tax

High exposure 4,008sqm\* site  
**Net Income: \$463,554 pa\* + GST<sup>1</sup>**

- + BCF: subsidiary of ASX listed Super Retail Group
- + Important retail location opposite Bunbury Home Maker Centre anchored by Bunnings, JB Hi-Fi and The Good Guys
- + Large 2,161sqm\* building fitted out to tenants corporate layout, with 49 at grade car park spaces
- + Bunbury Region: WA's second largest city, 180km\* from Perth with a population of 193,000+

**Contact**  
Jamie Perlinger 0413 860 315  
Rob Selid 0412 198 294  
Rick Jacobson 0413 830 083

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10:30am AEST  
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Crown Casino, Melbourne

\*Approx <sup>1</sup>As at 1 October 2023





## Rare Inner City Childcare Centre 15 Year Net Lease to 2038 + Options



Leederville (Perth) WA  
Level 2, 636 Newcastle Street

Annual 3.5% rent increases

Brand new 92 LDC place  
centre offering substantial  
depreciation benefits

**Net Income: \$331,200 pa\* + GST**

- + Tall Tree Early Learning: experienced operator of 25+ years and with an expanding network of 10 locations
- + Tenant pays all outgoings including land tax
- + Positioned within significant education precinct, 10 primary schools within a 3km\* radius
- + Leederville: sought-after inner city location, and only 2.7km\* from the CBD

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

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\*Approx

## Impressive Childcare Investment New 15 +10 Year Net Lease to 2048



Hilton (Perth) WA  
40 Collick St (cnr Holmes Place)

Fixed 3% annual rent increases

Tenant pays all outgoings  
including land tax, rates,  
insurances & management fees

**Net Income: \$201,600 pa\* + GST**

- + Little Kindy: experienced national operator with nine centres currently plus a further three opening soon
- + Immaculate centre licensed for 63 LDC places
- + Refurbished building with purpose-built extension, offering significant depreciation benefits
- + 1,500sqm\* corner site, 700m\* from three schools, & only 3.5km\* from Fremantle and 13km\* from Perth

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

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\*Approx



# Q&A

## with Marni Lawson

HEAD OF ASSET MANAGEMENT

### **You've headed up the national asset management team for six months now, how has it changed?**

"The growth of the team has been exponential. The evolution of the department has been both challenging and fulfilling, and it's rewarding to see our landlords embracing the changes.

Equally as important, our tenants are part of the journey and our team enjoys being part of their success story, which is a win for all concerned."

### **Innovation was a factor in your reasons for joining Burgess Rawson, can you share how this has worked for you?**

"One of the key reasons I was excited to be part of Burgess Rawson was because of their innovation and openness to exploring new and better ways of working within the industry.

Asset management is about building and retaining relationships and this sentiment is first and foremost at Burgess Rawson. It's for this reason that I had always admired the business from afar and jumped at the opportunity to be part of this pioneering agency."

### **How has asset management evolved?**

"The industry has changed so much in recent years that it's crucial to have the best people to ensure procedures are carried out professionally and legally.

Each state has extensive lease and building compliances to consider, as well as other legislation relevant to their state.

I saw challenges for many assets post-Covid, particularly office assets. There's been a mild redistribution in asset classes with industrial surging, and therefore driving a need for more asset managers with knowledge and experience in this sector.

We're introducing a new platform which will provide our landlords with a sector-specific expert who is across all property issues. This will give our clients peace of mind knowing their asset is fully protected."

### **What are the current challenges?**

"Due to the nature of the industry and regular changes to legislation, there are always fresh challenges for our team to navigate. Insurance, for instance, has become more complicated due to recent floods and other natural disasters.

I can't stress enough how important it is for anybody who owns or leases a property to enlist an experienced professional who is up to date with all the relevant changes to the industry."

### **How is sustainability being addressed? What are the trends?**

"Developers across all sectors are taking sustainability and energy efficiency very seriously when building new projects.

Owners are also successfully taking the plunge and rejuvenating functionally-obsolete buildings to attract and retain tenants. With rising energy and insurance costs, it's worked well in providing a stable future for many assets."

### **What are your plans for the department?**

"We will continue to expand the team and streamline processes to provide national consistency and knowledge, and build on our current portfolio.

Burgess Rawson is actively recruiting new staff to support our future goals and welcome anyone with a passion for property to apply."

### **What appealed to you about working with Burgess Rawson?**

"The renowned portfolio auction program has proven so successful and Burgess Rawson are leaders in this field.

Their dedication to earning a well-deserved following and a lengthy list of long-term clients was a key component that excited me about joining the team."

“Asset management is about building and retaining relationships and this sentiment is first and foremost at Burgess Rawson.”







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

---

#### AUSTRALIAN CAPITAL TERRITORY

T 02 6152 9113  
A Level 5, 23 Challis Street  
Dickson ACT 2602  
E [canberra@burgessrawson.com.au](mailto:canberra@burgessrawson.com.au)

#### SOUTH AUSTRALIA

T 03 9613 0400  
A Level 20, 150 Lonsdale Street  
Melbourne VIC 3000  
E [melbourne@burgessrawson.com.au](mailto:melbourne@burgessrawson.com.au)

#### VICTORIA/TASMANIA

Melbourne  
T 03 9613 0400  
A Level 20, 150 Lonsdale Street  
Melbourne VIC 3000  
E [melbourne@burgessrawson.com.au](mailto:melbourne@burgessrawson.com.au)

#### Mildura

T 03 5022 1377  
A Suite 3, 76 Lime Avenue  
Mildura VIC 3500  
E [mildura@burgessrawson.com.au](mailto:mildura@burgessrawson.com.au)

#### QUEENSLAND/NORTHERN TERRITORY

Brisbane  
T 07 3062 7325  
A Level 12, 127 Creek Street  
Brisbane QLD 4000  
E [qld@burgessrawson.com.au](mailto:qld@burgessrawson.com.au)

#### Townsville

T 07 3184 0139  
A Ground Floor, 61-73 Sturt Street  
Townsville QLD 4810  
E [qld@burgessrawson.com.au](mailto:qld@burgessrawson.com.au)

#### NEW SOUTH WALES

T 02 9232 6288  
A Level 11, 9 Castlereagh Street  
Sydney NSW 2000  
E [sydney@burgessrawson.com.au](mailto:sydney@burgessrawson.com.au)

#### WESTERN AUSTRALIA

T 08 9288 0288  
A Level 10, 225 St Georges Terrace  
Perth WA 6000  
E [perth@burgessrawson.com.au](mailto:perth@burgessrawson.com.au)