

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES



Your Annual Check-Up

Is your portfolio in prime health?



SEASON'S GREETINGS

The whole team at Burgess Rawson wish you and your family a safe and happy festive season, and look forward to working with you in 2024.

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



Welcome



Wendy Thomson
General Manager | Victoria

WENDY.THOMSON

Welcome to the December edition of Portfolio Magazine.

As we approach the end of 2023, it's a fitting time to look back on a year replete with achievements and significant milestones.

Among the standout moments is the remarkable \$34 million transaction of Robina Central on the vibrant Gold Coast, boasting an impressive yield of 5.0%. This achievement swiftly followed the sale of the iconic Bunnings in Collingwood.

In this final edition of Portfolio for 2023, one of our largest of the year, we're delighted to present a diverse selection of assets, spanning health, GSI, fast food, convenience retail, and early education. Health has emerged as a highly coveted asset class, with the healthcare industry undergoing a transformative decade, drawing unprecedented investment levels for excellent reasons.

Our most recent portfolio auction witnessed spirited bidding across the board, with a notable focus on health. Notably, a purpose-built asset leased to Ambulance Victoria

garnered enthusiastic bidding, achieving a sale price of \$3.03 million, reflecting a remarkably firm yield of 3.96%.

In summary, our transactions for the last auction event exceeded \$63 million, with a stellar success rate of 85.2%.

Burgess Rawson continued its steadfast growth, with our dedicated team expanding throughout the year. Our commitment to nurturing our team and implementing engaging programs to enhance our corporate culture has attracted the industry's finest talents to our fold.

We are also proud to announce our significant achievements, including partner Yosh Mendis being honoured with the prestigious Annual REA Excellence Award for Top Commercial Sales Agent in New South Wales. Furthermore, our Victorian partner, Shaun Venables, was recognised as a finalist in the Victorian division.

As the year draws to a close, we extend our warmest wishes for a joyful holiday season and eagerly anticipate a prosperous 2024.



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.



Is your portfolio as healthy as the healthcare industry?

The healthcare sector has experienced a remarkable transformation in recent years, solidifying its position as a frontrunner in attracting significant government support and funding. Investors have duly acknowledged that healthcare assets are now an essential component of their portfolios, and this recognition is well-founded.

The healthcare industry's transformation has been driven by a convergence of factors, including a thriving and ageing population, coupled with significant government support, making it one of today's most robust and resilient investment options. The recent federal budget confirms this commitment, allocating an impressive \$101 billion for healthcare funding, totaling \$580 billion over four years.

It is for these reasons, healthcare stands out as one of the most secure asset classes, offering long-term tenancies and consistent rental growth. Healthcare businesses, in particular, require substantial investments in fit-outs, which serves as a compelling factor for occupiers to commit to longer lease terms. The higher the fit-out expenditure, the less incentive there is for tenants to consider relocation.



Health assets cover every price point, further contributing to their appeal. Our data has found healthcare investments generally range from \$750,000 to \$4 million with incomes ranging from around \$30,000 to \$250,000 plus. The median sale price by Burgess Rawson has been \$2.1 million since 2022.

Burgess Rawson's Healthcare Industry Insights Report also reveals a positive trajectory in cap rates for healthcare assets over the past seven years. In 2018, median cap rates started at 7.25%, marking the beginning of a compelling journey.

Fast forward to 2022, and we witnessed a remarkable tightening, with cap rates returning to 5.46%. Although 2023 saw a modest uptick, with cap rates settling at 5.77%, it's important to recognise the contributing factors, including 12 cash rate increases and accompanying market uncertainties.

Investors remain incredibly keen, drawn by the promise of healthy net returns compared to other sectors. This is supported by recent transactions with our last Portfolio event recording an impressive yield of 3.96% with the sale of Ambulance Victoria in Narre Warren.

The auction recorded spirited bidding with the purchaser attracted to its secure lease, safe tenant and guaranteed rental growth.

Due to the strong performance of these assets, institutional and private investors are increasingly turning to health for stability and returns.

Major institutions such as Australian Unity, HealthCo, Centuria, Dexus, Charter Hall, Barwon

Investment Partners, and more recently, Elanor Healthcare Real Estate Fund, have been key players in this sector, with their portfolios enjoying substantial growth and strong annual returns.

Of note, the substantial injection of government funding increasingly covers various facets of the healthcare sector, with pharmaceuticals and allied health emerging as significant beneficiaries.

Research conducted by IBISWorld highlights the robust growth of the Pharmaceutical Benefits Scheme (PBS), with an annualised growth rate of 4.9% from 2018 to 2023, and government funding reaching \$14.75 billion in 2023. It is expected to reach \$18.2 billion in 2023-24.

Furthermore, the Australian Medical Association's projection of a shortfall exceeding 10,600 full-time General Practitioners by 2031-32 underscores the increasing role that pharmacies will play in bridging this gap.

Because of these factors, pharmacies have risen as highly sought-after investments, also owing to their income security as operators are willing to pay premium rents in this sector.

Our December Portfolio features a host of premier health assets, including medical and pharmaceutical offerings, with a notable number of regional opportunities.

As migration rates continue to rise, regional healthcare assets are positioned to reap the rewards of increased government investment, underpinned by a thriving and growing economy.

Healthcare properties are coveted investments, valued for their capital-intensive setups and location-dependent tenants, ensuring stability and sustained returns.

Raoul Holderhead
Burgess Rawson
Partner



Healthcare highlights



Sold: \$3,030,000 Yield: 3.96%

Ambulance Victoria, Narre Warren VIC

One of the most noteworthy transactions was an ambulance station in the outer south-eastern suburbs of Melbourne, fetching \$3.03 million at a low yield of 3.96%.

The investor was attracted to the secure lease, government-backed tenant and guaranteed rental growth. The Narre Warren property was purpose-built for Ambulance Victoria in 2010 and was transacted with a renewed six-year lease and CPI-linked annual rent reviews.



Sold: \$1,630,000 Yield: 5.87%

Historical Pharmacy, Horsham VIC

A well-known pharmacy in Horsham, a regional town in Victoria, changed hands for \$1.63 million.

The iconic pharmacy has been servicing the community since the 1880s, and was previously run by the seller, operating as Burgess Chemist until his retirement. Rural health in Australia is experiencing significant transformations driven by evolving migration patterns with an influx of some 70,000 people relocating to regional areas since 2020.



Sold: \$21,000,000 Yield: 6.55%

Warrawong Medical Centre, Warrawong NSW

The quality, newly renovated health centre is a prime example of the benefits of a major refurbishment and fit-out.

Transacting for \$21 million, the premium 5,259 square metre asset is fully occupied and offered a solid net income of \$1,412,569. The highly defensive asset offered multiple and integrated medical services including a general practice, dental, physiotherapy, pharmacy and pathology.

Portfolio 165 Investment Opportunities

Pharmacy & Medical Centre
Echuca VIC Page 22



Net Income: \$422,746 pa* + GST

For Health
Caringbah NSW Page 16



Net Income: \$1,079,318 pa* + GST

Health Matters & F45
Karalee QLD Page 20



Net Income: \$455,806 pa* + GST

Elevate Your Investments:

Dynamic Solutions from Burgess Rawson

As industry leaders and innovators, we take great pride in our consistent track record of delivering exceptional outcomes for our clients.

At the forefront of real estate transaction strategy, Burgess Rawson has carved out a reputation not just for participation, but for innovation in the marketplace. The traditional Expression of Interest (EOI) campaign has been transformed in our hands, into a tailored tool that consistently delivers superior results for our clients.

Unlike the one-size-fits-all approach, we understand that each property has a story - a unique narrative that, when correctly told, can significantly enhance its market appeal.

It is this philosophy that guides our EOI campaigns, which are meticulously designed around the distinctive character and potential of each asset. This attention to detail and customised strategy has been the keystone of our success, particularly evident in this year's high-profile sales.

Notably, the landmark Bunnings Collingwood in Melbourne attracted significant attention from global and local buyers, our innovative approach to the EOI campaign was pivotal. We drew an array of competitive bids from around the world, leading to a landmark sale that echoed the \$99.6 million transaction of the Hoppers Crossing Bunnings - one of Australia's largest.





Sold: \$34,000,000

Robina Central's Exceptional \$34 Million Transaction Highlights Burgess Rawson's Expertise in High-Stake Sales and Campaign Success

With a keen eye for the potential of the Robina Central asset, we set out to create a campaign that was as unique as the property itself. The property's mix of tenants, anchored by a heavyweight like ALDI, presented a compelling case to a broad spectrum of investors.

Robina Central had a unique set of investment fundamentals that are rarely seen in any market. Not only the exceptional tenant mix, anchored by a major supermarket, a national convenience retail giant, international fast-food titans, and a trusted medical centre operator.

Robina also has significant underlying land value, and an opportunity potential development - a generational investment opportunity that is nearly impossible to replicate.

The sale of Robina Central did more than just transact a property; it set a new benchmark for what can be achieved in Queensland's market.

The \$34 million sale at a tight 5.0% yield captured the attention of the real estate community, generating over 280 enquiries and standing as a testament to the effectiveness of our reimagined EOI campaigns.

The collaboration between our experts, Yosh Mendis, Zomart He, Beau Coulter, and Andrew Havig, embodied a master class in strategic execution.

Looking ahead, the success of Robina Central serves as a blueprint for future campaigns. The diverse interest it garnered, notably a significant portion from Asian investors, highlights the global appeal of well-strategised EOIs. Instead, our innovative, unique campaigns are setting new standards, charting a course for the future of real estate transactions.



Sold: Over \$63,000,000

Bunnings Collingwood - A Truly Unique Campaign

The groundbreaking sale of Bunnings Collingwood attracted strong interest from local and offshore buyers. Arguably the best Bunnings in the country, this truly unique investment provided solid income and potential to capitalise on an area that has undergone the most amazing urban transformations.

Burgess Rawson's consistent track record in handling big-ticket transactions and campaigns showcases our utmost dedication to delivering exceptional results. As the go-to experts for premium investment deals, we continue to raise the bar for excellence in the real estate industry.

This sale came hot off the back of Bunnings in Hoppers Crossing which remains the highest price paid for a Bunnings at \$99.6 million.

“These assets exhibited high underlying land value with future development potential offering a generational investment opportunity which was extremely rare to replicate.”

Yosh Mendis
Burgess Rawson
Partner



Stellar Result for Warrawong Medical

Our prowess extends beyond the above mentioned iconic sales, as we have previously achieved notable successes, such as the \$21 million sale of the Warrawong medical and government asset.

Located in King Street, the quality, newly renovated 5,259sqm building offered a highly defensive asset with multiple and integrated medical services including general, dental, physiotherapy, pharmacy, pathology and aesthetics.

Illawarra Shoalhaven Local District Health (NSW Government Health) is the main tenant of the building servicing over 400,000 residents in the region. The property is also home to Wollongong City Council's library and Nick Scali's, Plush Sofas large format retail showroom.



Sold: \$21,000,000



December Portfolio Campaign

SYDNEY
10:30AM AEDT
TUESDAY
5 DECEMBER

MELBOURNE
10:30AM AEDT
WEDNESDAY
6 DECEMBER

BRISBANE
10:30AM AEST
THURSDAY
7 DECEMBER

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

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

Expressions of Interest closing between 30 November and 7 December.

New Properties For Sale



Medical, Pharmacy & Health

Tenant	Location	State	Income pa	Page
ForHealth	Caringbah (Sydney)	NSW	\$1,079,318	16
Health Matters Medical Centre, Physio & F45 Training	Karalee (Ipswich)	QLD	\$455,806	20
Family Doctor & Pharma Save	Echuca	VIC	\$422,746	22
Healthe Care	North Gosford (Central Coast)	NSW	\$134,981	32
Berwick Clyde Vet	Clyde North (Melbourne)	VIC	\$132,300	54
Blackbutt Medical Centre	Blackbutt	QLD	\$130,000	46
Intuition Private	North Gosford (Central Coast)	NSW	\$113,214	32
Country Hearing Care	Mildura	VIC	\$108,000	57
Healius Pathology	Bendigo	VIC	\$105,588	58
Queensland Health	Mornington (Mount Isa)	QLD	\$97,744	48
O & G Imaging Central Coast	North Gosford (Central Coast)	NSW	\$57,094	32



Early Education

Tenant	Location	State	Income pa	Page
Next Step Childcare	Tahmoor (Sydney)	NSW	\$404,000	24
Reggio Emilia ELC	Tempe (Sydney)	NSW	\$389,775	37
360 Early Education	Throsby (Canberra)	ACT	\$368,000	35
Discovery Bay ELC	Rowville (Melbourne)	VIC	\$252,110	52
Vacant Childcare Centre	Gladesville (Sydney)	NSW		43



Fast Food

Tenant	Location	State	Income pa	Page
KFC	Wilsonton (Toowoomba)	QLD	\$286,606	44
McDonald's	Yanchep (Perth)	WA	\$186,049	30

New Properties For Sale



Supermarket

Tenant	Location	State	Income pa	Page
IGA Groceries	Cameron Park (Newcastle)	NSW	\$303,801	38
Foodworks	Doreen (Melbourne)	VIC	\$130,000	55



Convenience Retail

Tenant	Location	State	Income pa	Page
7-Eleven	Lavington (Albury)	NSW	\$320,000	26
7-Eleven	Wilsonton (Toowoomba)	QLD	\$292,996	28
EG Group	Wilsonton (Toowoomba)	QLD	\$55,337	29



Government & Office

Tenant	Location	State	Income pa	Page
Victoria State Government	Wodonga	VIC	\$532,424	50
Victoria State Government	Warrnambool	VIC	\$304,672	51
New South Wales Government	Taree (Newcastle)	NSW	\$159,703	39
Office	Springvale (Melbourne)	VIC	\$123,732	56
Velocity Conveyancing	Dickson (Canberra)	ACT	\$42,500	36
Homeplus Property Group	Dickson (Canberra)	ACT	\$38,500	36



Industrial

Tenant	Location	State	Income pa	Page
Coastmac Trailers	West Gosford (Central Coast)	NSW	\$123,400	41
Bendigo Distribution Services	Bendigo	VIC	\$68,000	61



Large Format Retail

Tenant	Location	State	Income pa	Page
BCF, Supercheap Auto & Petbarn	Mount Gambier	SA	\$527,478	18
Bridgestone Select Tyre & Auto	Karalee (Ipswich)	QLD	\$100,461	47
Pets Domain	Swan Hill	VIC	\$94,509	59



Retail

Tenant	Location	State	Income pa	Page
Kathmandu	Fortitude Valley (Brisbane)	QLD	\$271,493	45
Discount Dave's	Parkes (Dubbo)	NSW	\$150,842	40
Retail Complex	Taree (Newcastle)	NSW	\$92,811	42
Your Choice Liquor	Cobblebank (Melbourne)	VIC	\$62,225	62
Case World	Blackburn (Melbourne)	VIC	\$52,800	63
Hairdresser	Rye (Mornington Peninsula)	VIC	\$34,415	64



Café/Restaurant

Tenant	Location	State	Income pa	Page
The Hardware Société	Melbourne	VIC	\$179,504	53
Golden Hills Brewery	Diamond Creek (Melbourne)	VIC	\$92,854	60
Xpress Gourmet Pizza	Rye (Mornington Peninsula)	VIC	\$57,327	64
Crustic Pizza & Pasta	Doreen (Melbourne)	VIC	\$52,530	65
Falafel & Grill	Doreen (Melbourne)	VIC	\$48,400	65
Captain Cookes Fish & Chippery	Doreen (Melbourne)	VIC	\$44,805	65
Fish n Chips	Rye (Mornington Peninsula)	VIC	\$37,305	64
Have It Franks Way	North Gosford (Central Coast)	NSW	\$16,000	32



Trophy Sydney Freestanding Medical Investment

Prized Sutherland Shire Location
Renewed Lease to Longstanding Tenant



Caringbah (Sydney) NSW
40-42 President Avenue

Renewed 7 year lease to 2029 plus options to 2044 (tenant in occupation for 21+ years)

Fixed 3% annual rent increases ensuring rental growth

Net Income: \$1,079,318 pa* + GST

- + ForHealth: 70+ medical centres. Owned by BGH Capital, largest PE fund focused on AUS and NZ
- + Offering general practice, specialist treatment, nursing, dental, pathology, imaging, x-ray
- + Strategic 1,438sqm* multi-level facility - 42 on-site car parks
- + All outs recoverable inc Land Tax
- + Caringbah: Sutherland Shire location 29km* to Sydney CBD

Contact
Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759

For Sale by Expressions of Interest
Closing 3pm AEDT
Friday 1 December 2023

*Approx



*Outline/Boundaries Indicative Only



Stamp Duty Free Investment

Renewed 5 Yr Leases to BCF, Supercheap Auto & Petbarn

Proven Retail Site, Tenants in Occupation 8+ Years

Trophy Freehold LFR Investment Landmark 10,416sqm* Corner Site



Mt Gambier SA, 249 Commercial Street West (corner White Ave)

Refurbished 2,485sqm* building incorporating 3 showrooms with rear loading plus additional F45 studio and storage sheds

Annual CPI rent reviews

Net Income: \$527,478 pa* + GST

- + 93% of income secured by ASX listed Super Retail Group and Greencross Limited, subsidiary of Nasdaq listed TPG Capital
- + Future expansion, redevelopment or subdivision upside STCA
- + Landmark 10,416sqm* corner site with huge 242 metre* dual street frontage & 101 car spaces
- + Mount Gambier: SA's second largest urban city with a growing population of circa 30,000

Contact
 Beau Coulter 0413 839 898
 Shaun Venables 0411 860 865
 Sam Mercuri 0413 830 709
 RLA 327401

Investment Portfolio Auction
 10:30am AEDT
 Wednesday 6 December
 Crown Casino, Melbourne

*Approx

Premium Standalone Healthcare Investment QLD Growth Corridor

BRISBANE CBD 23KM



New Freestanding Health Facility 100% Occupancy, Position Perfect

Karalee (Ipswich) QLD
39-51 Junction Road

Multiple leases - 4.8 year WALE
Tenants pay usual outgoings
Attractive annual rent reviews
Significant tax saving depreciation
Net Income: \$455,806 pa* + GST

- + Health Matters Medical Centre (incl Pathology), Physio & F45
- + Impressive modern 997sqm* medical complex built in 2019
- + 3,485sqm* site within Karalee Village SC (Coles, Woolworths) plus integration with McDonald's
- + Important 41 on-site car spaces
- + Karalee: City of Ipswich with population forecast to surge 122% to 520,000 by 2041¹



Contact
Rick Jacobson 0413 830 083
Tom Lawrence 0409 354 492
Andrew Havig 0478 010 990
Raoul Holderhead 0413 860 304

Investment Portfolio Auction
10:30am AEST
Thursday 7 December
The Hilton, Brisbane

*Approx ¹Ipswich Qld Gov

Leading Essential Service Health Facility

Prime 3,995sqm* Hwy Site



Landlord Friendly Lease Structures

Strategic Position in Tourist Mecca

Echuca VIC, 212-218 Ogilvie Ave
(Murray Valley & Northern Hwys)

Family Doctor: 10 year lease plus options to 2042

Pharmacy: 10 year lease plus option to 2039

Annual CPI & 3% rent reviews

Net Income: \$422,746 pa* + GST

- + Impressive 1,202sqm* integrated medical centre & pharmacy, plus two x 2 bedroom dwellings
- + Super 3,995sqm* Hwy site with triple frontage & 53 car spaces
- + Only metres from Echuca Regional Hospital – recent \$66 million+ redevelopment
- + Significant tax saving depreciation
- + Echuca: trade catchment of circa 50,000 people plus holiday influx



Contact
 Jordan Bell 0497 844 705
 Justin Kramersh 0460 349 605
 Raoul Holderhead 0413 860 304

Investment Portfolio Auction
 10:30am AEDT
 Wednesday 6 December
 Crown Casino, Melbourne

*Approx



Impressive 4,657sqm* Landholding Booming Growth Development Region



Tahmoor (Sydney) NSW
7 Bronzewing Street

10 year net lease to 2029 plus options extending to 2049

Unique rent reviews - greater of 3.5% or 12% of turnover with lease provision to ensure rent cannot reduce

Net Income: \$404,000 pa* + GST

- + Modern 152 licensed LDC centre adjoining Tahmoor Public School and new Swim School
- + Neighbouring McDonald's, BP & El Jannah & proposed new large format retail, medical & tyre/auto
- + Net lease, tenant pays all outgoings inc land tax, management & R&M's¹
- + Built 2019 - depreciation benefits
- + Wollondilly Shire: set to soar in population by 74% to 2041²

Contact
Yosh Mendis 0434 413 188
Michael Vanstone 0403 580 528

Investment Portfolio Auction
10:30am AEDT
Tuesday 5 December
Sydney Opera House

¹Approx ²Repairs and maintenance ³Forecast.id

Strong Performing Childcare - 100% Occupancy

Extremely Rare Net Lease Structure with Turnover Rent Provisions Allowing for Rental Upside



Impeccable Main Road Corner Freehold Next to Woolworths & Coles Supermarkets



Lavington (Albury) NSW
342 Urana Road

Brand new 12 year lease to 2035
plus options to 2055

Tenant pays all usual outgoings

Fixed 3% annual rent increases

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

+ 7-Eleven: Australia's #1 convenience retailer, 700+ stores

+ Strategic CBD location opposite Coles Supermarket & Woolworths anchored Lavington Square Mall

+ Built 2023 - Latest specification designed purpose built facility, significant depreciation benefits

+ Albury: population set to boom by 30% to over 120,000 by 2036¹



Contact
Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759

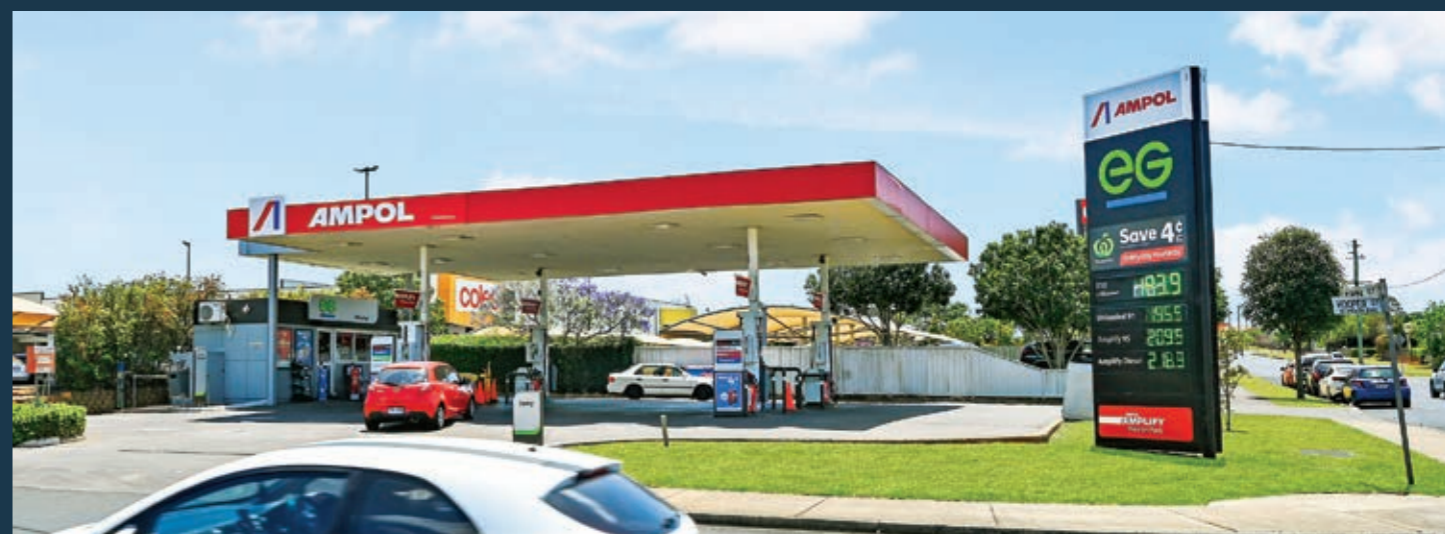


Investment Portfolio Auction
10:30am AEDT
Tuesday 5 December
Sydney Opera House

¹Approx ¹Forecast.id

Brand New Freestanding 7-Eleven Investment

Built 2023 - Maximum Depreciation Benefits



Brand New 12 Year Net Lease to 2035 Adjoining Coles & Woolworths Anchored SC



Wilsonton (Toowoomba) QLD
407 Bridge St (cnr Richmond Dr)

Brand new 12 year lease to 2035 plus options to 2055

Annual fixed 3% rent increases
Tenant pays all usual outgoings excluding land tax

Net Income: \$292,996 pa* + GST¹

- + 7-Eleven: Australia's #1 convenience retailer, 750+ stores
- + Rare, freestanding pad site neighbouring Coles, Woolworths, KFC, HJ's, Dan Murphy's, Petbarn, Starbucks & GyG
- + Built 2023, offering significant tax depreciation benefits
- + Toowoomba Region: Major SEQ city with population forecast to exceed 204,000 people by 2041²



Contact
Rick Jacobson 0413 830 083
Andrew Havig 0478 010 990
Jamie Perlinger 0413 860 315
Raoul Holderhead 0413 860 304



Investment Portfolio Auction
10:30am AEST
Thursday 7 December
The Hilton, Brisbane

¹Approx ²As at Feb 2024
²Toowoomba GOV

Rare Ground Lease to Multinational Giant Freehold Pad Site Integrated with Coles SC



Wilsonton (Toowoomba) QLD
43-45 Erin St (cnr Hooper St)

5 year ground lease to 2026 plus options to 2036

Desirable annual CPI reviews

Entry level investment

Net Income: \$55,337 pa* + GST

- + EG Group: Multinational fuel and convenience retail giant with over 6,600 locations globally
- + Landlord friendly lease - ownership of the tanks & remediation of the responsibility of EG Group
- + Easily managed, zero landlord repair & maintenance obligations
- + Wilsonton SC: annual consumer expenditure in excess of \$543 million per year³



Contact
Raoul Holderhead 0413 860 304
Jamie Perlinger 0413 860 315
Rick Jacobson 0413 830 083
Andrew Havig 0478 010 990



Investment Portfolio Auction
10:30am AEST
Thursday 7 December
The Hilton, Brisbane

³Approx ³Wilsonton SC



Blue-Chip Freehold McDonald's Investment

Booming Locale, Population Forecast to Soar by 268%¹

20 + 10 + 10 + 10 Year Lease to McDonald's Proven Store in Thriving Retail Precinct



Yanchep (Perth) WA
8 Tamala Lane (Marmion Ave)

20 year ground lease to Sep 2034
plus 3 x 10 year options to 2064

Fixed 3.8% annual rent increases
providing a significant net
income of \$270,147 pa* in 2034

Net Income: \$186,049 pa* + GST

- + McDonald's: global fast food giant with 38,000+ restaurants in over 100 countries
- + Tenant pays all outgoings inc rates, building insurance, land tax, structural repair & maintenance
- + Prime 2,675sqm* freehold pad site with highway exposure amongst brand new Coles SC, KFC, Hungry Jack's and 7-Eleven
- + Yanchep: fast growing suburb, only 50km* north of Perth CBD

Contact
Beau Coulter 0413 839 898
Jamie Perlinger 0413 860 315

Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx ¹Profile.id

Entry Level Medical Investments Next To Gosford Private Hospital



4 Medical & Retail Investments

North Gosford (Central Coast) NSW, Suite 4, 12 Jarrett Street

- + Renewed 5 year lease to 2026 plus option to 2031
- + Health Care: one of Australia's leading private hospital operators employing over 5,000 people with a portfolio of 18 private healthcare facilities
- + Lease secured by directors guarantee
- + CPI annual rent reviews
- + **Net Income: \$134,981 pa* + GST**

North Gosford (Central Coast) NSW, Suite 6 & 7, 12 Jarrett St

- + 10 & 12 year lease to 2028 plus options to 2038
- + Intuition Private: gynaecology and obstetrics specialist focusing on womens health & pregnancy
- + 6 month bank guarantee
- + Fixed 3% annual rent reviews ensuring long term rental growth
- + **Net Income: \$113,214 pa* + GST**

North Gosford (Central Coast) NSW, Suite 5, 12 Jarrett Street

- + Leased to August 2025 plus option to 2028
- + Have It Franks Way: local family owned and operated espresso bar & florist situated at the entrance of Gosford Private Medical Centre
- + Lease secured by 6 month bank guarantee
- + Fixed 3% annual rent reviews
- + **Net Income: \$16,000 pa* + GST**

North Gosford (Central Coast) NSW, Suite 11, 12 Jarrett Street

- + 10 year lease to 2028 plus options to 2038
- + O & G Imaging Central Coast: obstetric and gynaecological imaging specialist and general practice with a proven history since 2007
- + 6 month bank guarantee
- + Fixed 3% annual rent reviews
- + **Net Income: \$57,094 pa* + GST**

Highly desirable CPI and fixed 3% annual rent reviews

Net lease structures with tenants responsible for all outgoings

Gosford: population of 178,000+, 75km to Sydney. Healthcare is the largest industry in the Central Coast generating \$2.1B in 2023¹



Contact
Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759
Luke Easton 0472 546 001



Investment Portfolio Auction
To be sold individually
10:30am AEDT
Tuesday 5 December
Sydney Opera House

¹Approx ¹economy.id



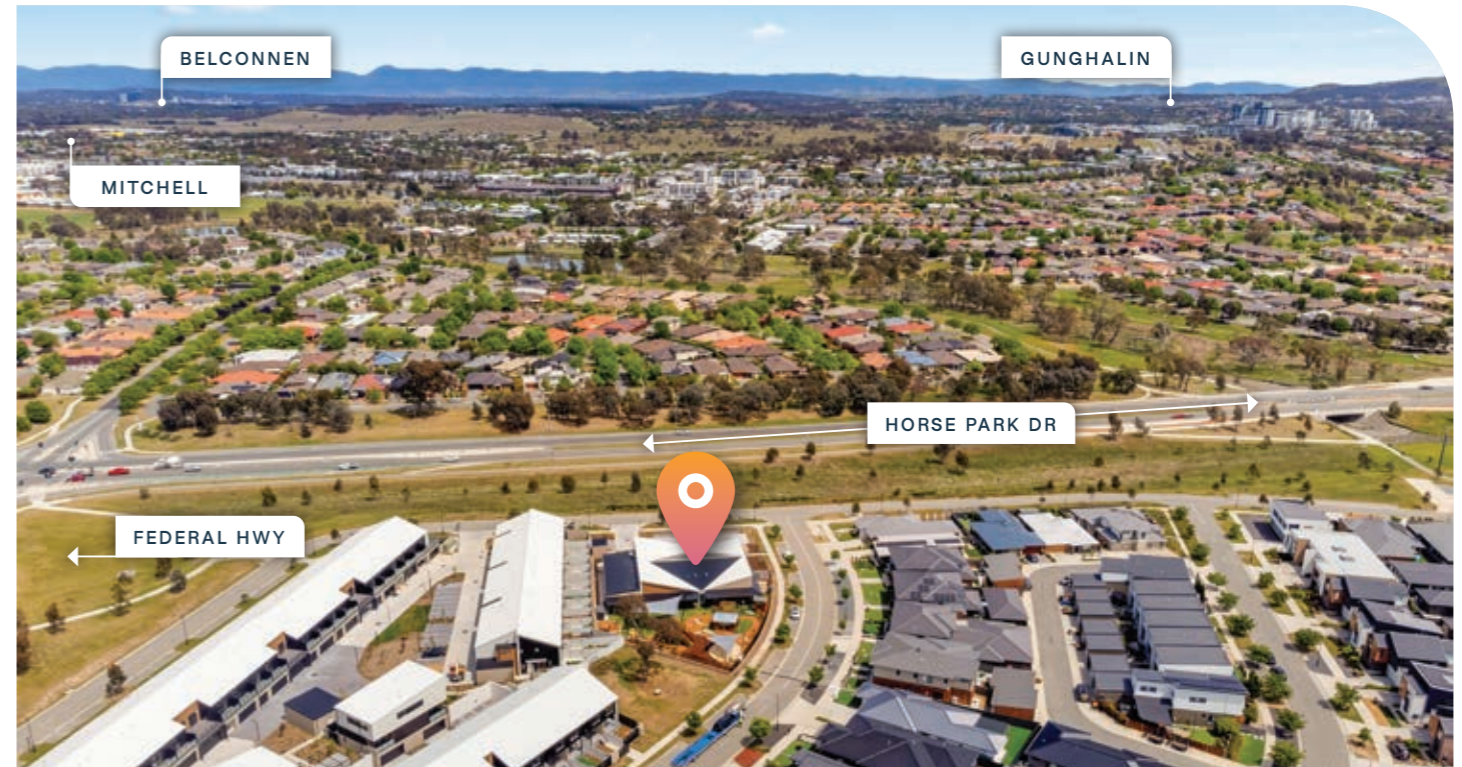
The Ultimate Investment Property Arena

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
5 December 2023	6 December 2023	7 December 2023
20 February 2024	21 February 2024	22 February 2024
26 March 2024	27 March 2024	28 March 2024

Bidding is available by phone, online or in person at our auction rooms. For further details, visit burgessrawson.com.au



Canberra's Best Designed Childcare Centre – Brand New High Profile



Throsby ACT
24 Mulgara Loop

10 year net lease with options to 2063

Surrounded by medium density houses and low rise town housing

Rent: \$368,000 pa + GST

- + Modern purpose built 92 place childcare facility
- + 65kw Solar System
- + 3% annual increases (for entire lease term and options)
- + Tenant pays 100% outgoings, as per lease
- + Close proximity to high quality primary and secondary schools
- + Gungahlin: population growing at a rate of 6.09% per annum

Contact
Guy Randell 0430 272 999
Michael Vanstone 0403 580 528

Investment Portfolio Auction
10:30am AEDT
Tuesday 5 December
Sydney Opera House

*Approx



Two Rare Stamp Duty Free Investments In the Heart of Canberra



Dickson ACT
C01 & C02 / 25 Challis Street

- + Prime 48 sqm (C01) & 53 sqm (C02) units in Eat Street, DKSN
- + High traffic locale with 15,000+ daily commuters
- + Major transport hub
- + Desirable 3-4% annual increases
- + Tenant pays 100% outgoings, as per lease
- + One car space per unit included

Contact
James Baker 0421 863 040
Guy Randell 0430 272 999

Investment Portfolio Auction
To be sold individually
10:30am AEDT
Tuesday 5 December
Sydney Opera House

*Approx

7 year leases plus options

Net Income:
(C01) \$42,500 pa + GST

Net Income:
(C02) \$38,500 pa + GST

Exceptional Sydney Childcare Centre 12 Year Net Lease – Highly Connected Location



Tempe NSW
22a Hillcrest Street

- + Prestigious early education operator with multiple centres across Sydney
- + Stunning architecturally designed 69 place LDC centre
- + Tempe: thriving Inner West suburb growing at over 3 times the NSW state average, 8km* from the CBD
- + Prime location near 3 metro stations, Princes Hwy, IKEA, Decathlon & The Good Guys

Contact
Michael Vanstone 0403 580 528
Rhys Parker 0451 101 042

Investment Portfolio Auction
10:30am AEDT
Tuesday 5 December
Sydney Opera House

*Approx

Long 12 year net lease to 2033 plus three 5 year options to 2048

Greater of CPI or fixed 3% annual rent increases

Net Income: \$389,775 pa* + GST



Freestanding Supermarket Investment Booming Newcastle Growth Corridor



Cameron Park (Newcastle Region)
NSW, 97 Northlakes Drive

9 year net lease to 2026 plus
options to 2042

Attractive rent reviews,
3% or CPI whichever is greater -
guaranteed rent growth

Net Income: \$303,801 pa* + GST

- + Highly sought-after essential service supermarket asset class
- + Major supermarket brand owned by ASX listed Metcash with 1,400+ locations nationally
- + Desirable net lease - tenant pays all outgoings incl. rates, land tax, insurances, property management and R & Ms¹
- + Lake Macquarie region set to grow by more than 38,000 residents to 252,791 by 2041²



Contact
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Darren Beehag 0411 226 223
Flynn McFall 0481 187 191



Investment Portfolio Auction
10:30am AEDT
Tuesday 5 December
Sydney Opera House

¹Approx ²Repair & Maintenance
²remplan.com.au

New Essential Service CBD Freehold Renewed 5 Year Lease to NSW Government



Taree NSW
91 Victoria St (cnr Macquarie St)

Renewed 5 year lease plus
option through to 2033

Annual fixed 3% increases

Tenant pays outgoing including
land tax & management fees

Net Income: \$159,703 pa* + GST¹

- + Corrective Services NSW: supervising offenders & deliver programs to reduce re-offending, reintegration for a safe community
- + New 535sqm* complex built 2018
- + Prime 1,406sqm* corner site with 62 metre* combined frontage
- + Important 17 on-site car spaces
- + Taree: retail & commercial capital of the Mid Coast council, trade catchment circa 93,800 ²



Contact
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John Ingui 0486 011 406
Raoul Holderhead 0413 860 304



Investment Portfolio Auction
10:30am AEDT
Tuesday 5 December
Sydney Opera House

¹Approx ²As at Feb 2024
²midcoast.nsw.gov.au



Circa 8% Yield Retail Investment Prime 3,179sqm* CBD Freehold



Parkes NSW, 250-268 Clarinda Street & 33 Court Street

Anchored by renewed 5 year lease to 2028 to Discount Dave's – operated by The Bernardi Group, operator of Supermarkets & discount stores with 500+ staff
Net Income: \$150,842 pa* + GST

- + Fully leased high exposure retail premises
- + Fixed 3% annual rental increases
- + Attractive E1 Local Centre zoning allowing for multiple uses (STCA)
- + Central Parkes location near Big W, Coles & Woolworths
- + Central West NSW: thriving region home to 181,500+ residents, poised for significant growth

Contact
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Drew Mitchell 0498 018 606

Investment Portfolio Auction
10:30am AEDT
Tuesday 5 December
Sydney Opera House

*Approx



Tightly Held Industrial Precinct Significant 2,654sqm* Freehold



West Gosford (Sydney) NSW
4 Dignity Crescent

3 year net lease plus further option to 2029

West Gosford: Tightly held industrial precinct servicing the Central Coast region
Net Income: \$123,400 pa* + GST

- + Coastmac Trailers: Established brand operating in over 10 locations across Australia
- + Significant 2,654sqm* freehold offering a highly functional 1,014sqm* industrial facility
- + Surrounded by national brands including Total Tools, Domayne, Mitre 10 & Burson Autoparts
- + Central Coast: thriving region of over 348,930 residents, forecast to grow to 415,355 people by 2036

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Investment Portfolio Auction
10:30am AEDT
Tuesday 5 December
Sydney Opera House

*Approx



Fully Leased 3,377sqm* Retail Complex Calling \$1.2M Buyers, Circa 8% Yield

Taree NSW
32 Beeton Pde (cnr Crescent Ave)

100% leased to diverse mix of complementary commercial & retail tenants including bike retailer, whitegoods & Jaycar

Net Income: \$92,811 pa* + GST

- + Commanding 3,377sqm* corner freehold with combined 117sqm* frontage
- + Gateway location to epicentre of Taree's main street - Victoria Street
- + Close to national brands including Supercheap Auto, Officeworks & KFC
- + Taree: Strong Mid North Coast location set to see population grow 21% by 2036¹

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 5 December
Sydney Opera House

*Approx ¹forecast.id

Rare Vacant Sydney Childcare Centre Ready to Occupy With Service Approval

Gladesville (Sydney) NSW
31 College Street

Immaculate 105 licensed place facility with generous internal and outdoor areas

Abundant secure on-site parking
Ideal for occupiers & investors

- + Affluent Gladesville: vibrant commuting suburb 10km* from the CBD, growing at almost 30% faster than Sydney population
- + Strong Operational Drivers:
 - High daily fee area
 - Large proportion of dual-income professionals working parents aged from 25-39 years
 - 11 primary schools within 5 minute drive of the facility

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 5 December
Sydney Opera House

*Approx



One Of Queensland's Best Trading Stores Collins Restaurants – Leading KFC Operator



Wilsonton (Toowoomba) QLD
393 Bridge Street

15 year lease to 2025, plus two further 5 year options to 2035

Recent building upgrade 2021

Annual CPI reviews

Net Income: \$286,606 pa* + GST

- + Collins Restaurants Queensland Pty Ltd: wholly owned subsidiary ASX retail giant Collins Foods Ltd, 275 KFC stores nationally
- + Super strong trading store, well above percentage rental threshold
- + Absolute prime 1,541sqm* site, with 84 metre* dual frontage
- + Toowoomba Region: dynamic south east Queensland city with a population forecast to exceed 204,000 people by 2041¹

Contact
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Josh Scapolan 0484 229 829
Raoul Holderhead 0413 860 304

Investment Portfolio Auction
10:30am AEST
Thursday 7 December
The Hilton, Brisbane

*Approx ¹Toowoomba GOV

ASX Listed Tenant James Street Retail Precinct



Fortitude Valley (Brisbane) QLD
2/18 Wandoo Street

8 year lease plus options to 2033

Fixed 3% annual rent increases

High exposure 535sqm*
corner site

Net Income: \$271,493 pa* + GST

- + KMD Brands Limited: an ASX listed outdoor lifestyle & sports company, three iconic brands: Kathmandu, Rip Curl & Oboz
- + Current market cap of \$597.53m with 325 retail stores worldwide and employs over 4,000 people
- + Positioned within the heart of metro Brisbane, James Street retail precinct, home to top brands, bars and restaurants
- + Brisbane: population forecast to grow 40% by 2043 to over 3.5m*

Contact
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For Sale by
Expressions of Interest
Closing 3pm AEST
Thursday 30 November

*Approx



New 15 Year Lease + Options Medical Centre, Pharmacy & Pathology



Blackbutt QLD
91 Coulson St (D'Aguilar Hwy)

- + Blackbutt Medical Centre: part of national medical group with 13 locations across Australia
- + Prominent 1,012sqm* freehold site offering valuable on-site parking
- + Purpose built in 2013 with 6 doctors and no competition in the immediate catchment
- + Burnett Region: 317,500+ residents¹ and just over 1 hour north of Toowoomba

New 15 year net lease plus options to 2063
Attractive annual rent increases, greater of 2.5% or CPI
Tenant pays all usual outgoings
Net Income: \$130,000 pa* + GST

Contact
Darren Beehag 0411 226 223
Craig Chapman 0427 110 132

Investment Portfolio Auction
10:30am AEST
Thursday 7 December
The Hilton, Brisbane

*Approx ¹profile.id

Global Tyre & Auto Giant New 10 Year Head Office Lease



Karalee (Ipswich) QLD
Lot 266 Junction Rd (Centre Crt)

- + Bridgestone: Australia's #1 tyre brand, wholly owned by Bridgestone Corp, \$26B listed on the Tokyo Stock Exchange
- + Strategic 4,427sqm* site next to McDonald's within Karalee SV anchored by Coles & Woolworths
- + 397sqm* facility (plus 155sqm* mezzanine), significant depreciation
- + Karalee: City of Ipswich with population forecast to surge 122% to 520,000 by 2041¹

New 10 year lease plus options through to 2053
Bridgestone head office lease
Fixed 3% annual rent increases
Net Income: \$100,461 pa* + GST

Contact
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Investment Portfolio Auction
10:30am AEST
Thursday 7 December
The Hilton, Brisbane

*Approx ¹Ipswich Qld Gov



Queensland Health Occupied Since New Attention 10% Yield Buyers



Mornington (Mount Isa) QLD
4 Dorothy Street

Renewed 3 year lease to 2026
plus options to 2028

Desirable CPI rental reviews

4x two bedroom, two bathroom
units leased together as one

Net Income: \$97,744 pa*

+ Queensland Health: The overall public health service of Queensland with 16 hospital and health services along with the Queensland Department of Health

+ Built in 2008 and leased to Queensland Health since new

+ Significant 1,012sqm* landholding

+ Strategic position close to Coles, Woolworths, Bunnings, KFC, McDonald's, Subway and Kmart



Contact

David Napoleone 0417 308 067
Craig Chapman 0427 110 132



Investment Portfolio Auction

10:30am AEST
Thursday 7 December
The Hilton, Brisbane

*Approx

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High Yielding 3,170sqm* CBD Freehold Recent \$400k VIC Gov Tenancy Upgrade



Wodonga VIC
38-40 High St (corner Huon St)

Diverse income streams from government, medical, corporate, retail and fitness fields

Annual fixed 3% rent increases and CPI reviews

Net Income: \$532,424 pa* + GST

- + Commanding 3,170sqm* two level building incl lift, office, retail, clinic and 20 corporate suites
- + Ultimate flexibility, with future redevelopment/subdivision upside STCA
- + Significant 2,811sqm* corner site across two titles with 107 metre* frontage and 41 car spaces
- + Wodonga: robust economy, with house prices up 40% since April 2021¹

Contact
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Justin Kramersh 0460 349 605
Sam Mercuri 0413 830 709

For Sale by Expressions of Interest
Closing 3pm AEDT
Thursday 7 December 2023

¹Approx ²realestate.com.au

7 Year Government Net Lease to 2028 Major Upgrade Offering Huge Depreciation



Warrnambool VIC, 571-575
Raglan Pde (Princes Hwy)

7 year Government lease plus 5 + 5 year options to 2038
Recent landlord & tenant capital expenditure offering significant depreciation benefits

Net Income: \$304,672 pa* + GST¹

- + Tenant pays all usual outgoings inc Land Tax & Management
- + 1,504sqm* site with 28 metres* of direct frontage to Raglan Parade
- + State-of-the-art single level 1,305sqm* building with important 5 star NABERS rating
- + Warrnambool: Victoria's largest coastal city (outside Port Phillip Bay) with a growing trade catchment circa 100,000²

Contact
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Rick Jacobson 0413 830 083
Justin Kramersh 0460 349 605

Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

¹Approx ²As at Feb 2024 ³Location IQ



Strategic Childcare Investment Adjoining School | New 15 Year Net Lease to 2037



Rowville (Melbourne) VIC
197-199 Murrindal Drive

Two 10 year options to 2057

Annual 3% rent increases

Purpose-built centre, licensed for 76 LDC places

Net Income: \$252,110 pa* + GST

- + Discovery Bay: premium 'Montessori' early education provider, eight centres across Vic
- + Newly refurbished facility, offering significant depreciation benefits
- + Established and long trading centre since 1995
- + Large 1,489sqm* landholding adjoining Karoo Primary School (circa 500 students), and 26km* from the CBD

Contact
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Adam Thomas 0418 998 971

Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx

Melbourne CBD's Premier Brunch Institution Deceased Estate - Must Be Sold!

HARDWARE SOCIÉTÉ

Melbourne VIC
10 Katherine Place

4 locations worldwide

6 year lease to September 2025 plus options to 2043

Rare fixed 4% pa rent increases

Net Income: \$179,504 pa* + GST
(as at 1 Jan 2024)

- + Hardware Société: international brunch institution located in Paris, Barcelona and Melbourne
- + Proven retail premises with liquor license and exposure to high foot traffic
- + Immaculate 255sqm* tenant funded capital-intensive fit-out
- + In the heart of Melbourne CBD, with Crown Casino, Aquarium, Exhibition Centre and Marvel Stadium all within 650m*

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx



Brand New State-Of-The-Art Vet Clinic 10 Year Lease To Proven Operator



Clyde North (Melbourne) VIC
3/121 Grices Road

New 10 year lease to May 2033
plus options to 2053
Annual fixed 3% increases
Tenant pays all usual outgoings
Net Income: \$132,300 pa* + GST

- + Berwick Clyde Vet: successful vet practice providing an entire range of veterinary services with sister location in Lynbrook
- + Immaculate 294sqm* premises
- + Brand new construction providing tax depreciation benefits
- + Extensive fit-out comprising surgery, X ray & consulting rooms
- + Clyde North: Melbourne's major south-eastern growth corridor, est. to increase 130.21% by 2041



Contact
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David Napoleone 0417 308 067
Romanor Falconer 0413 830 808



Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx

New Foodworks Supermarket Investment 400 Stores, \$1.35B in Annual Sales



Doreen (Melbourne) VIC
G4/47-49 Bassetts Road

New 10 year lease to January
2033 plus options to 2048
Tenant pays all usual outgoings
excluding land tax
Net Income: \$130,000 pa* + GST

- + Foodworks: Australia's second largest independent supermarket with \$1.35B in annual sales
- + Prime 388sqm* clear span supermarket and liquor store
- + Anchor tenant in the new Vantage Central retail centre supported by three complimentary food shops and 15 public car parks
- + City of Whittlesea: one of Australia's fastest growing LGA's to grow 55% to 360,691 by 2041



Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx



Versatile Office, Important On-site Parking 5 Year Lease to Education Provider



Springvale (Melbourne) VIC
Suite 1A, 387-389 Springvale Rd

- + Qs School (Monash City) academic excellence for over 10 years, across 9 metro locations
- + Modern clean 498sqm* office with 17 on site car spaces
- + Includes 2nd tenant on monthly lease, re-let or occupy
- + Exposure to Springvale Road 26,000+ VPD¹, opposite Police Station & 500m* to railway station
- + Springvale: thriving metropolitan Melbourne, 29km* from CBD



Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx ¹GapMaps

5 year lease to 2028 plus 5 year options to 2038

Fixed 3% annual rent increases

Tenant pays usual outgoings

Rent: \$123,732 pa* + GST

Brand New 10 Year Net Lease to 2033 As New, Purpose-Built Medical Facility



Mildura VIC
203 Ontario Avenue

- + Country Hearing Care: gold-standard provider of hearing healthcare services, 15 locations across regional Australia
- + 1,532sqm* freehold site with 26 on-title car park spaces
- + Mildura Public and Private Hospital, I-MED Radiology & Monash Health all within 150m*
- + Mildura: Commercial centre of the Murray River region, population of over 60,000 residents



Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx

10 year lease plus opts to 2043

Annual 3% rent increases

Tenant pays all usual outgoings

Significant depreciation benefits

Net Income: \$108,000 pa* + GST



Entry Level ASX-Listed Medical Investment, On-Site 20+ Years

Bendigo VIC
34-36 Bridge Street

Renewed 5 year net lease to 2027

Fixed annual 3% rent increases

Tenant pays all usual outgoings

Net Income: \$105,588 pa* + GST

- + Healius Pathology (ASX:AHL): market cap \$1.05B*, diagnostic clinics & day hospital servicing 15 million+ patient nationwide pa
- + Well maintained 419sqm* pathology lab plus parking onsite
- + Strategic 789sqm* main road site (17,000+ VPD)¹ adjoining Dorevitch Pathology and 300m* from \$1.1B Bendigo Health
- + Bendigo: Vic's largest inland city pop to grow to 155,000 by 2036²



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Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx ¹GapMaps ²forecast.id

New 10 Year Lease to 2032 Building Fully Refurbished in 2022

Swan Hill VIC
46 & 48 Nyah Road

Two further 5 year opts to 2042

Annual rent increases to the greater of CPI or 3%, ensuring rental growth

Head company guarantee

Net Income: \$94,509 pa* + GST

- + Pets Domain: a wholly owned subsidiary of Pet Solutions, 66 store locations across Australia
- + Prominent 969sqm* corner site metres from Tyre Power, Harvey Norman & Bunnings
- + 730m* from Coles & Woolworths-anchored Swan Hill Town Centre
- + Swan Hill: thriving Murray River municipality, home to 21,400 residents & with an economic output of \$3.2 billion pa



Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx



Trophy Pub and Brewery Investment Significant Tenant Funded Fit-Out

Diamond Creek (Melbourne) VIC
25 Station Street

10 year net lease to April 2029
plus option to 2034

Fixed, 3% annual increases

Tenant responsible for all usual
outgoings as per the lease

Net Income: \$92,854 pa* + GST¹

- + Golden Hills Brewery: in-house crafted beers, roasted coffee, bottle shop and dining for 260 patrons. Operator with 5 further successful locations
- + Modernised 752sqm* building plus canopy with on-site parking
- + Prominent 1,730sqm* freehold site
- + Superb central location surrounded by Coles, Supa IGA, McDonald's, Shell and Priceline

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx ¹as at April 2024



Entry Level Industrial Investment Long Standing Tenant - 20 Years On-Site

Bendigo VIC
94 Harpin Street

Brand new 5 year lease to 2028
plus option to 2033

Fixed 2.5% pa rent increases

Tenant pays all usual outgoings

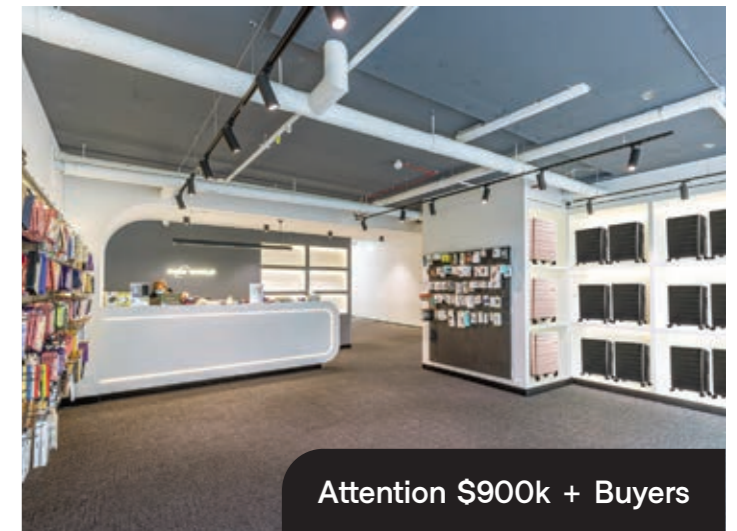
Net Income: \$68,000 pa* + GST

- + Bendigo Distribution Services: well established local business trading for over 30 years
- + 815sqm* dispatch centre and warehousing facility inc office, showroom, and storage facilities
- + Large landholding of 2,691sqm* with easy access to major transport routes & Bendigo Airport
- + Bendigo: Victoria's largest inland city with population forecast to grow to 155,000 by 2036¹

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx ¹forecast/id



Attention \$900k + Buyers

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

Cobblebank (Melbourne) 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

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Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx

10 Year Lease to Technology Company New Fit-Out | 4% Rent Increases

Blackburn (Melbourne) VIC
13/162 Whitehorse Road

10 year net lease to June 2033
plus options to 2043

Fixed annual 4% rent increases

Tenant pays all usual outgoings

Net Income: \$52,800 pa* + GST

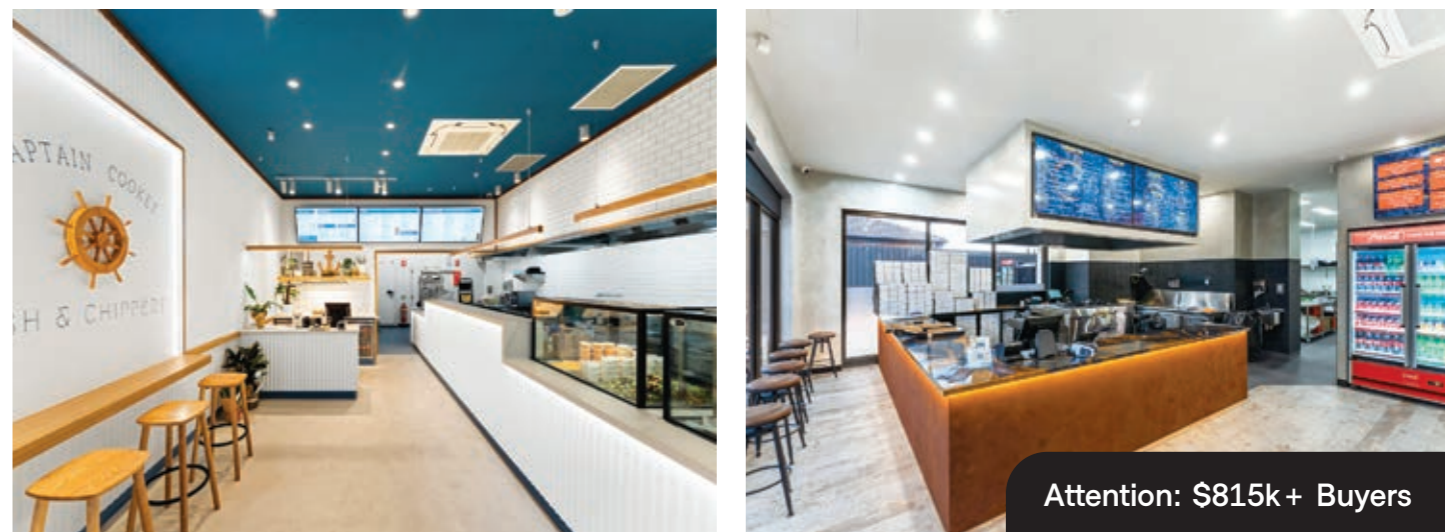
- + Caseworld: successful tech repair, accessories & luggage store, strong customer base & multiple locations
- + Immaculate 88sqm* premises with modern AAA tenant fit-out
- + Golden Mile location with 37,000 vehicles passing daily and high foot traffic
- + The brand-new Pace of Blackburn: 289 apartments (100% sold) plus supporting retail

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx





Three Entry Level Retail Investments Tightly Held Coastal Destination

Rye (Mornington Peninsula) VIC
2319-2327 Point Nepean Road

- Shop 5 - Hairdresser
Net Income: \$34,415 pa* + GST
- Shop 6-7 - Xpress Gourmet Pizza
Net Income: \$57,327 pa* + GST
- Shop 8 - Fish & Chips
Net Income: \$37,305 pa* + GST

- + Established tenants with brand new & renewed 3-5 yr lease terms
- + Annual CPI & 4% rent reviews
- + Tenants pay all usual outgoings
- + 21,000+ vehicles passing daily¹
- + Woolworths, Rye Hotel, Rye Pier & Australia Post all within 600m*
- + Mornington Peninsula Shire: 55% growth in domestic tourism with 8.23 mil visitors annually²

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Investment Portfolio Auction
To be sold individually
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx ¹GapMaps
²Mornington Peninsula Shire

3 Individual Entry-Level Investments Anchored by Foodworks | New 10 & 7 Year Leases

Doreen (Melbourne) VIC
48-49 Bassetts Road

- New 10 & 7 year net leases
- Tenants pay usual outgoings
- Annual 4% & 3% increases
- Net Incomes ranging from: \$44,805 - \$52,530 pa* + GST**

- + GNG Falafel & Grill, Captain Cookes Fish n Chippery, Crustic Pizza & Pasta: all offering dine-in & take-away options
- + Situated within new strategically positioned retail centre 'Vantage Central' anchored by Foodworks
- + New build, providing significant depreciation benefits
- + City of Whittlesea: one of Australia's fastest growing LGA's to grow 55% to 360,691 by 2041

Contact
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To be sold individually
10:30am AEDT
Wednesday 6 December
Crown Casino, Melbourne

*Approx

Q&A

with Dana Thomas

HEAD OF ASSET MANAGEMENT VIC

Describe yourself in three words.

“Proactive. Loyal. Approachable.”

You’ve had an impressive career in asset management – what are the highlights?

“Over my twenty-year tenure in asset management, I’ve grown exponentially, starting as Retail Manager at Coles Group Property Developments Ltd, where I refined my retail management skills. My journey continued at JLL, managing local shopping centres and leasing regional ones, which honed my strategic and negotiation skills. The highlights of my career are the challenges I’ve overcome, the knowledge I’ve gained, and the relationships I’ve built, all culminating in a relentless pursuit of excellence and outstanding results in the field.”

What has been one of your most interesting appointments?

“One of the most fulfilling chapters of my career unfolded when I assumed the role of Tenancy and Leasing Manager for Melbourne’s iconic Fed Square. In this capacity, I was entrusted with overseeing the management and leasing of all tenancies within the precinct. Collaborating closely with the events team, we worked together to enhance visitation and elevate the overall customer experience.

My scope included creating retailer engagement strategies aimed at maximising the property’s net value and income. Additionally, I was responsible for developing a comprehensive leasing strategy and business plan for the precinct.

Fed Square transformed into a globally acclaimed

entertainment and arts hub, serving as a dynamic focal point for the city. I take immense pride in being part of its remarkable journey, particularly during and after the pandemic when we orchestrated a series of events to foster community unity.”

What motivates you about real estate?

“The multifaceted nature of the field appeals to me. Managing real estate poses numerous challenges, and I find gratification in assisting both landlords and tenants in achieving their financial objectives and growth aspirations. Client satisfaction is at the core of our partnerships, and I understand that trust is paramount in the realm of asset management.”

What drew you to Burgess Rawson?

“My initial attraction to Burgess Rawson stemmed from the company’s highly motivated and dedicated team. I was impressed by their strong commitment to achieving client satisfaction and delivering consistently outstanding results. Furthermore, Burgess Rawson’s portfolio predominantly comprises large retail assets, demanding a high level of expertise and organisational support to ensure successful management and exceptional outcomes. This aligns with my skill set and personal passion, making the choice to join the team a natural fit.”

How has asset management evolved?

“I have observed that one of the key drivers of success in any business, including asset management, is the internal culture, where everyone’s contributions are essential. I firmly believe in fostering a culture of knowledge sharing to enhance team effectiveness

and ultimately drive business growth. At Burgess Rawson, we view our relationships with clients as genuine partnerships, united by shared objectives and a commitment to mutual success.”

What do you want your clients to know about working with you?

“When it comes to managing commercial property assets, I adopt a proactive, hands-on approach, consistently delivering high-quality service to landlords and tenants within my portfolio. My deep understanding of property legislation equips me to navigate complex scenarios and advocate for favourable outcomes for all parties involved.

My dedication to providing exceptional service is rooted in my belief that effective asset management is built on trust, communication, and a relentless pursuit of excellence.”





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

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