

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES



Unlocking the Safe

Investing in Government Social Infrastructure

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 Metropol	Hilton Hotel
24 October 2023	25 October 2023	26 October 2023
Sydney Opera House	Crown Casino	Hilton Hotel
5 December 2023 20 February 2024	6 December 2023 21 February 2024	7 December 2023 22 February 2024

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

For further details, visit burgessrawson.com.au

Welcome



Rhys Parker
Partner

RHYS PARKER

Welcome to the October edition of Portfolio Magazine.

Our recent results tell a compelling story of our capabilities and commitment to our clients. At our last Portfolio Auction event, we saw yields reaching as low as 1.67% and investor demand as strong as ever, particularly for fast food freeholds. These outstanding outcomes are not limited to our auctions alone; our Expressions of Interest campaigns are also reaping exceptional rewards.

As evidenced by the recent sale of Bunnings Collingwood, a testament to our expertise in this field, we continue to promise premium results for our clients, in any market. We are also excited to soon be announcing a number of record-breaking transactions.

Furthermore, we're thrilled to present our latest Industry Insights Report, focusing on the rapidly expanding Healthcare sector. This publication offers invaluable data and analysis, shedding light on emerging trends and the driving forces behind investor demand within this asset class.

In this edition of our magazine, we turn our attention to a sector that has risen as the cornerstone of defensive investments - Government Social Infrastructure (GSI). According to the latest Burgess Rawson data, demand for GSI assets continues to surge, bolstered by substantial and ongoing government support. These "anchor assets" offer a haven of stability in a changing economic landscape. As market leaders in this asset class, Burgess Rawson takes pride in introducing an incredible portfolio of GSI investment opportunities in our October campaign.

Headlined by a prized multi-tenanted VIC Government freehold in Frankston's CBD, the portfolio boasts opportunities spanning every facet of GSI, including early education, medical, social housing, pharmacy, and more.

As we launch our penultimate investment portfolio for 2023, we invite you to explore the power of GSI as we navigate the ever-changing commercial landscape, together.



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.





Unlocking the Safe:

Government Social Infrastructure Emerges as a Premier Asset Class

In an era marked by shifting investment landscapes, Government Social Infrastructure (GSI) has emerged as the crown jewel of defensive asset classes.

But what exactly is GSI, and why is it causing such a stir?

At its core, GSI represents a fundamental pillar of our society. It encompasses government-backed facilities, spaces, and services that are the bedrock of community well-being. As leaders in this field, we've witnessed an increasing demand for GSI assets, resulting in a surge of listings and transactions.

What sets GSI apart is its exceptionally resilient and 'sticky' tenant base, characterised by the steadfast commitment of occupants who choose to establish long-term roots to provide government-backed services, ensuring stability and dependability that transcends the volatility of alternative investment classes.

GSI tenants aren't mere occupants; they seek tenure, not just tenancy. These are government-backed entities, steadfastly providing essential services to communities. Their presence offers remarkable stability, unaffected by market fluctuations or economic downturns. While the lease terms of GSI properties may correlate with government funding cycles, GSI tenants' overarching occupancy trend is long-term, ensuring a consistent return on investment.

So, why has GSI become the investment focal point of our era?

GSI encompasses a wide spectrum of facilities, spaces, services, and networks funded or operated by the government. These elements are dedicated to enhancing the quality of life and well-being of the community. Think public health facilities, social service offices such as Centrelink, childcare centres, domestic violence services, and entities like the Pharmaceutical Benefits Scheme (PBS) and the Department of Human Services (DHS).

The healthcare sector, including mental health and aged care services, is a primary driver of investment opportunities within GSI. Recent industry data from Burgess Rawson revealed that a staggering 86% of

Australians utilised federally funded health services in 2022. This surge is underpinned by substantial government support, with Australia's healthcare spending ranking among the highest per capita globally.

Both Federal and State governments are pouring unprecedented funding into GSI, with federal investments alone surpassing the remarkable figure of \$418 billion during the 2023 fiscal year. This financial commitment ensures stability and security within GSI, making it an exceptionally attractive investment class. Moreover, governments rarely reduce funding for vital services and facilities, further solidifying GSI's status as one of the most secure investment options.

GSI has proven its remarkable stability, even in the face of economic challenges like rising interest rates and inflation. Yields consistently average a robust 5.57%, and this enduring stability, coupled with approachable price points, further solidifies GSI as an increasingly attractive and dependable investment avenue, even in today's financial landscape.

Recent transactions provide a testament to the potential of GSI investments, ranging from mid \$300,000 deals to an impressive \$21 million sale of a Warrawong asset primarily leased to NSW Government Health. Another standout example is a Nunawading property leased to Ambulance Victoria, yielding an impressive 4.23%.

In conclusion, Government Social Infrastructure is reshaping investment paradigms with its unwavering support, resilience, and growth potential. GSI is not merely an investment in physical assets; it's an investment in the very fabric of society. It offers not only robust financial returns but also the unparalleled satisfaction of contributing to community betterment. It's where fiscal prudence aligns with societal responsibility.

Introducing Our Government Social Infrastructure Portfolio

In our unwavering commitment to provide investors with secure, high-quality assets, Burgess Rawson proudly presents an exceptional portfolio of GSI opportunities in our upcoming October campaign. This diverse line-up spans all facets of GSI, including ambulance, housing, medical, pharmacy, and education.

Headlining this portfolio is the prized multi-tenanted freehold in Victoria's Frankston CBD.

Home to critical community-focused tenants such as Anglicare, Family Life, and the Victorian Government, the Wells Street property is nestled within a thriving civic hub housing major government social services. With a tenant base occupying the premises for up to 15 years, it exemplifies the stability and long-term security characteristic of GSI investments.

GSI: Medical / Pharmacy / Health

Parramatta Park QLD
Royal Rehab



Income: \$210,000 Page 50

Bateau Bay NSW
Bateau Bay Medical Centre



Income: \$150,000 Page 43

Beaconsfield TAS
Alliance Pharmacy



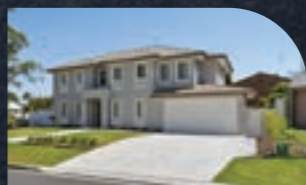
Income: \$45,000 Page 55

Castle Hill NSW
Group Homes Australia



Income: \$247,597 Page 32

Castle Hill NSW
Group Homes Australia



Income: \$233,429 Page 32

St Ives NSW
Group Homes Australia



Income: \$218,654 Page 32

St Ives NSW
Group Homes Australia



Income: \$176,852 Page 32

Shepparton VIC
GV Health



Income: \$220,000 Page 60

Narre Warren VIC
Ambulance Victoria



Income: \$119,940 Page 64

Horsham VIC
Amcal Pharmacy



Income: \$95,652 Page 65

Traralgon VIC
Breed Street Clinic



Income: \$360,025 Page 57

GSI: Government

Frankston VIC

Vic Gov/Family Life/Anglicare



Income: \$1,065,755 Page 16

Under instruction of Advise Transact

Berrinba QLD
QLD Gov/Education/Lifeline



Income: \$859,790 Page 18

Sutherland NSW
Legal Aid



Income: 123,638 Page 45

Coffs Harbour NSW
North Coast Land Services



Income: \$722,926 Page 22

Bendigo VIC
BDAC/Law Firm



Income: \$295,225 Page 58

“GSI tenants aren't mere occupants; they seek tenure, not just tenancy. These are government backed entities, steadfastly providing essential services to communities.”

GSI: Early Education

Nicholls ACT
Bright Bees ELC



Income: \$404,503 Page 38

Alexandria NSW
Story House Early Learning



Income: \$415,415 Page 41

Point Cook VIC Guardian Childcare



Income: \$417,392 Page 56

Prairiewood NSW
St Mary's ELC



Income: \$135,286 Page 44

St Kilda VIC
Affinity Education Group



Income: \$189,123 Page 61

New Properties For Sale



Fast Food

Tenant	Location	State	Income pa	Page
Oporto & Zambrero	Ulladulla	NSW	\$231,342	34
Guzman y Gomez	Ripley (Ipswich)	QLD	\$191,200	36
Red Rooster	Mount Pleasant (Mackay)	QLD	\$172,000	52
Red Rooster	Ripley (Ipswich)	QLD	\$139,190	36
Domino's	Rockhampton	QLD	\$62,574	53



Large Format Retail

Tenant	Location	State	Income pa	Page
Tool Kit Depot & Beaumont Tiles	Seaford Meadows (Adelaide)	SA	\$739,460	20
Total Tools	Woodridge (Brisbane)	QLD	\$564,000	24
Total Tools	Orange	NSW	\$302,400	42
BCF	Ulladulla	NSW	\$188,934	34
Pets Domain	Kadina	SA	\$76,000	54



Retail

Tenant	Location	State	Income pa	Page
Salvation Army, Pacific Furniture & Nowra Motorcycles	South Nowra	NSW	\$477,352	40
Maloney's Grocer	Rozelle (Sydney)	NSW	\$400,169	26
Silly Solly's & Swan Hill District Health	Swan Hill	VIC	\$163,090	62
Westpac & Piano on Evans	Sunbury (Melbourne)	VIC	\$152,849	63
Sure Real Estate	Pakenham (Melbourne)	VIC	\$44,650	67
Chickpea Cafe	Horsham	VIC	\$29,764	68



Liquor

Tenant	Location	State	Income pa	Page
Your Choice Liquor	Cobblebank (Melbourne)	VIC	\$62,225	66



Convenience Retail

Tenant	Location	State	Income pa	Page
Caltex	Pimpama (Gold Coast)	QLD	\$517,186	48
7-Eleven	Dakabin (Brisbane)	QLD	\$361,691	28
X Convenience	Lonsdale (Adelaide)	SA	\$307,661	28
United Petroleum	Sunshine (Melbourne)	VIC	\$280,000	30



Office

Tenant	Location	State	Income pa	Page
Just Reinvest NSW & Thiyama-Li	Moree	NSW	\$98,146	46
Allstaff Australia	Moorebank (Sydney)	NSW	\$94,493	47



Industrial

Tenant	Location	State	Income pa	Page
Flender	Kawana (Rockhampton)	QLD	\$339,035	49
Bathurst Park Industrial Estate	Mildura	VIC		69



Development Site

Tenant	Location	State	Page
Development Site	Nicholls (Canberra)	ACT	39

Innovation Drives Asian Investment Services Team to New Heights

In a remarkable journey spanning just under six years, Burgess Rawson’s Asian Investment Services team has ascended to impressive heights, thanks to groundbreaking marketing strategies and outstanding services that have underpinned their success.

Under the leadership of Zomart He, the team has reached a growing number of milestones, including facilitating investment sales exceeding one billion dollars. Their innovative approach has fuelled exponential growth, expanding the team’s presence across the Eastern Seaboard.

Rapid Expansion Attracts Key Appointment

With a strategically positioned and highly skilled workforce, the Asian Investment Services team has attracted top professionals in the industry, solidifying their position as industry leaders.

Most recently, we welcomed Jane Mei into the team, who joined us as Asset Manager – Asian Investment Services, based in Melbourne.

Jane offers a diverse and well-rounded background to her role, having honed her skills in asset management, sales, and leasing while working for global agencies with experience encompassing a wide range of asset classes, including landmark CBD office buildings, major shopping and distribution centres, early education facilities, and convenience retail, among others.

Zomart attributed the ongoing expansion to the creation of diverse and dedicated multi-lingual team, remarking, “we’ve established a proficient sales, leasing, and asset management staff in each capital city office along the eastern seaboard, all of whom are fluent in Mandarin.”

Pioneering Marketing Strategies

The team’s success has been significantly bolstered by their savvy marketing while seeking opportunities and international acumen have played pivotal roles in securing major retail appointments.

One of Zomart’s most impactful initiatives was the introduction of Burgess Rawson’s WeChat editorial campaigns, which revolutionised the way Australian commercial investment properties were marketed to Chinese speakers.

Sales Highlights



Bunnings Collingwood VIC

\$ >\$63,000,000 % <5.00%



Bunnings Hoppers Crossing VIC

\$ \$99,600,000 % 4.29%



Ford Dealership Oakleigh VIC

\$ \$32,600,000 % 3.46%



Dan Murphy’s Pakenham VIC

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



He notes, “WeChat is incredibly user-friendly. It allows us to promote assets to a broader audience, facilitate document transfers, conduct virtual inspections, and even receive auction bids. An investor made a purchase while in quarantine hotel in Beijing.”

Educational Asian Investment Seminars

Our well-received series of Asian Investment Strategy Seminars in Melbourne and Sydney have been a major success. These informative seminars have been gaining momentum and attracting some of the nation’s foremost experts as guest speakers in collaboration with CBA, ANZ, Dentons, and other reputable finance and architecture firms.

These seminars are a fundamental component of our Asian investment team’s core strategy, contributing to enhanced engagement with Asian investors throughout the eastern seaboard.

The team has been fostering long term relationships with Asian clients and educating Asian investors on a variety of topics such as Australian commercial property trends and industry insights in fast food, convenience retail, early education, medical, retail and industrial sectors.

Strong Family Values Drive Demand for Generational Assets

Our Asian Investment Services team has achieved unprecedented success, facilitating transactions in excess of \$1.2 billion to investors.

The team has successfully brokered transactions exceeding \$365 million in portfolio auctions in the last 12 months and \$470 million in EOI sales in the last 24 months, including the notable \$99.6 million sale of Bunnings in Hoppers Crossing, and more recently, Bunnings Collingwood for over \$63 million.

Zomart explained that Asian investors predominantly seek blue-chip properties in prime locations. Their focus on building generational wealth leads them towards investments in fast food, early education, convenience retail, supermarkets, and multi-tenanted centres with high underlying site values.

As a culture steeped in strong family values, rather than focusing on short to medium term cash flow, Asian investors are inclined towards long-term investments that promise potential for future development for the next generation.

“The compounding growth in the value of Australian property has proven to be a successful formula for our investors, driving substantial demand.”

Zomart concluded, “Australia’s enviable lifestyle and excellent education system attract overseas clients, and the enthusiasm for property investment naturally follows suit. Buyers also place the utmost confidence in purchasing property in Australia.”

Being part of the largest privately owned agency with our iconic portfolio auction events in Sydney, Brisbane and Melbourne, has placed Burgess Rawson’s Asian Investment Services team in a box seat as leading trusted property advisors. This assists in helping our vendors tap into \$6 billion in capital inflow from Asian countries to Australia’s commercial property market each year.



Scan the QR code to join our official Burgess Rawson WeChat account.

扫描二维码，订阅我们的公众号

Asian Investment Snapshot



\$6 Billion

Capital Inflow into Australia



\$1.2 Billion+

Total Sales Volume (Zomart He)



\$470 Million

In EOI Sales (24 months)



\$365 Million

In Portfolio Auction Sales (12 Months)

Homecoming

Sam Fogarty's Return as Burgess Rawson National Director, Head of Leasing



Burgess Rawson is delighted to announce leasing legend and former sports star, Sam Fogarty has returned to the agency in a key leadership role as National Director - Head of Leasing.

Sam's appointment coincides with our accelerated expansion across the eastern seaboard, reaffirming our commitment to delivering optimal outcomes for our valued clients.

Commenting on his return, Sam said, "this is an amazing opportunity and I'm excited about the fresh challenges that lie ahead.

I'm looking forward to reconnecting with new and existing clients alike and will continue to utilise my knowledge, skills, and experience to consistently deliver exceptional results.

I have established a deep understanding of the commercial feasibility of developments, gaining invaluable insights that few agents have had exposure to."

Sam re-joins Burgess Rawson after three years with one of Melbourne's largest private developers, Pace Development Group where he gained invaluable first hand experience in the industry.

As an award-winning agent with over 15 years in commercial property, Sam was instrumental in the successful project delivery of numerous landmark assets on behalf of his renowned clients.

These include the award winning Featherbrook Shopping Centre for Central Equity and Pace of Blackburn for Pace Development Group.

CEO, Ingrid Filmer said she was thrilled to announce Sam's return to the agency.

"Sam is a highly regarded market leader in the industry who has consistently demonstrated his

dexterity in negotiating lease deals across a wide array of asset classes. From retail and office spaces to early education facilities, convenience retail outlets, and restaurants, his skill set has allowed him to navigate the complexities of acquisition, town planning, feasibility analysis, and the successful delivery of projects.

His appointment comes at an incredible time when the agency is enjoying rapid expansion across the eastern seaboard allowing us to continue offering unrivalled service to our clients," she said.

Victorian Partner, Natalie Couper expressed equal enthusiasm at Sam's homecoming, adding, "It's truly amazing to witness the ongoing growth of our team, especially when it includes an old friend and fantastic agent returning to the ranks."

Sam's impressive reputation is supported by his many satisfied clients where they have enjoyed strong and lengthy relationships over several years.

Shane Wilkinson, Managing Director of Pace has nothing but praise for our highly regarded leasing expert.

Having worked alongside Sam for the past 15 years, Shane attests to his knowledge and professionalism across the commercial property market. "I'm very much looking forward to continuing working with Sam and the entire Burgess Rawson team in the future"

To discuss your leasing goals and how the Burgess Rawson team can help you achieve them, contact Sam Fogarty on 0413 860 305.

Unlocking Prime Retail Opportunities Across Victoria

Victoria's retail landscape is benefitting from robust population and immigration growth providing numerous leasing opportunities across the state.

Burgess Rawson was recently appointed as the exclusive leasing agent for a portfolio of five brand-new Ampol service stations.

Leasing Executive, Ben Luu said the portfolio delivers unparalleled potential for major quick service retailers (QSRs) seeking to expand into premier locations.

"QSR and fuel share a fundamental prerequisite, they both require high profile locations that benefit from substantial traffic volumes and strong catchments."

Anchored by ASX-listed powerhouse Ampol, the sites feature dual drive-thru lanes and provide a blank canvas already primed for innovative fit-outs.

We also have amazing leasing opportunities available in several major new shopping centres developed by the renowned Oreana Property Group.

According to Sam Fogarty, National Director - Head of Leasing, "We've already secured anchor tenants for all of these developments including



supermarkets and early education centres, and have strong interest from supporting retailers including restaurants, café, health and wellness and medical operators, all recognising the immense potential in these locations."

Large format retail options are available in a key development in the vibrant Deakin Avenue, Mildura district. Situated next to ALDI and diagonally opposite Mildura Central in the bustling Fifteenth Street precinct, businesses will thrive in a dynamic retail environment.

In Traralgon, a flexible 284sqm retail space on high-profile Argyle Street boasts significant main road exposure, with a daily traffic count of approximately 34,000 vehicles. It is ideal for various purposes, such as a showroom, bottle shop, health and fitness and medical uses.





Fully Leased Landmark Govt/Govt Backed Investment Adjoining Landmark Bayside Shopping Centre

Frankston (Melbourne) VIC
60-64 Wells St (cnr White St Mall)

Renewed 5 & 3 year leases

Valuable 'net leases' with tenants
paying all outgoings

Fixed income growth via 3% &
3.5% annual rental increases

Net Income: \$1,065,755 pa* + GST¹

+ Landlord favourable leases, long
tenure to Vic State Government,
Family Life Ltd & Anglicare Vic

+ Prized 5 level building with
substantial upgrades and natural
light throughout

+ Strategic C1Z CBD cnr landholding
with future development upside

+ Frankston: major commercial,
retail, education, and transport
hub servicing Southern suburbs
and Mornington Peninsula

Contact
Matthew Wright 0458 290 588
Beau Coulter 0413 839 898
Zomart He 何梓轩 0488 220 830
Yosh Mendis 0434 413 188

For Sale by
Expressions of Interest
Closing 3pm AEDT
Tuesday 31 October 2023

UNDER INSTRUCTION OF
ADVISETRANSACTION.COM.AU

*Approx ¹Dec 2023

Reliable Government Social Infrastructure Investment

Tightly Held Bayside Metro CBD Freehold



Brand New Government Social Infrastructure & Childcare Investment

Built in 2023, Offering Maximum Depreciation Benefits

Significant 9.5 Yr WALE Investment High Profile Blue Ribbon Centre

Berrinba QLD
5-7 Peter Way (Browns Plains Rd)

Exceptional tenancy profile to QLD Government, childcare operator, charity & Swim School

Greater of 2.5% or CPI, fixed 2.5%, 3% & 3.5% pa rent reviews

Net Income: \$859,790 pa* + GST

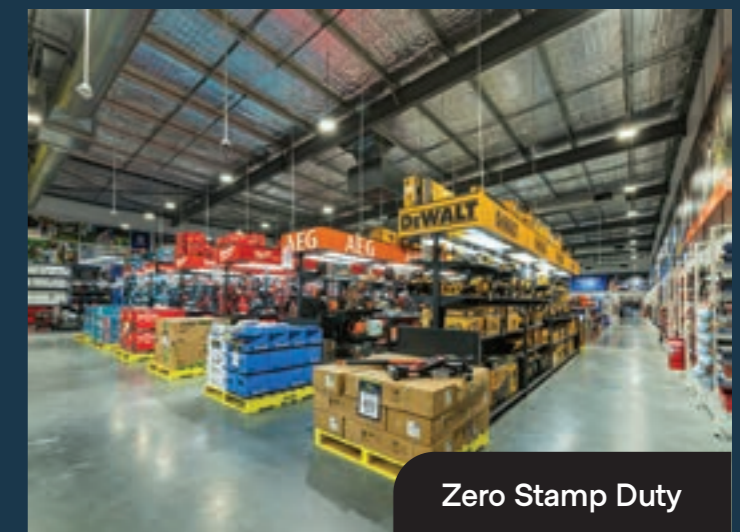
- + 2,260sqm* multi level centre with state-of-the-art facilities
- + Complimentary government and social infrastructure tenancy mix
- + Situated in Berrinba Central surrounded by McDonald's, KFC, United Petroleum, Bridgestone, Starbucks and Salvo's
- + Strategic Logan Mway corridor surrounded logistics facilities (Charter Hall, GPT, Frasers, Toll, Google etc.) & Woolworths Centre



Contact
Yosh Mendis 0434 413 188
Andrew Havig 0478 010 990
Zomart He 何梓轩 0488 220 830

For Sale by Expressions of Interest
Closing 4pm AEST
Wednesday 1 November 2023

*Approx



Zero Stamp Duty

Two National Brand Tenants Bunnings Lease Covenants

To be Sold in One Line

Brand New 7 Year Net Leases Bunnings: ASX Listed Wesfarmers Ltd



Seaford Meadows (Adelaide) SA
11-15 Seaford Road

Brand new 7 year leases to 2030
plus options to 2055

Tenants pay all usual outgoings
including land tax

Net Income: \$739,460 pa* + GST

- + Beaumont Tiles: established over 60 plus years, 110 locations, acquired by Bunnings in 2021
- + Tool Kit Depot: acquired by Bunnings 2019, 75 stores planned for Australasia over the next 3 yrs
- + Brand new 3,511sqm* building with 142 car spaces on-title
- + Significant 10,914sqm* freehold site with 76 metre* frontage directly opposite Bunnings

Contact
Shaun Venables 0411 860 865
Beau Coulter 0413 839 898
Matthew Wright 0458 290 588
Romanor Falconer 0413 830 808
RLA 327401

Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne

*Approx



Outline/Boundaries Indicative Only



Trophy Government Freehold Investment

High Profile Position - 3 Street Frontages

100% Government Leased Investment
Property NSW & Forestry Corporation



Coffs Harbour NSW
30-32 Park Ave (Cnr Gordon St)

Two blue chip Government tenants - attractive 4 year WALE¹

Immaculately presented freehold building including 40* car spaces and \$4.25m in tenancy fit-outs

Net Income: \$722,926 pa* + GST

+ Built 2018, offering substantial depreciation benefits (\$257,400 in year 1)²

+ The only 6 star NABERS rated building in Coffs Harbour

+ Close to Woolworths, Coles & new \$82 million Civic Council Precinct - Yarrila Place

+ Coffs Harbour: population of 81,258 set to experience significant growth to 106,575 (31.16%) by 2041

Contact
Darren Beehag 0411 226 223
Kieran Bourke 0417 418 007
Flynn McFall 0481 187 191

For Sale by Expressions of Interest
Closing 4pm AEDT
Tuesday 31 October 2023

¹Approx ²By area
²Depreciation estimate schedule available

Trophy Large Format Retail Investment

Booming Brisbane Growth Corridor



New Metro Brisbane Total Tools Investment 10 Year Net Lease to 2033 + Options to 2043



Woodridge (Brisbane) QLD
61 Kingston Road

Tenant pays all outgoings including land tax

The greater of CPI or fixed 3% annual rent increases

Net Income: \$564,000 pa* + GST

+ Total Tools: majority owned by Metcash (ASX: MTS), with a market cap of \$3.54 billion AUD

+ Land rich 4,056sqm* corner freehold site with 131m* combined frontage and exposure to 35,000 vehicles daily¹

+ Brand new construction, offering maximum depreciation benefits

+ Woodridge: thriving commercial precinct located 19km* from Brisbane CBD

Contact
Andrew Havig 0478 010 990
Craig Chapman 0427 110 132

For Sale by Expressions of Interest
Closing 3pm AEST
Thursday 2 November 2023

*Approx ¹GapMaps

Brand New Upmarket Grocery Store - Long 11 Year Lease



Flagship Inner West Corner Location New 11 Year Lease Plus Options to 2044



Rozelle (Sydney) NSW, 1/731
Darling St (cnr Cambridge St)

Brand new bustling upmarket
grocery store

Opened September 2023,
excellent depreciation benefits

Annual 3% rent increases

Net Income: \$400,169 pa* + GST

- + Maloneys: iconic grocer with premium stores at Rozelle, Woollahra, Surry Hills & Coogee
- + Valuable tenancy approval for alfresco dining and liquor licence
- + Including popular Sydney food & beverage chain, Fabbrica
- + Entire 654sqm* ground floor plus parking for 6 cars
- + Rozelle: affluent harbourside suburb, medium family income being double the state average

Contact
Darren Beehag 0411 226 223
Rhys Parker 0451 101 042

Investment Portfolio Auction
10:30am AEDT
Tuesday 24 October
Sydney Opera House

*Approx



Stamp Duty Free Investment

Trophy Brisbane 7-Eleven Freehold Investment Adjoining High Occupancy Childcare Centre



Dakabin (Brisbane) QLD
209 Old Gympie Road

15 year lease to 2031 plus options to 2046
Desirable annual CPI reviews
Tenant pays all usual outgoings excluding land tax
Net Income: \$361,691 pa* + GST

- + 7-Eleven: Australia's #1 convenience retailer, 750+ stores
- + Major 3,324sqm* home-bound site nestled between the Coles anchored Lillybrook SC & a new Woolworths Supermarket
- + Built in 2016, providing modern infrastructure & significant depreciation benefits
- + Moreton Bay: pop. forecast to grow 44% to 690,000 by 2041¹

Contact
Jamie Perlinger 0413 860 315
Rick Jacobson 0413 830 083
Andrew Havig 0478 010 990
Josh Scapolan 0484 229 829

Investment Portfolio Auction
10:30am AEST
Thursday 26 October
The Hilton, Brisbane
Unless Sold Prior

*Approx ¹Moretonbay.QLD.GOV

As New, 15 Year Lease to 2036 + Options Metro Adelaide Industrial Precinct



Lonsdale (Adelaide) SA
52 Aldershot Road

Annual fixed 3% rent increases
Significant depreciation benefits
X Convenience: proven operator, over 45 sites across SA and WA
Net Income: \$307,661 pa* + GST

- + Immaculate 2,400sqm* corner site with fast food drive thru offering
- + 98m* of frontage and exposure to 21,000+ vehicles passing daily¹
- + Tool Kit Depot, Total Tools, Tradelink, Totally Workwear & Southgate Plaza SC within 1km*
- + City of Onkaparinga: SA's largest and fastest growing metro council with over 170,000 residents²

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

Investment Portfolio Auction
10:30am AEST
Wednesday 25 October
Crown Metropol, Melbourne
Unless Sold Prior

*Approx ¹GapMaps ²Onkaparingacity



As New Freehold Metro Melbourne Retail Investment

**New 12 Year Lease to 2035 + Options
Significant Depreciation Benefits**



Sunshine (Melbourne) VIC
559 Ballarat Road

United Petroleum: top-tier tenant, 465+ sites nationally
Tenant pays out incl insurance, rates, repairs and maintenance
Annual fixed 3% rent increases
Rent: \$280,000 pa* + GST

- + Impressive 2,089sqm* corner site in metro Melbourne's booming western growth corridor
- + 42,000+ vehicles passing daily
- + Bunnings, Pickles, Sydney Tools, Dan Murphy's, Sunshine Market Place & Vic Uni all within 1.3km*
- + Sunshine: 11km* from Melbourne CBD, population forecast to grow 71.5% by 2041²

Contact
Jamie Perlinger 0413 860 315
Rick Jacobson 0413 830 083

Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne
Unless Sold Prior

*Approx ¹GapMaps ²forecast.id

Four Freestanding Sydney Medical & Healthcare Investments



Affluent Sydney North Shore & The Hills District Healthcare & Social Infrastructure Investments



Group Homes Australia: Dementia care centres with a network of 20+ locations and strategic expansion plans

Landlord friendly commercial net lease structures with attractive CPI rent reviews

Rare long WALE Sydney medical freehold investments

St Ives (Sydney) NSW
49 Benaroon Avenue

- + 20 year lease to 2041 plus options to 2051
- + Upscale 7 bed dementia care centre situated on 1,339qm* landholding
- + St Ives: Sydney Nth Shore suburb, median house price \$2.86M, 87% higher than NSW average², fastest growing age demographic 70+ yrs³
- + Net Income: \$176,852 pa* + GST

St Ives (Sydney) NSW
3 Garrick Road

- + 20 year lease to 2041 plus options to 2051
- + Two-level, 10 bed care centre on a 1,176sqm* landrich site
- + Ideal healthcare location with 6 hospitals and further medical facilities located within a 6km* radius
- + Net Income: \$218,654 pa* + GST

Castle Hill (Sydney) NSW
18 Lisa Crescent

- + New 15 year lease to 2036 plus options to 2046
- + Two-level, 10 bed modern care centre on a 929sqm* landholding
- + Castle Hill: prestigious Sydney suburb with median house price 47% higher than NSW average & pop forecast to grow 28% by 2036¹
- + Net Income: \$247,597 pa* + GST

Castle Hill (Sydney) NSW
35 Chiltern Crescent

- + Brand new 15 year lease to 2036 plus options to 2046
- + Newly developed 10 bed care centre offering substantial tax depreciation benefits
- + Unrivalled healthcare position located less than 4km* from three private hospitals
- + Net Income: \$233,429 pa* + GST



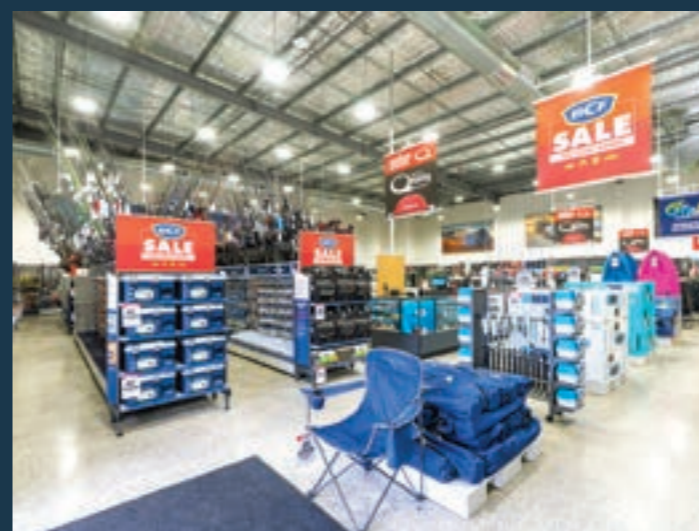
Contact
Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759
Rhys Parker 0451 101 042



Investment Portfolio Auction
To be sold individually
10:30am AEDT
Tuesday 24 October
Sydney Opera House

¹Approx ²profile.id ³realestate.com.au
³Ku-Rin-Gai Annual Report 21/22

Brand New Freestanding Fast Food & ASX Listed LFR Investments



New 8 Year Lease to ASX Listed Super Retail Group



High profile Princes Highway trade catchment position next to McDonald's close to Bunnings, Mitre 10, Petstock and Ulladulla Shopping Centre

Booming South Coast location with a Shoalhaven region population of 142,936+* expected to surge 30% by 2051¹

Brand new 2023 construction providing for maximum depreciation benefits

Ulladulla NSW, Lot 1 – 169 Princes Highway

- + Brand new 8 year lease to 2031 plus options to 2041
- + BCF: subsidiary of ASX listed Super Retail Group (ASX: SUL) with a market cap of \$2.70 billion and a network of 716+ stores inc. BCF, Supercheap Auto, Rebel & Macpac
- + Rare affordable purpose built large format retail freehold investment on 1,507sqm* landholding
- + Estimated Net Income: \$188,934 pa* + GST

Brand New Fast Food Investment Long Term Company Leases



Ulladulla NSW, Lot 2 – 169 Princes Highway

- + New 10 year lease to Oporto to 2033 plus options to 2053
- + New 7 year lease to Zambrero (company lease) to 2030 plus opts to 2044
- + Fixed 3% annual rent increases ensuring compounding income growth
- + Oporto: part of Craveable Brands, operates 580+ restaurants inc. Oporto, Red Rooster & Chicken Treat, owned by PE group, PAG Asia Capital
- + Freestanding drive thru on 1,860sqm* site with exposure to Princes Hwy
- + Estimated Net Income: \$231,342 pa* + GST

Contact
Geoff Sinclair 0451 462 759
Yosh Mendis 0434 413 188

Investment Portfolio Auction
To be sold individually
10:30am AEDT
Tuesday 24 October
Sydney Opera House

*Approx. ¹profile.id

Trophy Freehold Fast Food Investments



*Indicative Photo, Not Actual Site



*Indicative Photo, Not Actual Site



*Indicative Photo, Not Actual Site

Two Brand New Fast Food Investments Leased to Industry Powerhouses

Ripley (Ipswich) QLD
1 & 3 Rex Hills Drive

Trophy freehold fast food assets

Brand new construction with
maximum depreciation

Fixed rental increases providing
guaranteed growth

- + Guzman y Gomez & Red Rooster are located directly off the Cunningham Highway in the Ripley PDA
- + Ripley PDA: Australia's largest urban growth areas with development planning for 48,750 dwellings and 131,000+ residents
- + Ipswich: 7th fastest growing LGA in Australia, forecast to grow 120% by 2041
- + Conveniently located 4km* from the Coles anchored Ripley Town Centre supported by 20 specialty stores and a current DA of 2,000+ residential dwellings



1 Rex Hills Drive

- + 12 year head office lease to 2035 plus options to 2071
- + Guzman y Gomez: one of Australia's fastest growing fast food chains with 200 restaurants and employing 10,000+ people
- + High exposure 2,483sqm* corner freehold site
- + **Income: \$191,200 pa* + GST**



3 Rex Hills Drive

- + 10 year head office lease to 2033 plus options to 2053
- + Red Rooster: part of the Craveable Brands group with 580+ restaurants nationally and employing 13,000 people
- + High profile 1,823sqm* freehold site
- + **Income: \$139,190 pa* + GST**



Contact

Andrew Havig 0478 010 990
Josh Scapolan 0484 229 829



Investment Portfolio Auction

To be sold individually
10:30am AEST
Thursday 26 October
The Hilton, Brisbane

*Approx



Long 16 Year Net Lease Plus Options Dominant Centre - 100% Occupancy + Waitlist



Nicholls (Canberra) ACT
40 O'Hanlon Place

- + High income area: median household income 32% higher than the ACT average
- + Prime 2,760sqm* site within Gold Creek Village, boasting McDonald's, KFC and Ampol
- + Modern purpose-built childcare centre licensed for 130 places
- + Strategically located off Barton Highway, with 21,600 vehicles passing daily and growing



Contact
Darren Beehag 0411 226 223
Michael Vanstone 0403 580 528
Guy Randell 0430 272 999



Investment Portfolio Auction
10:30am AEDT
Tuesday 24 October
Sydney Opera House

*Approx

Long 16 year net lease to 2033 plus options to 2043

Compounding 3.5% annual rent increases

Net Income: \$404,503 pa* + GST

Unique 1,736sqm* Landholding Opportunity Located in Key Canberra Growth Precinct

Nicholls (Canberra) ACT
34-38 O'Hanlon Place

- + Gunghalin: important growth region within the ACT, with a population of 88,414, expected to grow significantly¹
- + Situated in renowned retail precinct within Nicholls, nearby McDonald's, KFC & Ampol
- + Strategically located to Barton Highway, 21,600 vehicles daily and growing



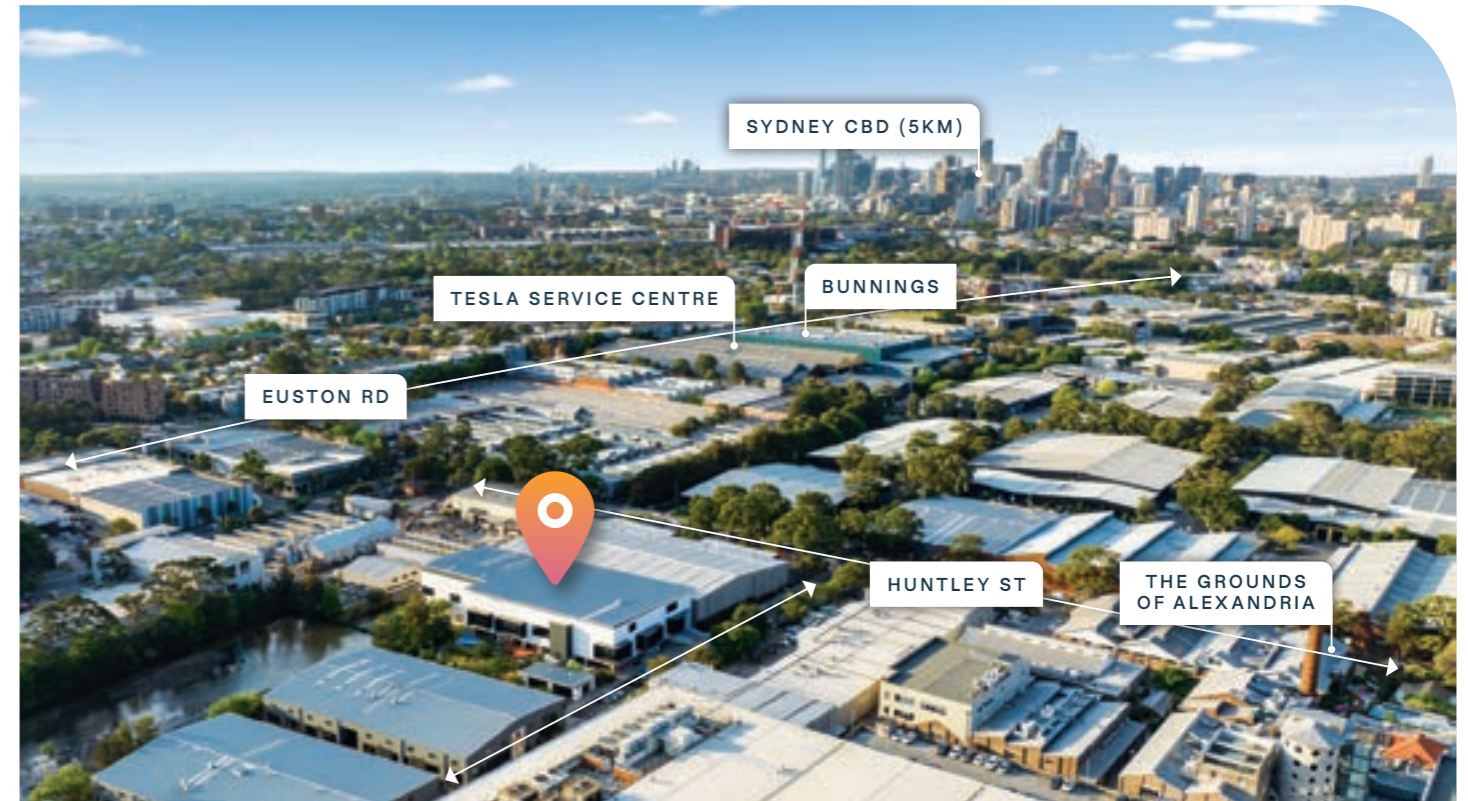
Contact
Darren Beehag 0411 226 223
Guy Randell 0430 272 999



For Sale by Expressions of Interest
Closing 3pm AEDT
Thursday 26 October 2023

*Approx ¹profile id

Expansive frontage with direct drive-way access to O'Hanlon Pl
Allowable uses include Medical, Fast-Food, Shop, Education
Large 1,736sqm* site adjacent childcare, YMCA Hotel & shops



10,277sqm* 'Golden Mile' LFR Centre Exposure to 74,000+ Cars Passing Daily



South Nowra (South Coast) NSW
184 Princes Highway

National tenancy profile with longterm occupancy including Salvation Army (13+ years), Pacific Furniture (19+ years) & Nowra Motorcycles

Net Income: \$477,352 pa* + GST

- + High profile 1ha* Princes Hwy landholding near Bunnings, JB Hi-Fi & Harvey Norman
- + Improved with a substantial 3,758sqm* large format retail showroom across three buildings with parking for 73+* vehicles
- + South Nowra: south coast location part of Shoalhaven region - population of 142,936 forecast to grow 30%+ by 2051¹
- + Uncapped CPI annual rent reviews

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

Investment Portfolio Auction
10:30am AEDT
Tuesday 24 October
Sydney Opera House

*Approx ¹profile.id

Thriving Inner Sydney Childcare Investment 15 Year Net Lease to National Tenant



Alexandria (Sydney) NSW
4B Huntley Street

Long 15 year net lease to 2034 plus two 10 year options to 2054
Fixed 4% annual rent increases
2,387sqm*, including 19 car spaces
Net Income: \$415,415 pa* + GST

- + Story House: leading education provider with 50 centres
- + 90 LDC place centre, steps from The Grounds Alexandria and the gentrifying residential areas
- + Alexandria: young professional inner city suburb growing at over 4 times the NSW state average
- + Education rich precinct with 18 schools within a 5 min drive

Contact
Michael Vanstone 0403 580 528

Dean Venturato 0412 840 222
Burgess Rawson Consultants

For Sale by Expressions of Interest
Closing 4pm AEDT
Wednesday 18 October 2023

*Approx



Brand New Total Tools Investment New 11 Yr Lease - Metcash Guaranteed



Orange (Central West) NSW
Unit 11-13, 21-25 Piesley Street

Brand new 11 year lease to 2034 plus options to 2044
Tenant pays all outgoings as per the lease (cap. \$25,000)
Greater of 3% or CPI rent reviews
Net Income: \$302,400 pa* + GST

- + Total Tools: majority owned by Metcash, Australia's leading distribution and marketing company. market cap of \$3.62B
- + Newly built in 2023 offering maximum depreciation benefits
- + Guaranteed by Total Tools Pty Ltd (Metcash Ltd Ultimate Holding Company)
- + Strategically location in close proximity to Blackwoods, BOC Gas, Reece Plumbing, Bridgestone, Shell and Harley-Davidson

Contact
Yosh Mendis 0434 413 188
Kieran Bourke 0417 418 007
Flynn McFall 0481 187 191

Investment Portfolio Auction
10:30am AEDT
Tuesday 24 October
Sydney Opera House

*Approx

10 Year Lease - National Medical Group Strategic Central Coast Location



Bateau Bay (Central Coast) NSW
599-601 The Entrance Road

New 10 year net lease plus options to 2043
Attractive annual rent increases, greater of 2.5% or CPI
Net Income: \$150,000 pa* + GST

- + Bateau Bay Medical Centre: estd. medical practice for 40+ years
- + Attractive net lease, tenant responsible for all usual outgoings
- + Substantial 1,265sqm* landholding offering valuable on-site parking
- + Major medical group with 13 locations across Australia
- + 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

Investment Portfolio Auction
10:30am AEDT
Tuesday 24 October
Sydney Opera House

*Approx



Affordable Sydney Childcare Investment 20 Year Net Lease to 2036 - 100% Occupancy

Prairiewood (Fairfield) NSW
6 Pierce Close

20 year lease + options to 2056

Annual 3% rent increases

Tenant pays all usual outgoings

Net Income: \$135,286 pa* + GST

- + Thriving 40 place centre boasting a long history of 100% occupancy
- + Within 3km* of 11 primary schools
- + Located 600m* from Stockland's Wetherill Park Shopping Centre and Fairfield Hospital
- + Fairfield: a young population benefiting from recent infrastructure investments in the western growth corridor

Contact
Michael Vanstone 0403 580 528
Rhys Parker 0451 101 042

Investment Portfolio Auction
10:30am AEDT
Tuesday 24 October
Sydney Opera House

*Approx

Affordable Sutherland Shire Investment Longstanding Government Tenant 13+ Years

Sutherland (Sydney) NSW
Suite 202 GF / 3-5 Stapleton Ave

Renewed 5 year lease to 2027

Fixed 3.5% rent reviews, ensuring income growth

Net Income: \$123,638 pa* + GST

- + Immaculately presented premises plus central position within the administrative and retail hub
- + Legal Aid: largest legal aid commission state wide employing over 1,300 & providing legal assistance to 423,000 pa
- + Government Social Infrastructure: government funded, highly reliable and stable asset class
- + Tenant pays the outgoings as per the lease

Contact
Andrew Havig 0478 010 990
Geoff Sinclair 0451 462 759
John Ingui 0486 011 406

Investment Portfolio Auction
10:30am AEDT
Tuesday 24 October
Sydney Opera House

*Approx



Entry Level Circa 9% Yield Investment 100% Leased Freestanding CBD Building



Moree NSW
96 Ballo Street

100% leased to complementary retail and commercial tenants all on new or renewed leases from 2023

Net Income: \$98,146 pa* + GST

- + Commanding 485sqm* core CBD landholding on main street with valuable rear lane access
- + Improved with substantial two storey freestanding building
- + Moree is the most productive agricultural region in Australia & is set to become the economic engine room for northern NSW

Contact
Rhys Parker 0451 101 042
Kieran Bourke 0417 418 007
Flynn McFall 0481 187 191

Investment Portfolio Auction
10:30am AEDT
Tuesday 24 October
Sydney Opera House

*Approx



Entry Level Sydney Industrial Investment 5 Year Net Lease Plus 4% Rent Increases

Moorebank (Sydney) NSW
3/377 Newbridge Road

Attractive 4% rent reviews
Established tenant in occupation for 8 years

Net Income: \$94,493 pa + GST

- + Allstaff Australia: long standing recruitment agency founded 1991
- + Nearby Western Sydney Aerotropolis forecast to contribute 200,000 jobs by 2030
- + Recruitment Services: \$17.7B industry responsible for 15% of Australian employment
- + Desirable front unit with rear roller door access & 6 car parks
- + Tenant pays outgoings per lease

Contact
Andrew Havig 0478 010 990
Geoff Sinclair 0451 462 759
John Ingui 0486 011 406

Investment Portfolio Auction
10:30am AEDT
Tuesday 24 October
Sydney Opera House

*Approx



Prime Gold Coast Convenience Centre Completed Late 2020



Pimpama QLD
68 Pimpama Jacobs Well Road

15, 10 & 7 year leases with CPI & fixed annual rent increases

Pimpama: the fastest growing area in QLD

Net Income: \$517,186 pa* + GST

- + High profile 3,292sqm* corner site with 2 street frontages
- + National brands include Caltex, The Cheesecake Shop and Ramen Danbo drive-thru
- + Situated within a major retail precinct & in close proximity to Medical Centre, Coles & ALDI
- + 500m* to the new Pimpama Rail Station opening in 2024

Contact
Neville Smith 0400 068 205
Craig Chapman 0427 110 132

Investment Portfolio Auction
10:30am AEST
Thursday 26 October
The Hilton, Brisbane

*Approx

Blue Chip Global Industrial Investment 12 Year Lease to 2029 Plus Opts to 2035



Kawana (Rockhampton) QLD
292-296 Alexandra Street

Fixed 3% annual rent increases
Tenants pays all outgoings including land tax

Net Income: \$339,035 pa* + GST

- + Flender Pty Ltd: founded in 1899 with annual turnover of over \$2B
- + Wholly owned subsidiary of \$381 billion* Carlyle Group
- + Substantial 6,121sqm* site with a large 2,528sqm* warehouse
- + Tenant invested \$5m* on 1 x 50 tonne & 2 x 25 tonne gantry cranes
- + Rockhampton: pop. of 100,000+

Contact
Neville Smith 0400 068 205

Investment Portfolio Auction
10:30am AEST
Thursday 26 October
The Hilton, Brisbane

*Approx



High Profile Freehold With Excellent Exposure And Signage

Highly Sought-After Cairns Allied Health Investment



Parramatta Park (Cairns) QLD
51 Mulgrave Road

10 year net lease to 2033 plus
2 further 5 year options to 2043
Tenant pays all usual outgoings
including land tax
Fixed 3.75% annual rent reviews
Net Income: \$210,000 pa* + GST

- + High profile main road location with excellent exposure & signage
- + 422sqm* building including 7 offices and a full fit-out for rehabilitation and disability services for Australia's leading service provider
- + Large 1,159sqm* site with secure parking for 13 cars on-site

Contact
Michael Hooper 0488 332 682
Neville Smith 0400 068 205

Investment Portfolio Auction
10:30am AEST
Thursday 26 October
The Hilton, Brisbane

*Approx



Strategic Position Directly opposite Mount Pleasant Shopping Centre



Mount Pleasant (Mackay) QLD
10 Greenview Drive

- + Red Rooster: part of the Craveable Brands international network with 569 stores across Australia and growing
- + Landmark 1,900sqm* corner site with drive-thru and large 75 metre* dual frontage
- + Longstanding tenancy for 20+ years with recent refurbishment
- + Mackay: commercial hub of the Whitsundays, regional population forecast to grow 45% by 2036

Renewed 7 year lease to Nov 2030 plus options to 2040

Tenant pays usual outgoings

Attractive annual 4% increases

Net Income: \$172,000 pa* + GST

Contact
Matthew Wright 0458 290 588
Michael Hooper 0488 332 682
Andrew Havig 0478 010 990

Investment Portfolio Auction
10:30am AEST
Thursday 26 October
The Hilton, Brisbane

*Approx

Entry Level Fast Food Drive-Thru 9 Year Head Office Lease to ASX Giant



Rockhampton QLD
29 Bridge Street

- + Domino's: ASX listed fast food giant with a market cap of \$4.71 billion AUD
- + Full internal refurbishment in 2021
- + High profile 1,515sqm* corner site at major signalled intersection with exposure to 40,000 vehicles passing daily*

9 year head office net lease to 2029 plus options to 2039

Tenant pays 100% of outgoings

Highly sought-after annual CPI rent reviews

Net Income: \$62,574 pa* + GST

Contact
Andrew Havig 0478 010 990
Craig Chapman 0427 110 132

Investment Portfolio Auction
10:30am AEST
Thursday 26 October
The Hilton, Brisbane

*Approx



No Stamp Duty / 8% Yield Anticipated



New 5 Year Lease to Pets Domain Building Fully Refurbished in 2023



Kadina (Yorke Peninsula) SA
35 Taylor Street

5 year lease to May 2028 plus options to 2048

Annual 3.5% fixed rent increases

Net Income: \$76,000 pa* + GST

- + Pets Domain: proven operator with 66 stores Australia wide
- + Prominent 652sqm* building with parking at the shop front
- + Large 771sqm* freehold landholding with rear loading
- + Central CBD position amongst supporting retail
- + Kadina: commercial service centre and capital of the Yorke Peninsula

Contact
Shaun Venables 0411 860 865
Beau Coulter 0413 839 898
Romanor Falconer 0413 830 808
RLA 327401

Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne

*Approx

Proven Pharmacy Since the 1960's New 5 Year Lease, 1,586sqm* Freehold



Beaconsfield TAS
144 Weld St (corner Shaw St)

Brand new 5 year lease plus options through to 2038

Fixed 3% annual rent increases

Tenant pays usual outgoings

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

- + Pharmacy Alliance: Australia's largest independent pharmacy network, 200+ locations nationwide
- + Thriving remote pharmacy serving the upper West Tamar region
- + Combined 272sqm* includes pharmacy & medical / office suite
- + Central amongst medical centre, IGA, Exchange Hotel & Aust Post
- + Beaconsfield: historic gold mining town 42km* from Launceston CBD

Contact
Raoul Holderhead 0413 860 304
Matthew Wright 0458 290 588

Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne

*Approx



Dominant Childcare Investment In Rapidly Expanding Growth Hub



Point Cook (Melbourne) VIC
24 Gramercy Boulevard

15 year net lease + opts to 2050

Fixed 3% annual rent increases

Rated as "Exceeding" under the National Quality Standards (NQS)

Net Income: \$417,392 pa* + GST¹

- + Guardian Childcare: leading early education provider with 152 locations nationally
- + Impressive 140 LDC place centre, renowned for high occupancy and substantial waitlists
- + 2,815sqm* corner site, metres from Point Cook Rd and only 650m* from Coles anchored Sanctuary Lakes SC
- + City of Wyndham: 76% of the population comprises families with children



Contact
Natalie Couper 0413 856 983
Justin Kramersh 0460 349 605
Zomart He 何梓轩 0488 220 830



For Sale by Expressions of Interest
Closing 3pm AEDT
Wednesday 1 November 2023

*Approx ¹As at Nov 2023

Long Established Medical Freehold New 12+10+10 Year Lease



Traralgon VIC
37 Breed St (& Seymour St)

Leased to major medical group with 13 clinics nationwide

Greater of 2.5% or CPI annual rent reviews, ensuring rental growth

Net Income: \$360,025 pa* + GST

- + High profile 2,824sqm* site in renowned medical & retail precinct
- + Long-standing Medical Centre and Dorevitch Pathology
- + Valuable Seymour Street frontage including parking for 57 cars*
- + Traralgon: retail & commercial capital of the Latrobe Valley, trade catchment of 75,000+

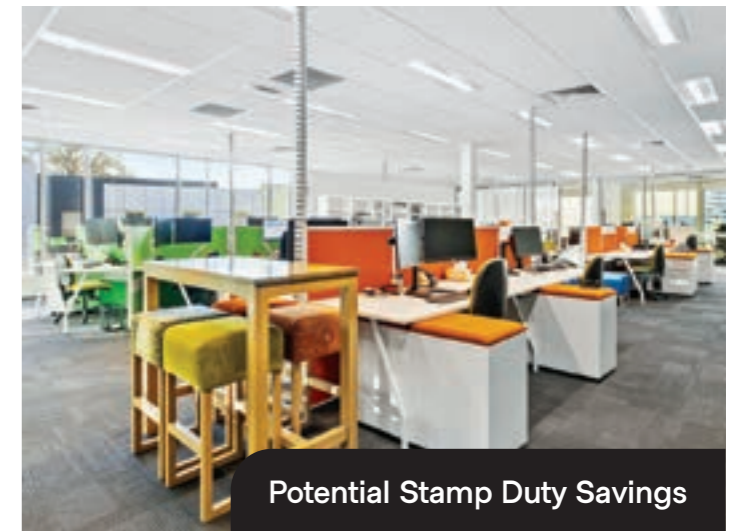


Contact
Darren Beehag 0411 226 223
Raoul Holderhead 0413 860 304
Matthew Wright 0458 290 588



Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne

*Approx



Essential Government & Social Infrastructure Investment

Trophy Bendigo CBD Freehold New and Renewed Leases



Bendigo VIC
35 Queen Street

New and renewed leases with
4.3 year WALE

Desirable annual CPI and
4% rent reviews

Recent major tenant funded fit-out
Net Income: \$295,225 pa* + GST

- + Bendigo & District Aboriginal Co-operative: government funded National Aboriginal Community Controlled Health Organisation¹
- + O'Farrell Robertson McMahon Lawyers: onsite for over 10 years
- + Prime CBD position amongst EPA Victoria, DHHS Government & State Trustees
- + Bendigo: Victoria's largest inland city with population forecast to grow to 155,000 by 2036²

Contact
 Jamie Perlinger 0413 860 315
 Rick Jacobson 0413 830 083
 Justin Kramersh 0460 349 605

Investment Portfolio Auction
 10:30am AEDT
 Wednesday 25 October
 Crown Metropol, Melbourne
 Unless Sold Prior

*Approx ¹NACCHO ²forecast.id



Important Freestanding Head Office #1 Health Service in Goulburn Valley



Shepparton VIC
219-225 Wyndham Street

- + GV Health: main health service in Goulburn Valley, with 2,700 staff across 5 key sites
- + Desirable annual CPI rent reviews
- + Recently renovated, 930sqm* two-level office freehold, with 6 on-title car spaces
- + High profile 914sqm* freehold site with Activity Centre 1 zoning
- + Shepparton: major regional city with a trade catchment of 100,000+

Contact
Beau Coulter 0413 839 898
Shaun Venables 0411 860 865

Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne

*Approx

5 year lease to May 2027 plus options to 2032

Tenant responsible for all outgoings including building insurance and land tax

Net Income: \$220,000 pa* + GST

Blue Ribbon Melbourne Childcare Investment Rare Triple Net Lease to 2032



St Kilda East (Melbourne) VIC
89 Westbury Street

- + Affinity Education: one of Australia's largest early education providers, 190+ centres nationally
- + Tenant pays 100% of outgoings including: maintenance (capex & structural) land tax, rates, insurance and management fees
- + Significant 1,287sqm* high value inner city landholding
- + Prestigious educational precinct with 13 private schools within 3km* radius

Contact
Yosh Mendis 0434 413 188
Adam Thomas 0418 998 971
Natalie Couper 0413 856 983

Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne

*Approx

Annual uncapped CPI reviews with ratchet provision

Strong trading centre licensed for 60 LDC places

Net Income: \$189,123 pa* + GST



Major Freehold CBD Landholding Directly Opposite Coles S/C



Swan Hill VIC, 19-39 McCrae Street (corner Beveridge St)

First time offered in 40+ years
Multi tenanted investment with value add opportunity

Annual CPI & 3% rent reviews

Fully Let Net Income: \$163,090 pa* + GST

- + Silly Solly's: fast growing DDS chain, over 23 stores nationally
- + High profile 2,332sqm* corner site with 100m* dual frontage
- + Bunnings, Woolworths, ALDI, Kmart, and various major car dealerships all within 700m*
- + Swan Hill: important commercial centre servicing 52,000+ trade catchment

Contact
Matthew Wright 0458 290 588
Rick Jacobson 0413 830 083

Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne

*Approx

Trophy Town Centre Commercial Freehold Renewed Net Lease to ASX Listed Westpac



Sunbury (Melbourne) VIC
65-67 Evans Street

Renewed 5 year lease to Westpac to 2026 plus options to 2032

5 year lease to Piano on Evans to 2027 plus options to 2037

Attractive annual CPI reviews

Net Income: \$152,849 pa* + GST

- + Westpac: top 5 ASX listed giant with a market cap of \$76B¹
- + Piano on Evans: Live music venue, operator with 4 locations
- + Westpac responsible for all usual outgoings including land tax
- + Prominent 513sqm* freehold site
- + Surrounded by CBA, ANZ, Chemist Warehouse, Woolworths, BWS, Dan Murphy's and Coles
- + Sunbury: 38km* from Melbourne

Contact
David Napoleone 0417 308 067
Matthew Wright 0458 290 588

Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne

*Approx ¹Westpac.com.au



Land Tax Exempt



Potential 50% Stamp Duty Savings

Purpose-Built Ambulance Station High Exposure Corner Freehold



Narre Warren (Melbourne) VIC
555-557 Princes Highway

- + Prominent 1,473sqm* corner freehold site with combined 40 metre* frontage
- + 405sqm* station purpose-built in 2010
- + Strategic location with immediate access to Princes Highway & M1 intersection via controlled signalised intersection
- + City of Casey: population is forecast to grow 40.57% to 551,362 residents by 2041

Renewed full 6 year lease to 2029 plus option to 2035

Annual CPI rent reviews

Tenant responsible for all outgoings (land tax exempt)

Net Income: \$119,940 pa* + GST

Contact
Zomart He 何梓轩 0488 220 830
David Napoleone 0417 308 067
Raoul Holderhead 0413 860 304
Romanor Falconer 0413 830 808

Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne

*Approx

Proven Pharmacy Since Late 1800's New 7 Year Lease, Premier Freehold Site



Horsham VIC, 96-98 Firebrace Street (corner Pynsent Street)

Brand new 7 year lease to 2030, plus options through to 2044

Fixed annual 3% rent increases

Tenant pays usual outgoings

Rent: \$95,652 pa* + GST

- + Amcal: since 1937, now with 200 stores nationally
- + Central 303sqm* site, combined 35 metre* retail frontage
- + Versatile two level 426sqm* building recently upgraded
- + Position perfect within Horsham's CBD amongst national retailers
- + Horsham: Wimmera's commercial centre with a trade catchment of 55,000 people*

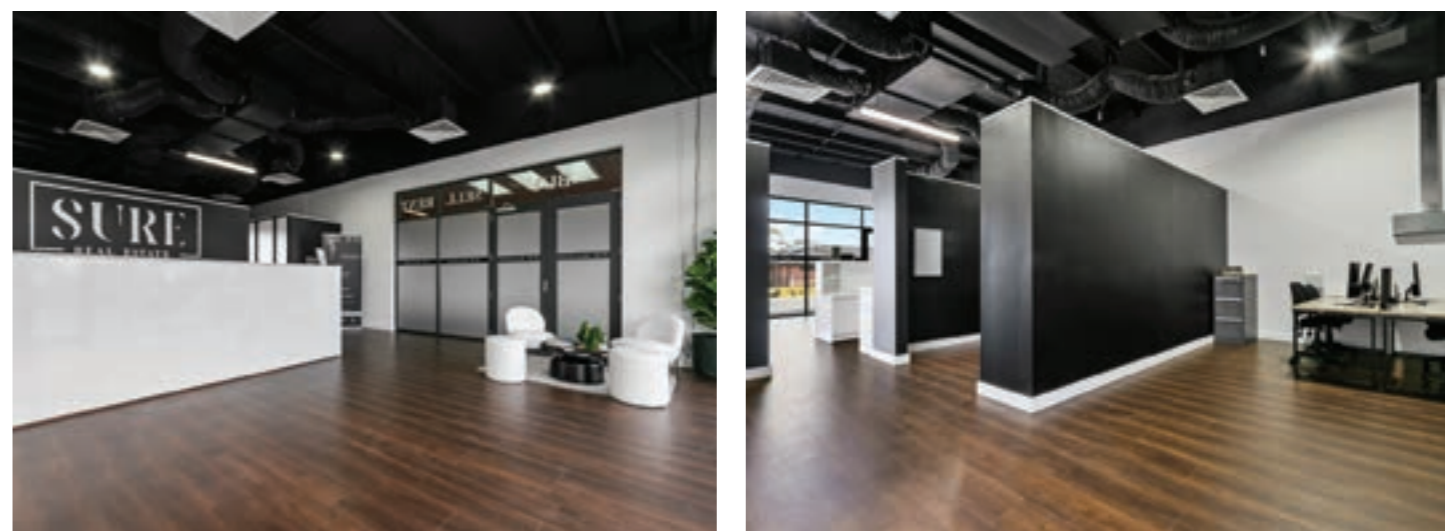
Contact
Justin Kramersh 0460 349 605
Raoul Holderhead 0413 860 304

Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne

*Approx



*Outline/Boundaries Indicative Only



Brand New 10 Year Lease to 2033 Prized Liquor Investment Adjoining Supermarket

Cobblebank (Melton) VIC
Shop 6, 223 Bridge Road

New 10 year lease to March
2033 plus options to 2043

Rare fixed 4% rent increases

Tenant pays all usual outgoings

Net Income: \$62,225 pa* + GST

+ Prime 131sqm* bottle shop with
AAA tenant fit-out plus frontage
and exposure to 124 car spaces

+ Brand new construction providing
tax saving depreciation benefits

+ Supported by complementary
users including supermarket,
Domino's and more

+ 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
Romanor Falconer 0413 830 808



Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne

*Approx

New 7 Year Net Lease to 2030 Real Estate Agency in Growth Corridor



Pakenham (Melbourne) VIC
Shop 4/1 Hunt Way

New 7 year lease to May 2030
plus options to 2040

Rare, fixed 4% rent increases

Tenant pays all usual outgoings
excluding land tax

Net Income: \$44,650 pa* + GST

+ Sure Real Estate: new and
exciting real estate agency
supporting Pakenham's growth
corridor - including the new
East Precinct delivering 7,200
homes (under development)

+ Immaculate 93sqm* corner
premises with dual access and
high-end tenant fit-out

+ Pakenham: Melbourne's major
eastern growth corridor, population
est to increase 45% by 2041



Contact
Shaun Venables 0411 860 865
David Napoleone 0417 308 067
Romanor Falconer 0413 830 808



Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne

*Approx



*Artist Renders



Potential 50% Stamp Duty Savings



Potential 50% Stamp Duty Savings

Long Established Café Circa 25 Years Two Shops In One Line - Entry Level Buyers

Horsham VIC
30 Pynsent Street

3 year lease to 2026,
plus options through to 2032

Annual CPI rent reviews

Tenant pays usual outgoings

Rent: \$29,764 pa* + GST¹

- + Chickpea: thriving CBD café established circa 1998
- + Prime central 149qm* site, with 12m* retail frontage, plus popular alfresco dining
- + 149sqm* building with country homestead type feel
- + Horsham: Wimmera's commercial centre with a trade catchment of 55,000 people*

Contact
Justin Kramerish 0460 349 605
Raoul Holderhead 0413 860 304

Investment Portfolio Auction
10:30am AEDT
Wednesday 25 October
Crown Metropol, Melbourne

*Approx ¹Feb 2024

Premium Industrial Business Park High Yielding Circa 7% Anticipated

Mildura VIC
6 Bathurst Court

13 high clearance office/
warehouses due for completion
April/May 2024

Low supply market suitable for
owner occupiers and investors

- + High-end units ranging from 243sqm - 280sqm* with 3 phase power, electric roller doors and alarms
- + Private gated storage yards with 2 on-site allocated car spaces per unit plus 11 visitor spaces
- + Strategically positioned less than 2.5km* from Mildura CBD
- + Mildura: population forecast to grow 17% by 2036

Contact
David Napoleone 0417 308 067
James Bergman 0428 419 453
Wendy Thomson 0413 134 662

For Sale by Private Treaty

*Approx

Q&A

with Neville Smith

PARTNER

Congratulations on reaching your first anniversary as a partner with Burgess Rawson. How has your experience been so far?

“Joining this well-established and efficient team has been an honour. As someone who admired the company from the outside, I can confidently say that they are truly the best in the business.”

As Australia’s largest privately owned commercial agency, it has been highly rewarding to witness our expansion into different regions and along the eastern seaboard. We consistently deliver outstanding results for our clients, and I feel privileged to be a part of this journey.”

How has the Townsville office progressed over the past year?

“Our Townsville office has truly established itself as the leader in the industry. In fact, Burgess Rawson now boasts more sold listings on the first two pages of RealCommercial.com.au than all other agencies combined.”

Earlier this year, our Townsville office had more investment properties listed for sale than any of our competitors, with an impressive portfolio valued at circa \$50 million.”

Can you share any highlights from the past year?

“One of the major highlights of this year was the successful transaction of the BWS in Belgian Gardens. We achieved an incredible return of 4.41%, surpassing the reserve by an impressive 30%.”

The sale represented one of the tightest yields achieved this year for a North Queensland asset.”

What makes Townsville commercial property a solid investment?

“Townsville’s commercial property market offers a solid investment opportunity due to several factors.”

This city is considered the capital of Northern Queensland and has a strong presence of major government occupiers, such as the largest defense base in the country, major health facilities, and a multi-faceted sea port.

Additionally, Townsville’s position as the end of the road for road freight, means that all major operators have established distribution centres in the city to serve the entire North Queensland district.

This combination of government support and essential infrastructure makes Townsville a reliable and promising investment destination.”

What’s the most interesting regional asset you’ve sold and why?

“Over my 19 years in the industry, there have been many interesting transactions, but two assets stand out. The first is the iconic Holiday Inn on Flinders Street, also known as “The Sugar Shaker”. Its unique design and prominent location make it a remarkable asset.”

The second is the State Government Headquarters, which was designed to also serve as the North Queensland Recovery Centre. This property was

constructed to operate autonomously without mains supply of power and water for up to five days.”

What’s your outlook for the future of commercial real estate in Queensland?

“Looking ahead, we see a promising landscape for the sunny state’s commercial market.”

Queensland is poised to maintain its position as Australia’s premier agricultural hub, thanks to substantial investments flowing in from various levels of government.

This robust support is expected to fuel ongoing population and economic growth, ultimately propelling Queensland ahead of other states in terms of overall development.

This momentum will translate into a substantial uptick in construction activities and private investments across a spectrum of sectors, including housing, healthcare, transportation, education and retail.

The expansion in these key areas will be nothing short of remarkable.”

Over the next 10 to 15 years, this expansion is forecasted to persist, solidifying North Queensland’s status as a thriving and dynamic region.”

The region’s trajectory suggests exciting opportunities on the horizon for the commercial real estate sector, making it an attractive and lucrative destination for investors and businesses alike.”





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

SOUTH AUSTRALIA

T 03 9613 0400
A Level 20, 150 Lonsdale Street
Melbourne VIC 3000
E 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

Mildura

T 03 5022 1377
A Suite 3, 76 Lime Avenue
Mildura VIC 3500
E 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

Townsville

T 07 3184 0139
A Ground Floor, 61-73 Sturt Street
Townsville QLD 4810
E 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

WESTERN AUSTRALIA

T 08 9288 0288
A Level 10, 225 St Georges Terrace
Perth WA 6000
E perth@burgessrawson.com.au