

Burgess
Rawson

WELLINGTON
NSW



CHANCE

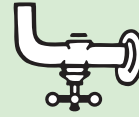
BUNDAMBA
QLD



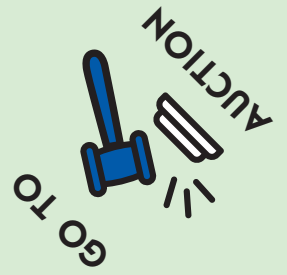
SEYMOUR
VIC



\$100



WATER
WORKS



NO WRA
NSW



\$100



ELECTRIC
COMPANY

UNANDERRA
NSW



THOMASTOWN
VIC

COMMUNITY
CHEST



BEACONSFIELD
VIC

Portfolio

YANCHEP
WA



CAMPBELLFIELD
VIC



WANGARATTA
VIC



FAST FOOD INVESTMENTS

The Ultimate Winning Strategy

PORTFOLIO #168

MAY 2024



UNANDERRA
NSW



BROKEN HILL
NSW



CARDIFF
NSW



HASTINGS
VIC



ALTONA
MEADOWS
VIC



YEA
VIC

COMMUNITY
CHEST



TORQUAY
QLD

COLLECT
\$200 SALARY
AS YOU PASS





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 22 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
15 May 2024*	14 May 2024*	16 May 2024
25 June 2024	26 June 2024	27 June 2024
6 August 2024	7 August 2024	8 August 2024

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

For further details, visit burgessrawson.com.au

* Please note the date change affecting our May events in Sydney and Melbourne.



Welcome



Matthew Wright
Partner

 MATTHEW.WRIGHT

Welcome to our May edition of Portfolio.

As we stride beyond Q1, the commercial property market continues to gain momentum, marked by a string of successful transactions in our last auction events. We've seen a surge of interest in our key sectors, particularly early education, where we've facilitated the exchange of \$52 million in assets this year alone.

Our recent auction event not only reflected the market's vibrancy but also its resilience, with standout sales such as the McDonald's in Cardiff NSW, which achieved a remarkable yield of 3.25%. And the extraordinary \$24 million sale of Lumus Imaging in Richmond, Victoria, exceeded all expectations and established a new benchmark for auction success.

Showcasing \$103 million in sales and an impressive 75% success rate, our latest results represent a renewed investor confidence and an energetic market renaissance.

We're excited to present a selection of premium investments in our upcoming Portfolio, where the spotlight is on fast food. Also featured

are highly sought-after opportunities in early education, healthcare, convenience retail, automotive, and government.

In this edition, we explore the fast food sector's meteoric growth and the investor excitement it continues to attract. Our forthcoming Industry Insights report offers a deep dive into what makes this sector a hotspot for investment.

For those moving from residential to commercial property investment, we provide essential guidance. The attraction of robust returns and the simplicity of 'set-and-forget' investments has never been more evident.

And with an eye on the global stage, we examine the anticipated increase of foreign investment. This wave is poised to bring a competitive edge to our market, benefiting investors and vendors alike.

We take pride in bringing to you one of the most outstanding line ups of premium assets the market has to offer. Here's to a year that continues to look up, to deals that set new records, and to opportunities that define the future of investment.



Portfolio Team

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

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.

BURGESSRAWSON.COM.AU

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.



Fast Food Investments

The Ultimate Winning Strategy

In a culinary setting as diverse and dynamic as Australia's, the rise of the fast food industry is nothing short of a phenomenon.

Fast food revenue soared to a staggering \$23.2 billion in 2023, highlighting the sector's substantial economic impact, despite restrictive inflation conditions in recent times.

With established giants like McDonald's, Hungry Jack's, Subway and KFC, alongside rising contenders like Guzman y Gomez and El Jannah, fast food chains have firmly entrenched themselves in the hearts and wallets of Australians, cementing their status as key players in the fast food landscape.

The fast food industry is in a perpetual state of evolution, with customer preferences and industry standards shifting more rapidly than ever before.



Brands are being pushed to diversify and adapt as new players are entering the fray, bringing with them fresh concepts that challenge the status quo.

In the face of evolving market dynamics and consumer needs, operators like KFC have demonstrated remarkable adaptability. They've responded to the challenges of higher land costs and the scarcity of space by introducing drive-thru-only stores that forgo the traditional dine-in area.

By strategically downsizing where necessary, primarily in metro locations, they've reduced their space requirement to just 1,000 sqm — half of what was typically needed before – allowing them to maintain a competitive edge and presence in high-demand locations where land is at a premium, without sacrificing service speed or quality.

Australia's love affair with fast food is undeniable, and this trend has contributed to the incredible property market fundamentals within the sector.

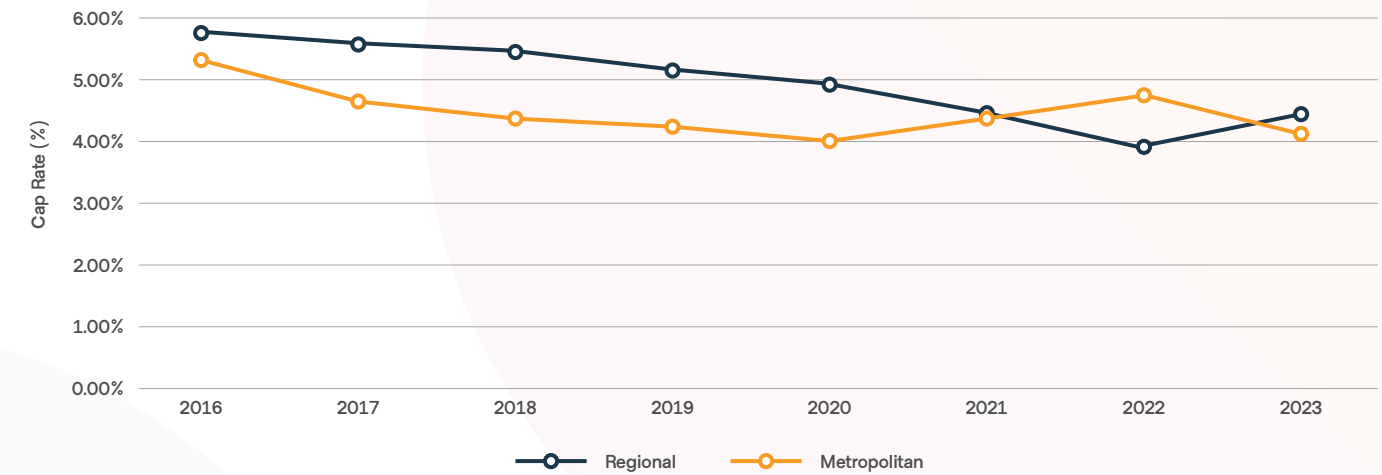
And it's more than just convenience and affordability fuelling our unabated affection for fast food, although those are undoubtedly significant factors. For consumers, the delivery of satisfying meals at lightning speed caters to our increasingly fast-paced lifestyles.

Recent consumer surveys substantiate this demand, with over 55% of Australians consuming fast food at least once a week, and services like Uber Eats enhancing accessibility and further ingraining fast food into our daily routines.

As consumer demand for fast food continues to escalate and outlets expand, investing in fast food has emerged as a winning strategy for those seeking stable returns in a rapidly evolving and expanding market.

Burgess Rawson's forthcoming Fast Food Industry Insights report finds that demand to buy these assets continues to surpass supply resulting in record low yields being achieved.

Metropolitan and Regional Cap Rate



As a prime illustration, our recent transaction of McDonald's in Cardiff NSW boasted an exceptional yield of just 3.25%.

The resilience of the sector and ongoing consumer commitment amidst economic fluctuations cannot be overstated. Fast food has proven itself as the benchmark of stability and growth, attracting eager interest from investors.

This enduring strength is also reflected in the impressive financial performances of some of the industry's leading players. With a strategic blend of long-term vision and adaptive strategies, these brands are not just surviving but thriving, demonstrating the

kind of robust growth that solidifies their place at the top of the food industry's hierarchy.

In 2023, privately-owned Hungry Jack's saw a remarkable \$2 billion in sales, marking a 12.6% increase.

Similarly, Collins Foods, the largest operator of KFC franchises in Australia, reported a robust 14.2% revenue increase to \$1.349 billion, with growth across all business units.

McDonald's reported that one in four coffees sold in Australia is from its outlets, contributing significantly to its \$2 billion in sales for 2022-23.

Planned New Store Openings (Yearly)



Portfolio 168 Fast Food Highlights



Huntlee NSW
McDonald's
See page 34



Westbourne Park SA
Hungry Jack's
See page 52



Mount Gambier SA
Red Rooster
See page 38



Wonthaggi VIC
KFC
See page 36



Caboolture QLD
Carl's Jr.
See page 32



Gympie QLD
Guzman y Gomez + Subway
See page 48

“Fast food assets continue to demonstrate their recession-proof nature, as convenience remains a key fundamental driving investor demand.”

Yosh Mendis
Burgess Rawson
Partner



Looking ahead, the future of the fast food industry in Australia appears brighter than ever. Major investments from mega brands, coupled with ongoing evolution within the sector, promise continued growth and innovation.

In fact, in 2023, McDonald’s announced it is rolling out 100 new stores across Australia over the next three years in its biggest expansion plan in decades. The cost of the expansion is around \$600m and McDonald’s also plans to upgrade over half its current store network that will cost another \$450m.

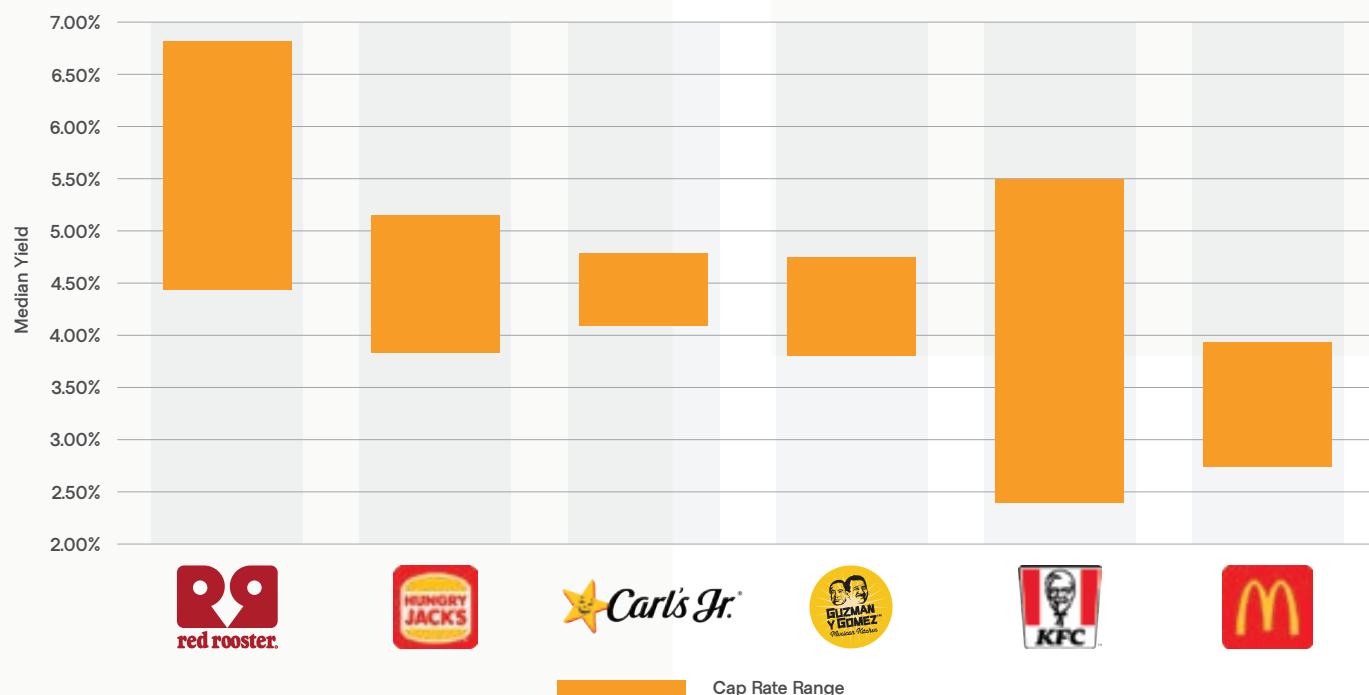
Furthermore, American burger chain Wendy’s has announced ambitious plans to establish 200 stores in Australia by 2034, exemplifying the sector’s potential for expansion.

The fast food phenomenon in Australia serves as a testament to the evolution of our tastes and preferences, and shows no signs of slowing as we continue to enjoy more choice and an ever-improving experience from the brands we know and love.

Outselling our closest competitor 5 to 1, our leadership is undisputed, our track record speaks volumes, and our industry data is unmatched.

Our latest portfolio, meticulously curated, offers an exclusive array of unrivalled opportunities boasting premium locations and tenancies, promising stable returns for generations to come.

Brand Cap Rates 2022 - 2024



\$ Sale Price
\$5,530,000

% Cap Rate
3.25%

Calendar Sold
March 2024

Case Study
McDonald’s, Cardiff NSW

In a landmark transaction, the recent sale of McDonald’s Cardiff exemplifies the synergy between strategic location, trusted tenants, and optimised site delivery.

Location Advantage

Positioned within close proximity to major transportation routes, residential neighbourhoods, and commercial hubs, the property boasts unrivalled visibility and accessibility.

Tenant Trust

Developed by Isaac Property Developments, renowned for their knowledge and experience in optimising site delivery for fast food tenants, the property’s value proposition is underpinned by the inherent trust placed in the developer by major tenants. Such credibility and assurance increases investor appeal and cements the property’s premium status.

Robust Demand

The property and the lease to Australia’s most coveted tenant garnered record interest; 572 enquiries from investors seeking stable returns, and exposure to one of the most resilient asset classes.

Investor Profile

Sold to a private Victorian-based investor, the transaction demonstrates the property’s broad investor appeal.

This sale serves as an example of Burgess Rawson’s ability to deliver exceptional results in a competitive market environment. Leveraging our extensive network, market insights, and strategic marketing approach, we attracted qualified investors and negotiated favourable terms on behalf of our client.

Site Area
3,126sqm*

Zoning
Mixed Use (MU1)

Remaining Lease Term
19 years

Site Value Rate (sqm)
\$1,769

Net Income
\$186,049 pa* + GST

Registered Buyers
43

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

Navigating the Shift from Residential to Commercial Property Investment

At Burgess Rawson, we're not just observing the market, we're seeing a movement. An increasing number of savvy investors are pivoting from the ever-changing red tape of residential tenancies to the robust 'set and forget' nature of commercial assets.

As a leader in commercial property, we're well positioned to facilitate this transition, offering a pathway to entry through our knowledge and expertise, to anyone ready to diversify their portfolios.

With their potential for long, secure leases - often with ASX-listed tenants - commercial properties are fast becoming an essential part of the astute investor's portfolio.

Commercial properties offer a collaborative foundation, with tenants investing in significant fit-outs, signalling a shared commitment to a stable and adaptable business environment. This partnership provides a certainty that stands in sharp contrast to the residential market's fluctuations and the shifting sands of government policy.

Key considerations for commercial investment include asset classes like fast food, early education, or government-tenanted properties. Crucial too is the strength of the tenant's profile, and the lease terms.

Commercial investments often offer net returns, placing responsibility for statutory expenses and insurance on the tenants. Most enticingly, they can deliver high returns, with yields typically ranging from 4-8%.

By leveraging Burgess Rawson's expertise, you're not just investing, you're positioning yourself at the forefront of a strategic shift in property ownership.

Our current portfolio boasts a line-up of exceptional assets suited to every budget - ready for investors making the intelligent leap into commercial real estate.

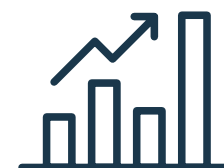
Embrace the opportunity to transform your portfolio. Contact your local team to explore how we can turn your commercial investment aspirations into reality.

“Over time I plan to move into stronger-returning commercial real estate. It does not make sense to hold residential with the costs associated with managing them, and returns of only 3 per cent.”

Girish Ramkrishani

Property investor and Burgess Rawson client who owns five to six residential properties in TAS and VIC, but is now turning his attention to commercial.

Five expert tips to guide your venture from residential to commercial property investment



Understand Market Dynamics

Understanding local commercial market dynamics is essential in crafting an informed investment strategy. Burgess Rawson's Industry Insights Reports and Market Snapshots offer up-to-date analyses of market trends and conditions. Knowing the nuances of commercial lease terms could be pivotal in selecting a prosperous investment.



Experience Auctions

Attending auctions provides invaluable insights into market prices, yields, and buyer interest. Burgess Rawson's Portfolio Auctions, held every six weeks across major cities, showcase the largest array of assets for sale, and provide a unique educational opportunity on the auction process. For 22 years our auctions have served as the litmus test of the Australian commercial property market, providing of-the-moment insights to market activity and yield trends.



Know Your Assets

Commercial investments span industries and sectors, each with unique yield determinants. Consider location, tenant profile strength, lease length, land size, development potential, vacancy factors, and rent review structures when evaluating properties.



Diversify Geographically

Commercial property investment isn't always about location in the same way residential is. Limited high-quality property supplies mean expanding your search to metropolitan, regional, or interstate opportunities is prudent.



Be Prepared for Competition

Premium investments naturally attract attention. Approach the auction well-informed to compete effectively for high-demand assets.

Unbiased market research at your fingertips

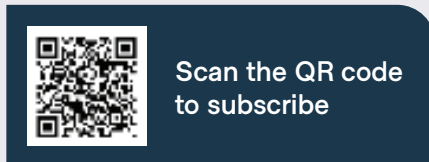
Subscribe to Industry Insights Reports

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

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

Our Industry Insights Reports are an important and informative publication that focus on key sectors including convenience retail, early education, fast food, healthcare, large format retail and more.

Subscribe for free today to access and receive superior, current and unbiased information to help you make the right property decisions.



The 2024 Boom: A New Era for Offshore Commercial Property Investment

2024 is shaping up to be a landmark year for Australia's commercial real estate, after decade-low activity levels in 2023.

With offshore investments dropping to just \$8.8 billion – half the volume spent in 2022, expectations are high for a major turnaround. Data from Real Commercial suggests a highly anticipated inflow of foreign capital that could reshape the competitive landscape and create abundant opportunities for both investors and vendors.

Traditionally, foreign investors have been pivotal in the Australian market, typically accounting for about one third of all transactions. This figure dropped to 22% last year, marking a 10-year low. But with a more favourable financial climate on the horizon and lending criteria expected to ease, there is a robust case for a resurgence of foreign capital inflow into Australia.

This revival is set to spark intense competition for top-tier commercial assets, making right now the ideal time for investors to bolster their portfolios with secure properties. Among the most sought-after asset classes are future-proof sectors such as fast food, early education, healthcare, and convenience retail. These sectors not only consistently display recession resilience and long-term returns but are also poised to benefit substantially from increased international interest.

For vendors, the return of foreign buyers is promising. The growing demand is likely to escalate property values, creating prime selling conditions. Australia's appeal to offshore investors continues to strengthen, owing to our political stability and economic resilience. These attributes are further underpinned by expected population growth, which will outpace the OECD average significantly over the next five years.

Interestingly, the Australian dollar currently presents a dual opportunity in the market.

Analysis provided by Real Commercial.

Its current position offers an attractive entry point for foreign investors, providing exceptional purchasing power and the chance to invest in a robust economy at compelling valuations.

Simultaneously, financial analysts project an upswing in the Australian dollar's value, forecasting a rise against the US dollar by December 2024. This anticipation of appreciation signals a confident economic outlook and suggests that while the current exchange rate benefits investors right now, the strengthening dollar is poised to enhance the long-term value of their investments as well.

As we look forward to 2024, the Australian commercial real estate market is on the cusp of a revitalised era, with the present conditions inviting strategic acquisitions and the forecasted currency appreciation promising to bolster future gains. This unique market phase offers immediate advantages and a positive long-term horizon, making it an opportune time for proactive investors and vendors, both on and offshore.

“Australia presents a golden bridge for Asian investors seeking stability and growth.

A favourable currency exchange coupled with Australia's robust economic fundamentals has created an unparalleled opportunity for our clients.”

Zomart He
Burgess Rawson Partner



May Portfolio Campaign

MELBOURNE
10:30AM AEST
TUESDAY
14 MAY

SYDNEY
10:30AM AEST
WEDNESDAY
15 MAY

BRISBANE
10:30AM AEST
THURSDAY
16 MAY

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

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

New Properties For Sale



Fast Food

Tenant	Location	State	Income pa	Page
Guzman y Gomez & Subway	Gympie	QLD	\$294,185	48
Carl's Jr.	Caboolture	QLD	\$262,545	32
Hungry Jack's	Westbourne Park (Adelaide)	SA	\$226,205	52
Chicken Central & Apartments	Ashburton (Melbourne)	VIC	\$160,328	60
McDonald's	North Rothbury (Hunter Region)	NSW	\$130,000	34
KFC	Wonthaggi (South Gippsland)	VIC	\$125,620	36
Red Rooster	Mount Gambier	SA	\$90,220	38



Medical, Pharmacy & Health

Tenant	Location	State	Income pa	Page
Sweatshop Gym	Geelong	VIC	\$327,200	58
King Street Medical Centre & Sonic Healthcare	Murwillumbah	NSW	\$285,471	42
Pacific Smiles Dental & Domino's	Rutherford (Maitland)	NSW	\$262,667	44
Medical Centre, Pharmacy & Pathology	Withcott (Toowoomba)	QLD	\$218,254	50
Kiddies Eye Care & Australian Clinical Labs	Geelong	VIC	\$90,919	62
Complete Allied Health Care	Wetherill Park (Sydney)	NSW	\$85,342	46
Geelong Breast Clinic	Geelong	VIC	\$79,090	62



Large Format Retail

Tenant	Location	State	Income pa	Page
Pets Domain	Horsham	VIC	\$123,749	61
Mitre 10	Swansea	TAS	\$47,000	53

New Properties For Sale



Automotive

Tenant	Location	State	Income pa	Page
Toyota	Devonport	TAS	\$431,301	26
Skoda	Frankston (Melbourne)	VIC	\$367,023	30
Beenleigh Mufflers, Brakes and Mechanical	Beenleigh (Brisbane)	QLD	\$88,667	51
Jaycar Electronics	Traralgon (Gippsland)	VIC	\$80,372	63



Convenience Retail

Tenant	Location	State	Income pa	Page
BP	Coffs Harbour	NSW	\$707,200	18
EG Group & Oporto	Caboolture	QLD	\$485,024	22



Retail

Tenant	Location	State	Income pa	Page
Monjon & Premier Pavers	Cheltenham (Melbourne)	VIC	\$478,000	55
Westpac & St George	Tamworth	NSW	\$325,581	40
Vacant Retail	St Kilda (Melbourne)	VIC	\$78,200	64
Duncan's	Dingley Village (Melbourne)	VIC	\$60,320	66
Heritage Restaurant & Bar	Clyde North (Melbourne)	VIC	\$52,500	67



Early Education

Tenant	Location	State	Income pa	Page
Eden Academy	Glenelg (Adelaide)	SA	\$501,500	20
Creative Kids Childcare	Zuccoli (Darwin)	NA	\$477,620	24
Bluebird Early Education Centre	Cardiff (Newcastle)	NSW	\$425,000	28
G8 Education	Mount Martha (Melbourne)	VIC	\$403,813	56
Butterflies Childcare	Doreen (Melbourne)	VIC	\$350,199	57
Insight Early Learning Centre	Dubbo	NSW	\$304,000	41
Chatterbox Early Learning	Dutton Park (Brisbane)	QLD	\$268,190	49
Goodstart Early Learning	Mount Hutton (Newcastle)	NSW	\$89,217	45



Office/Government

Tenant	Location	State	Income pa	Page
NSW Government	Kempsey	NSW	\$269,648	43
Office Building	Shepparton	VIC	\$235,000	59
NRMA	Bowral (Southern Highlands)	NSW	\$64,400	47
CS Education	Cobblebank (Melbourne)	VIC	\$43,400	68



Development Site

Tenant	Location	State	Page
Development Site	Kingston (Hobart)	TAS	54
Development Site	Rye (Melbourne)	VIC	69



*Outline/Boundaries Indicative Only



Strategic Major Highway Investment to Global Convenience Retail Giant

Recently Renewed 10 Year Lease to 2032

Landmark BP Australia Investment Exceptional Pacific Highway Exposure



Coffs Harbour (North Boambee Valley) NSW, 380 Pacific Hwy

Recently renewed 10 year lease to 2032 plus options to 2042

Tenant pays all o/g's incl. rates, taxes, insurances & prop. mgmt

Net Income: \$707,200 pa* + GST

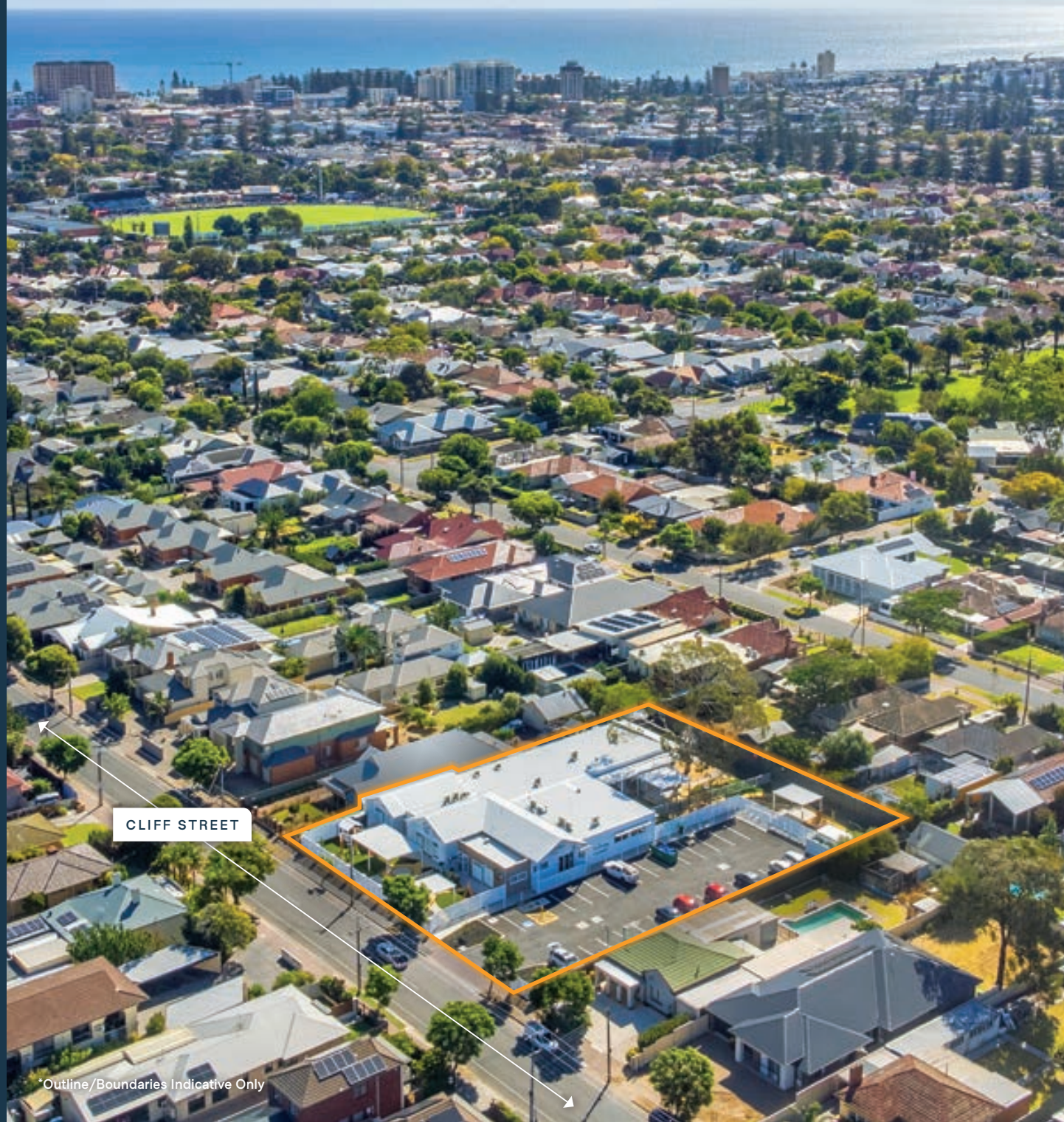
- + BP: 8th largest fuel company in the world, operating in 70 countries worldwide
- + Significant 2,882sqm* highway fronting BP, neighbouring Red Rooster, McDonald's & Subway
- + Attractive annual CPI rent reviews¹
- + Coffs Harbour: significant growth region with population forecast to soar by 31.16% by 2041²

Contact
Yosh Mendis 0434 413 188
Rhys Parker 0451 101 042

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

¹Approx ²Reference Min 3%, Max 4%
²forecast.id.com.au

Trophy Beachside Childcare Investment



*Outline/Boundaries Indicative Only



Stamp Duty Free Investment

New 20 Year Net Lease to 2044 Leading National Tenant



Glenelg (Adelaide) SA
58 Cliff Street

Two 10 year options to 2064
Fixed 3% annual rent increases
New construction offering significant depreciation benefits
Income: \$501,500 pa* + GST

- + Eden Academy: premium provider with 39 locations nationally
- + Tenant pays all usual outgoings
- + Stunning purpose-built centre, licensed for 118 LDC places
- + Substantial 2,715sqm* site
- + Glenelg: highly sought-after suburb, with a median house price of \$1,580,000 and only 9km* from the Adelaide CBD

Contact
Adam Thomas 0418 998 971
Natalie Couper 0413 856 983
RLA 327401

For Sale by Expressions of Interest
Closing 3pm AEST
Wednesday 22 May 2024

*Approx



Brand New Fast Food Drive-Through & Convenience Retail Investment

Prime Position within 7 Level Zoned Site

State-of-the-art Convenience Retail Significant High Density Landholding



Caboolture (Brisbane) QLD
80-90 Morayfield Rd

New 12 year lease to 2036 plus options to 2061

Desirable annual CPI rent reviews (min 2%, max 4%)

Net Income: \$485,024 pa* + GST

- + EG Group: multinational fuel and convenience retail giant with 6,612 sites globally
- + Oporto: National fast food chain with 200 stores nationally
- + Brand new 2024 purpose built, dual lane drive-through, max depreciation (107% of 1st years rent)*
- + High profile 2,687sqm* - 7 level zoned corner site, 245,000+ VPW¹*
- + Caboolture: 35km* from Brisbane, one of Aust fastest growing regions

Contact
Yosh Mendis 0434 413 188
Jamie Perlinger 0413 860 315

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx ¹Vehicles passing weekly



*Outline/Boundaries Indicative Only

Dominant Childcare Investment in Rapidly Expanding Growth Hub

Strategically Located in Key Education Precinct
10 Year Lease to 2028 Plus Options to 2048

Zuccoli (Darwin) NT
17 Ginger St (Bloodwood St)

Tenant pays all outgoings incl, land tax and management fees

Strong trading centre, licenced for 160 LDC places

Net Income: \$477,620 pa* + GST¹

- + Zuccoli Early Learners: established and successful local operator with two locations
- + Fixed 3% annual rent increases with ratchet provision, at market review ensuring rental growth
- + The City of Palmerston: highest demographic of children under 5 years in Australia, and the second fastest growing area in the Northern Territory²

Contact
Beau Coulter 0413 839 898
Natalie Couper 0413 856 983
Andrew Havig 0478 010 990

For Sale by Expressions of Interest
Closing 4pm AEST
Tuesday 21 May 2024

¹Approx as at Sep 24
²GapMaps & nteconomy.nt.gov



Dominant Toyota Dealership & Multi Brand Service Centre Investment

Irreplaceable 5,038sqm* Prime CBD Corner Site

First Time Offered To The Market In 55 Years

Devonport TAS
37-41 Best Street

10 year lease to 2030 plus options to 2050

Fixed, compounding 3% annual rent increases

Net Income: \$431,301 pa* + GST

- + Toyota: Australia's top selling car brand since 1996
- + Tony White Group: 30+ years, 59 dealerships and over 2,500 staff
- + Dominant Toyota & Isuzu UTE dealership with VW service outlet
- + Modern 1,863sqm* building with showroom, admin, service centre, workshop and display yard
- + Devonport: largest North West Coast City & major service centre



Contact
Matthew Wright 0458 290 588
Beau Coulter 0413 839 898
Zomart He 何梓轩 0488 220 830

Investment Portfolio Auction
10:30am AEST
Tuesday 14 May
Crown Casino, Melbourne

*Approx



*Outline/Boundaries Indicative Only



Brand New Childcare In Booming Growth Corridor

Significant 3,230sqm* Main Road Corner Site

State-of-the-art Brand New Childcare Neighbouring New McDonald's



Cardiff (Newcastle) NSW
41 Pendlebury Road

15 year net lease to 2039 plus three 10 year options to 2069

Tenant pays all outgoings incl. rate, insurances & land tax

Greater of 3% or CPI increases

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

- + Bluebird EEC: premium experienced national operator with 20+ centres nationally¹
- + Unparalleled brand new 100 LDC place centre, completed in 2024 offering maximum depreciation
- + Ideal location, 12 schools in 3km*
- + Strategic position amongst McDonald's, Woolworths, ALDI & core employment hubs
- + Cardiff: median house prices soaring 63.6%¹ over past 5 years

Contact
Yosh Mendis 0434 413 188
Michael Vanstone 0403 580 528

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx ¹Opening by 2025 ²Corelogic



Trophy Automotive Dealership Investment

Premium Auto Showroom Precinct

Significant 6,693sqm* Site
Recent \$1 Million* Tenant Upgrade

Frankston (Melbourne) VIC
24-26 Overton Road

5 year lease to 2027 plus options to 2042

Fixed, compounding 3% annual rent increases

Rent: \$367,023 pa* + GST

- + Skoda: major European brand owned by Volkswagen with 67 dealerships across Australia
- + Skoda's Australian car sales up 23% year on year¹
- + Recent \$1 million upgrade and fit-out to Skoda's corporate layout and design
- + Low site coverage, offering future development opportunity
- + Frankston: growing population forecast to grow 40% by 2041²



Contact
 Jamie Perlinger 0413 860 315
 Matthew Wright 0458 290 588
 Rick Jacobson 0413 830 083

For Sale by Expressions of Interest
 Closing 3pm AEST
 Tuesday 21 May 2024

*Approx ¹FCAI YoY 22-23 ²forecast.id



Brand New Freestanding Fast Food Drive-Through Significant Growth Precinct

Brand New 15 Year Lease to 2039

New Fast Food on 7 Level Zoned Site Built 2024 - Max Depreciation Benefits



Caboolture (Brisbane) QLD
80-90 Morayfield Rd

Brand new 15 year lease to 2039 plus options to 2049

Compounding fixed 3% annual increases ensuring rental growth

Net Income: \$262,545 pa* + GST

- + Carl's Jr.: leading global fast food operator with over 3,800 sites
- + Brand new 2024 purpose built dual lane drive-through, max depreciation (93% of 1st years rent)*
- + Significant 1,829sqm* corner site
- + Tenant responsible for all usual outgoings as per lease
- + Strategic arterial road position with 245,000+ VPW¹ - main gateway between Brisbane & Caboolture

Contact
Yosh Mendis 0434 413 188
Jamie Perlinger 0413 860 315

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx ¹Vehicles passing weekly



Brand New Unrivalled McDonald's Investment

Significant 3,578sqm* Landholding

Ultra Rare Triple Net 20 Year Ground Lease
30 Years of Options to Global Fast Food Giant



North Rothbury (Huntlee) NSW
1805 Wine Country Drive

Brand new 20 year ground lease
to Dec 2043 plus options to 2073

Fixed 3% annual rent increases
ensuring guaranteed growth

Net Income: \$130,000 pa* + GST

- + McDonald's: global fast food giant with 38,000+ restaurants in over 119 countries
- + Triple net lease - tenant pays 100% of outgoings inc. land tax, all R & Ms & structural CapEx
- + High profile 3,578sqm* site neighbouring 7-Eleven, Domino's & Subway on Wine Country Dr
- + Huntlee: new master-plan region, \$1.5 billion of investment over the next 20 years

Contact
Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx



Southern Restaurants: 94 Stores & 6,000+ Employees

Australia's Largest Private KFC Franchise Group

Renewed 10 Year Ground Lease to 2034
Proven KFC Store, On-Site 19+ Years



Wonthaggi VIC
44-48 Graham Street (Bass Hwy)

Renewed 10 + 10 + 10 year lease through to December 2054

Fixed 3% annual rent increases
Major 2024 store refurb planned
Net Income: \$125,620 pa* + GST¹

- + Tenant pays all usual outgoings including building insurance, rates, structural repair and maintenance
- + 2,330sqm* 'corner island site' with 193m* quadruple frontage including 663sqm* surplus land
- + 18,995 vehicles passing daily²
- + Wonthaggi: Bass Coast commercial centre, trade catchment circa 20,000 + season holiday influx

Contact
Beau Coulter 0413 839 898
Sam Mercuri 0413 830 709
Raoul Holderhead 0413 860 304

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx ¹as at August 5 2024
²GapMaps



Stamp Duty Free Investment

Established Store with Recent Tenant Upgrade 2,388sqm* Highway Site

10 Year Head Office Lease to 2030 Plus Options

Rare Affordable Fast Food Freehold 10 Year Lease to Proven Performer

Mount Gambier SA
76 Jubilee Highway East

Renewed 10 year Head Office lease plus options to 2045

Annual CPI rent reviews

No stamp duty payable

Net Income: \$90,220 pa* + GST¹

+ Red Rooster: part of Craveable Brands international network, with 580 stores & growing

+ Consistent high-ranking store nationally 'all aspects'

+ Large 2,388sqm* Hwy site, 14,350 vehicles passing daily²

+ Modern 251sqm* building with drive thru

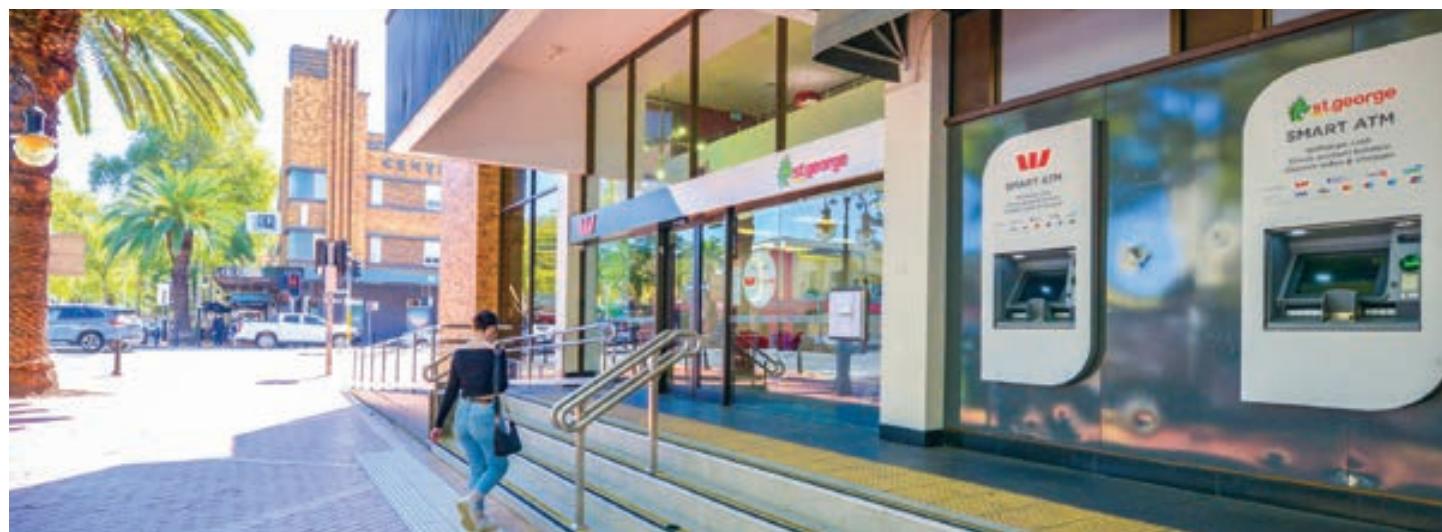
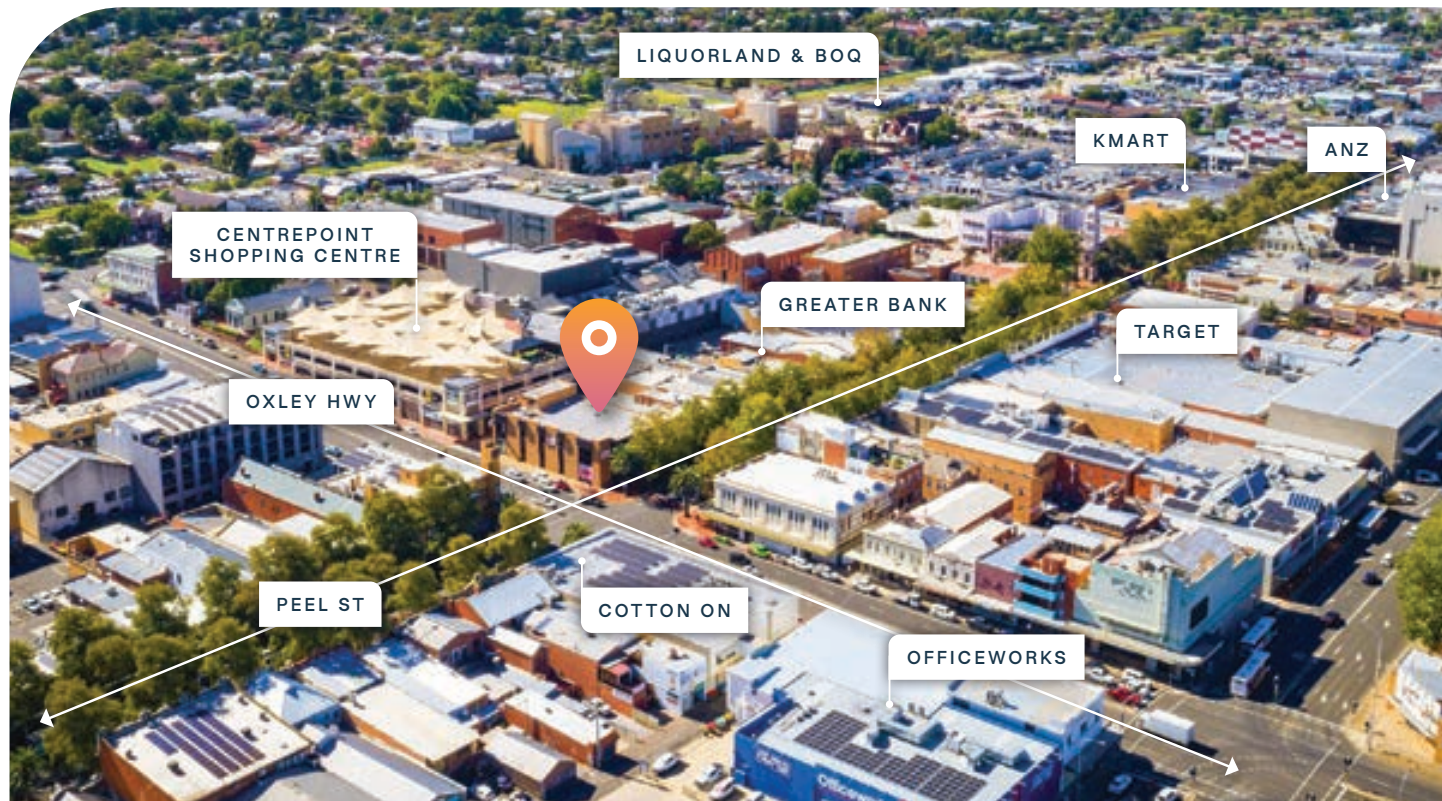
+ Mount Gambier: SA's second largest urban city with a growing population of circa 30,000³



Contact
Justin Kramersh 0460 349 605
Beau Coulter 0413 839 898
RLA 327401

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx ¹Nov 2024 ²Gap Maps ³Future Mount Gambier



High Yielding Bank Investment Landmark 725sqm* Corner Freehold



Tamworth NSW
336-338 Peel St (cnr Oxley Hwy)

Recent 3 year lease to 2026
plus option to 2029

Landlord friendly net lease
with sought-after annual
CPI rental reviews

Net Income: \$325,581 pa* + GST¹

- + Westpac: top 5 ASX banking giant, acquired St George in 2008 & serving 12.7 million* customers nationwide
- + New co-branded branch now including St George Bank
- + Epicentre of vibrant Peel Street, the main street in Tamworth
- + Tamworth: inland City with 200,000 residents within 2 hour drive

Contact
Rhys Parker 0451 101 042
Darren Beehag 0411 226 223
Flynn McFall 0481 187 191

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

¹Approx ²June 2024 assuming 3% CPI increase

Brand New Premium Childcare Investment Long 15 Year Net Lease to National Tenant



Dubbo NSW
67 Cove Circuit

New 15 year net lease to 2039
plus options

Fixed 3.5% annual rent reviews

Net Income: \$304,000 pa* + GST

- + High-end brand new 91 LDC place centre - offers maximum depreciation allowances
- + Land-rich 2,438sqm* prime corner opposite new Shopping Centre
- + High childcare demand location underpinned by 8 schools within a 5-minute drive
- + Prime position in Southlakes Estate, Dubbo's largest master planned residential community with over 6,500 lots

Contact
Michael Vanstone 0403 580 528
Rhys Parker 0451 101 042

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx



Freestanding Medical Investment Longstanding Tenant of 40+ Years

Murwillumbah (Northern Rivers) NSW, 14 King Street

Anchored by 5 year lease to King Street Medical Centre plus ASX-Listed Sonic Healthcare, and Mapp & Hession Pharmacy

Estimated Net Income: \$285,471 pa* + GST

- + Long established 716sqm* two-storey medical facility with 11 on-site car spaces
- + 1,051sqm* site with desirable Mixed Use (MU1) zoning
- + Strategic location opposite Sunnyside Mall, and only 1.5km* from Murwillumbah District Hospital
- + Tweed Shire: population forecast to grow 31.6% to 131,489 by 2041



Contact
Adam Thomas 0418 998 971
Geoff Sinclair 0451 462 759

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx

NSW Government Anchored Investment Circa 8.5% Yield Anticipated

Kempsey (Mid North Coast) NSW
24-26 Clyde Street

Essential service tenants:
+ Dept. of Comm. & Justice
+ Justice Health & Forensic Mental Health Network
+ Tax Services & Kip Macgrath
Net Income: \$269,648 pa* + GST

- + Key land rich 1,014sqm* CBD site
- + Commanding freestanding commercial office building
- + Valuable on-site parking + future development upside (STCA)
- + Strategic location midway between Sydney & Brisbane
- + Kempsey Shire: population forecast to soar by over 11.5% to 35,310 by 2036



Contact
Rhys Parker 0451 101 042
Darren Beehag 0411 226 223
John Ingui 0486 011 406

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx †forecast/td



Freestanding ASX Medical & Fast Food Pacific Smiles Dental - 120+ Locations



Rutherford (Maitland) NSW
7-13 West Mall

- + Pacific Smiles Dental: ASX listed dental powerhouse, 120+ locations
- + Domino's: multinational ASX listed giant with a market cap of \$3.86 billion & 18,000+ locations
- + Expansive 867sqm* landholding improved by impressive 735sqm* building, across from Woolworths, Coles, ALDI & Rutherford SC
- + Maitland: economic output of \$10.9m, largest industry by employment is Healthcare

Longstanding 20 year net lease to Pacific Smiles to 2028 + opts to 2038 (in occupation 16+ years)
Net leases - Tenants pay 100% of outs inc land tax & property mgmt
Net Income: \$262,667 pa* + GST

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

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx

High Performing Entry Level Childcare Australia's Largest Provider



Mount Hutton (Newcastle) NSW
5 Tennent Road

- + Goodstart EL: Australia's largest early education provider with 660 centres nationally
- + Well presented 38 LDC place centre rated 'Exceeding' NQS¹
- + Ideal position - 18 schools in 3km*
- + Strategically located close to ALDI, Mount Hutton PS² & Woolworths/ Coles Lake Macquarie SC³
- + Mount Hutton: 9km* from Newcastle CBD, forecast to grow by over 21% by 2046

Triple net lease to 2026 plus a further 5 year option to 2031
Strong uplift from below market rental & uncapped CPI rent reviews
Long history of strong occupancy
Net Income: \$89,217 pa* + GST

Contact
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Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx ¹National Quality Standards
²Public School ³Shopping Centre



Affordable Sydney Medical Investment Proven Location Established 31 Years



Wetherill Park (Sydney) NSW
4 Price Street

Renewed 5 year lease to 2027
plus option to 2032

Greater of CPI or 3% rent reviews

Net Income: \$85,342 pa* + GST

- + Thriving Western Sydney freehold medical investment
- + Physiotherapy practiced at this location 31 years
- + 100% leased to experienced medical operator with 18 locations and growing
- + Strategic location close to Fairfield Hospital and major Stockland shopping centre

Contact
Kieran Bourke 0417 418 007
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Luke Easton 0472 546 001

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx

Entry Level Iconic Branded Investment NRMA Occupied Circa 20 Years



Bowral (Southern Highlands)
NSW, 7/380 Bong Bong Street

5 year lease to 2028 plus
options to 2043

Annual 5% rent increases
ensuring strong rental growth

Net Income: \$64,400 pa* + GST

- + NRMA: iconic insurance provider servicing over 2.8 million Australians annually
- + Landlord friendly net lease, tenant responsible for all usual outgoings
- + Optimal position within Bowral CBD next to Woolworths & BWS
- + Bowral: administrative and retail hub of the Southern Highlands, 90min from Sydney

Contact
Darren Beehag 0411 226 223
Flynn McFall 0481 187 191

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx



Brand New Fast Food Investment Head Office Leases to Industry Giants



Gympie (South East QLD)
115 River Road (Bruce Hwy)

20 year lease to Guzman y Gomez
10 year net lease to Subway

Fixed 3% annual rent increases
Net Income: \$294,185 pa* + GST

- + Guzman y Gomez: one of Australia's fastest growing fast food chains with 200+ restaurants
- + Subway: international fast food leader with 37,000* stores
- + New construction, maximum depreciation benefits
- + Dominant 1,899sqm* site adjoining McDonald's & ALDI, opposite Gympie Central – Woolworths, BIG W & 40 specialties



Contact
Neville Smith 0400 068 205
Andrew Havig 0478 010 990
Tom Lawrence 0428 626 117



Investment Portfolio Auction
10:30am AEST
Thursday 16 May
The Hilton, Brisbane

*Approx

Rare Inner-City Childcare Investment Brand New 15 Year Net Lease to 2039



Dutton Park (Brisbane) QLD
23 Tillot Street

Two 10 year options to 2059
High occupancy with significant depreciation benefits
2km* from Brisbane CBD
Net Income: \$268,190 pa* + GST

- + Chatterbox ELC: established privately owned and operated provider with a network of 9 centres
- + Modern 866sqm* childcare facility constructed in 2022 & licenced for 59 LDC places
- + Tenant pays all outgoings including land tax and mgmt fees
- + Premier schooling catchment - 22 schools within a 3km* radius



Contact
Josh Scapolan 0484 229 829
Andrew Havig 0478 010 990



Investment Portfolio Auction
10:30am AEST
Thursday 16 May
The Hilton, Brisbane

*Approx



TOOWOOMBA CONNECTION RD
21,000 VEHICLES PASSING DAILY

*Outline/Boundaries Indicative Only



- BEENLEIGH STATE SCHOOL
- MAGISTRATES COURT
- DAN MURPHY'S
- CHEMIST WAREHOUSE
- ALDI
- COLES
- BEENLEIGH STATION
- BEENLEIGH MARKETPLACE
WOOLWORTHS, BIG W & 55 SPECIALTIES
- GEORGE ST
- AUTOBARN & SUPERCHEAP AUTO
- BEENLEIGH VILLAGE MEDICAL CENTRE

*Outline/Boundaries Indicative Only



High Yielding Established Medical Investment Dominant 2,613sqm* Freehold Site

Withcott (Toowoomba) QLD
4 Jones Road

- + Diverse income stream with leases to Withcott Medical Centre, Pharmwell Pharmacy & Sullivan Nicolaides Pathology

Tenants pay outgoings as per the leases

- + Impressive 464sqm* purpose-built medical facility with important 30 on-site car spaces

Strong annual rental provisions (minimum 3%)

- + Withcott: located 5km* from Toowoomba CBD in the booming Lockyer Valley Region, pop. increase of 58,542 by 2041

Net Income: \$218,254 pa* + GST

Contact
Craig Chapman 0427 110 132
Tom Lawrence 0428 626 117

Investment Portfolio Auction
10:30am AEST
Thursday 16 May
The Hilton, Brisbane

*Approx

Premium Entry Level Automotive Investment Brand New 10 Year Lease to 2034

Beenleigh (Brisbane) QLD
102 George Street

- + Beenleigh Mufflers, Brakes and Mechanical: automotive repair experts on-site for 30+ years

Favourable 'Centre' zoning

- + 762sqm* freehold site located in the tightly held Beenleigh commercial precinct

Impressive 349sqm* facility

- + Strategically positioned adjoining Beenleigh Marketplace - BIG W, Woolworths & 55 specialties

Annual fixed 3% rent increases

- + Beenleigh: booming Brisbane to Gold Coast growth corridor only 32km* to CBD

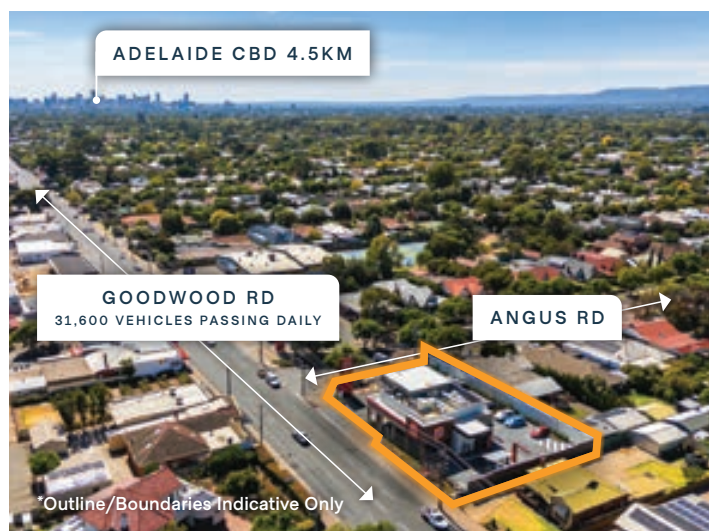
Net Income: \$88,667 pa* + GST

Contact
Andrew Havig 0478 010 990
Tom Lawrence 0428 626 117

Burgess Rawson Consultants
Dean Venturato 0412 840 222

Investment Portfolio Auction
10:30am AEST
Thursday 16 May
The Hilton, Brisbane

*Approx



Brand New Hungry Jack's Investment Blue Chip Metro Adelaide Freehold



Westbourne Park (Adelaide) SA
429 Goodwood Rd cnr Angus Rd

12 year lease to September 2035 plus options to 2045

Fixed 3% annual rent increases

Tenant pays outs exc land tax

Net Income: \$226,205 pa* + GST

+ Hungry Jack's: wholly owned subsidiary of Competitive Foods Australia Pty Ltd, annual revenue of \$2B, up 12% from 2022

+ Brand new two level 2024 construction providing significant depreciation benefits

+ High profile 1,411sqm* corner freehold with 31,600 VPD*

+ Westbourne Park: inner city suburb 4km* from Adelaide CBD

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

Investment Portfolio Auction
10:30am AEST
Wednesday 15 May
Sydney Opera House

*Approx

7 Year Lease to ASX Listed Metcash Rare Entry Level Mitre 10 Investment



Swansea TAS
42 Franklin St (Tasman Hwy)

Renewed 7 year lease to 2031 plus options through to 2041

Fixed 3% annual rent increases

Tenant pays all usual outgoings including land tax

Net Income: \$47,000 pa* + GST

+ Metcash (ASX:MTS): leading wholesale distribution company with market cap of \$4.24 billion*

+ Important Mitre 10 store servicing large trade catchment, incorporating retail, trade, colour and garden centres

+ Strategic 1,207sqm* freehold highway site with dual frontage

+ Swansea: capital of booming east coast, tourism up 16%¹

Contact
Beau Coulter 0413 839 898
Matthew Wright 0458 290 588
Sam Mercuri 0413 830 709

Investment Portfolio Auction
10:30am AEST
Tuesday 14 May
Crown Casino, Melbourne

*Approx ¹eastcoasttourism



DA Approved Development Opportunity In One Of Tasmania's Fastest Growing Regions

Kingston (Hobart) TAS
6 Summerleas Road

Position perfect within retail
heart of the Kingston CBD

Surrounded by leading market
leading retailing and the
King's Quarter \$300m sold out
residential development

- + Prominent 4,269sqm* site with 176m* combined frontage and flexible Central Business Zoning
- + DA approved for 52 architect designed apartments and a 2,400sqm* Comm/retail hub
- + Kingston: major TAS city 13kms* from Hobart experiencing huge growth and 90% of all dwellings occupied

Contact
Matthew Wright 0458 290 588
Beau Coulter 0413 839 898
David Napoleone 0417 308 067

For Sale by Expressions of Interest
Closing 4pm AEST
Tuesday 28 May 2024

*Approx

Landmark 3,400sqm* Landholding Over 3 Titles Short Term Leases - Ripe For Development

Cheltenham (Highett) VIC
283-287 Bay Rd & 2 Tibrockney St

Holding income with short
term leases to Monjon Security
and Premier Pavers

Commercial 2 Zoning provides
scope for multiple development
outcomes STCA

EST Income: \$478,000 pa* + GST

- + 3,400sqm* corner site across 3 titles with prominent 116 metre* dual street frontage
- + Well maintained improvements totalling 2,149sqm* comprising office, showroom and warehouse
- + Strategic position on tightly held Bay Road, opposite ALDI and exposed to 18,200 VPD*
- + City of Bayside: affluent LGA, population forecast to grow 17% to 125,879 by 2041

Contact
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Matthew Wright 0458 290 588

For Sale by Expressions of Interest
Closing 4pm AEST
Thursday 23 May 2024

*Approx ¹forecast.id



Impressive Childcare | ASX Listed Tenant Prime Mornington Peninsula Location



Mt Martha (Melbourne) VIC
682 – 686 Nepean Highway

- + G8 Education Ltd (ASX:GEM): largest ASX-listed childcare provider with 430+ locations
- + Tenant pays all outgoings including land tax
- + Immaculate 124 LDC place centre with consistently high occupancy
- + Large 4,077sqm* site situated on the Nepean Hwy - the major arterial road connecting the Melbourne CBD with Portsea

10 year net lease to 2029 plus one further option to 2039

Desirable 3.5% annual rent increases

Net Income: \$403,813 pa* + GST

Contact
Adam Thomas 0418 998 971
Natalie Couper 0413 856 983

Investment Portfolio Auction
10:30am AEST
Tuesday 14 May
Crown Casino, Melbourne

*Approx

Strategic Childcare Investment in High Growth Corridor Adjoining McDonald's



Doreen (Melbourne) VIC
20 Mulwala Drive

- + Butterflies Childcare: established and successful local operator with two centres in the locale
- + Large 1,961sqm* site, adjoining McDonald's and surrounded by key national brands including KFC, Bridgestone & United
- + 7 primary schools within 2.5km*
- + City of Whittlesea: one of Australia's fastest growing LGA's forecast to increase by 55% to 360,691 residents by 2041

10 year net lease + opts to 2061

Dominant childcare centre licensed for 120 LDC places

Fixed 3% annual increases

Net Income: \$350,199 pa* + GST

Contact
Justin Kramersh 0460 349 605
Natalie Couper 0413 856 983

For Sale by Expressions of Interest
Closing 3pm AEST
Tuesday 21 May 2024

*Approx



Potential 50% Stamp Duty Savings | 6.5% Yield Anticipated



*Outline/Boundaries Indicative Only



New 10 Year Net Lease to 2034 Ground Level - \$200M 'Geelong Quarter'



Geelong VIC
4-6/44 Ryrie Street

Brand new 10 year lease to 2034 plus option to 2039

Fixed 3% annual rent increases

Tenant pays all usual outgoings

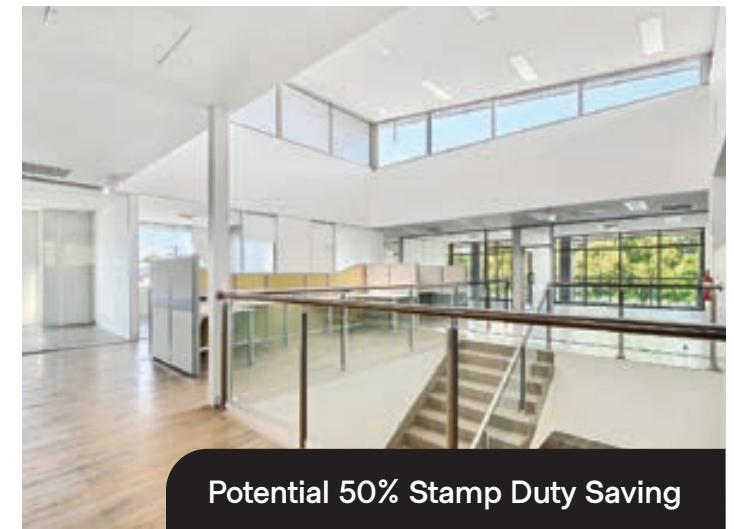
Net Income: \$327,200 pa* + GST

- + Sweatshop: successful fitness model with thriving location in upmarket Armadale (Melbourne)
- + Expansive 719sqm* ground level premises with 'capital intensive' fit-out across two titles
- + 'Geelong Quarter' - 124 residential apartments plus 'Holiday Inn' Hotel (180 rooms)
- + City of Greater Geelong: population of 289,272, forecast to increase 37% by 2041

Contact
Shaun Venables 0411 860 865
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Romanor Falconer 0413 830 808

Investment Portfolio Auction
10:30am AEST
Tuesday 14 May
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Saving

Modern 'Turn Key' Office Freehold Awaits Your Business! | Attn Owner Occupiers & Investors

Shepparton VIC
23 Nixon Street

Impressive 1,150sqm* complex constructed 2007

15 secure on-site car spaces

Located opposite Shepparton City Council

Potential Rent Circa: \$235,000 pa*

- + Strategic CBD position within financial and legal precinct
- + Fit-out includes reception, 14 office suites, board & conference rooms, open floor plan, plus end of trip facilities
- + Modern design with good natural light, plus balcony with looking over Queens Garden
- + Shepparton: major regional catchment of 100,000+, only 2 hours north of Melbourne

Contact
Jordan Bell 0497 844 705
Raoul Holderhead 0413 860 304

For Sale by Expressions of Interest
Closing 3pm AEST
Wednesday 22 May 2024

*Approx



*Outline/Boundaries Indicative Only



*Outline/Boundaries Indicative Only



Potential 50% Stamp Duty Saving

Blue-Chip Metro Melbourne Freehold Investment Fully Leased - 2 Shops and 2 Apartments

Ashburton (Melbourne) VIC
237-239 High Street

Renewed retail leases to long term & established food tenants

Impressive double fronted freehold building with 4 on-site car spaces

Net Income: \$160,328 pa* + GST

- + Tenant funded, capital intensive retail fit-outs plus recently refurbished 1-br apartments
- + Prominent 457sqm* commercial 1 zoned site with rear access
- + Prime retail position in the heart of tightly held Ashburton Village
- + Ashburton: 10km* from CBD, affluent suburb with a median house price of \$2,100,000*

Contact
 Jamie Perlinger 0413 860 315
 Rick Jacobson 0413 830 083
 Zomart He 何梓轩 0488 220 830

Investment Portfolio Auction
 10:30am AEST
 Tuesday 14 May
 Crown Casino, Melbourne

*Approx

Brand New 10 Year Net Lease Secure Freehold Investment in CBD

Horsham VIC, 85 & 85A Wilson Street (Wimmera Hwy)

Brand new 10 year lease to 2034 to Pets Domain plus opts to 2044

Fixed 3.5% annual rent increases

Tenant pays all usual outgoings

Net Income: \$123,749 pa* + GST

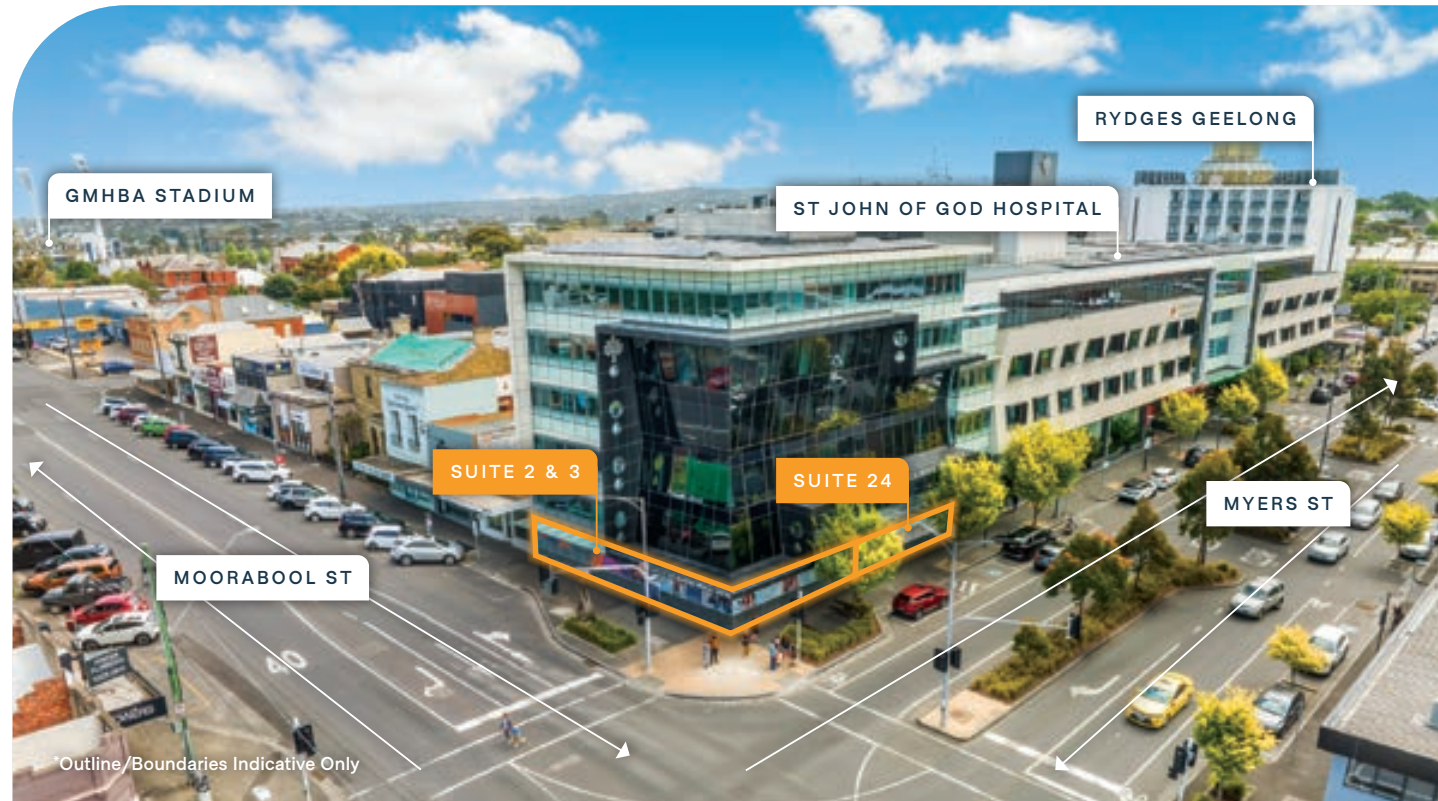
- + Pets Domain: a wholly owned subsidiary of Pet Solutions, 70 store locations across Australia
- + Impressive 1,039sqm* building with brand new fit-out and important side truck loading
- + High profile 1,358sqm* C1Z freehold site in heart of CBD
- + Horsham: capital of North Western Victoria midway between Melbourne & Adelaide

Contact
 Beau Coulter 0413 839 898
 Sam Mercuri 0413 830 709

Investment Portfolio Auction
 10:30am AEST
 Tuesday 14 May
 Crown Casino, Melbourne

*Approx





Potential 50% Stamp Duty Savings



Potential 50% Stamp Duty Saving

2 Entry Level Medical Investments Adjoining Hospital Positioned within Geelong Medical Precinct

Geelong VIC
88 Myers Street

Suite 24: Geelong Breast Clinic

Net Income: \$79,090 pa* + GST

Suite 2 & 3: Australian Clinical Labs & Kiddies Eye Care

Net Income: \$90,919 pa* + GST

- + Established businesses with extensive tenant funded fit-outs
- + Annual rent reviews
- + Prime ground floor medical suites at the entrance to Granada Medical Centre
- + Surrounded by important social infrastructure inc St John of God Hospital, Deakin University & Barwon Health University Hospital
- + Geelong: largest city in VIC after Melbourne, only 75km* away

Contact
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 Rob Selid 0412 198 294
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 David Napoleone 0417 308 067

Investment Portfolio Auction
 To be sold individually
 10:30am AEST
 Tuesday 14 May
 Crown Casino, Melbourne

*Approx

Immaculate Automotive Investment Strategic 'Golden Mile' Highway Location



Traralgon VIC
93 Argyle St

As new 7 year lease to 2029 plus further options to 2039

Fixed annual rent increases

Tenant pays all usual outgoings

Net Income: \$80,372 pa* + GST

- + Jaycar: leading international electronics retailer, with a network of 130+ stores across AUS & NZ
- + Modern 531sqm* building to the latest corporate design & recent capital intensive fit-out
- + Strategic 938sqm* C2Z highway site amongst LFR national tenants, exposure to 34,500+ VPD²
- + Traralgon: retail & commercial capital of the Latrobe Valley, trade catchment of 75,000+

Contact
 Zomart He 何梓轩 0488 220 830
 Justin Kramersh 0460 349 605
 Sam Mercuri 0413 830 709

Investment Portfolio Auction
 10:30am AEST
 Tuesday 14 May
 Crown Casino, Melbourne

*Approx ¹GapMaps
²Vehicles passing daily



St Kilda's Most Iconic Corner Location

First Time Offered in Over 40 Years

Blank Canvas - Occupy, Invest or Upgrade! Under Instructions from Liquidators

St Kilda (Melbourne) VIC
Ground Floor, 146 St Kilda Road

Multi-level 365sqm* building
Significant dual street frontage
and important rear lane access

**Potential Fully Leased Income:
\$78,200 pa* + GST**

- + Unbeatable exposure, with over 70,000 vehicles passing daily¹
- + St Kilda Road: connects the Nepean Highway and the South Eastern Suburbs to the CBD
- + Premium Commercial 1 zoning allows for a variety of uses incl. retail, office and medical
- + St Kilda: 6km* from CBD, affluent inner metro suburb with \$1,550,000 median house price²

Contact
Rick Jacobson 0413 830 083
Jamie Perlinger 0413 860 315
Jordan Bell 0497 844 705

Investment Portfolio Auction
10:30am AEST
Tuesday 14 May
Crown Casino, Melbourne

*Approx ¹GapMaps ²realestate.com.au



Entry Level Liquor Freehold Investment Long-Established Business of 37+ Years



Dingley Village (Melbourne) VIC
8 Pauline Avenue

Brand new 10 year lease plus
two further 5 year opts to 2044

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$60,320 pa* + GST

- + Duncans: leading liquor retailer established in 1994 with 20 stores
- + Well-maintained retail building, current capital intensive upgrades
- + Prime 186sqm* metro location, 100m* from Woolworths-anchored Dingley Village SC
- + 10,700 vehicles passing daily¹
- + City of Kingston: fast-growing municipality, population forecast to surge 17.81% to 195,819 by 2041²

Contact
Zomart He 何梓轩 0488 220 830
Sam Mercuri 0413 830 709

Investment Portfolio Auction
10:30am AEST
Tuesday 14 May
Crown Casino, Melbourne

*Approx ¹GapMaps ²Forecast.id

Brand New 7 Year Lease to December 2030 Triple Fronted Investment Adjacent Supermarket

Clyde North (Berwick) VIC
7, 121 Grices Road

New 7 year lease to December
2030 plus options to 2040

Fixed 3% annual rent increases

Tenant pays usual outgoings

Net Income: \$52,500 pa* + GST

- + Heritance Restaurant & Bar: popular modern Sri Lankan restaurant with dine in & delivery
- + Immaculate 84sqm* premises with dual entry and new AAA fit-out
- + Strategic position anchored by supermarket, vet, swim school & supporting retail
- + City of Casey: population forecast to increase 45% to 574,124 by 2046

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

Investment Portfolio Auction
10:30am AEST
Tuesday 14 May
Crown Casino, Melbourne

*Approx



**\$675k+ Buyers,
6.5% Yield Anticipated**



National Education Group With 33 Locations Brand New 7 Year Lease to 2030 Plus Options

Cobblebank (Melton) VIC
2, 7 Hollingsworth Drive

Long 7 year lease to December 2030 plus options to 2040

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$43,400 pa* + GST

- + CS Education (Est 2002): established & successful tuition provider with 33 locations
- + New 124sqm* premises serviced by 124 public car spaces
- + Strategic position with 7 schools (5,526 students) and 8 childcare centres within 3kms
- + City of Melton: Australia's fastest growing LGA, population forecast to grow 98% by 2051



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Rare, Land Rich Generational Freehold Incredible Flexibility - Occupy, Invest or Redevelop¹

Rye (Mornington Peninsula) VIC
2201-2209 Point Nepean Road

Trophy 1,203sqm* landholding with important rear lane access

Massive 26.4m* frontage allows for 5 individual shop fronts¹

Multi-level development offering¹

- + 21,000+ vehicles passing daily²
- + Premium Commercial 1 Zoning, allows for a variety of uses incl. retail, office, medical & fast food
- + 470sqm* building with significant, capital intensive fit-out
- + Woolworths, Rye Hotel, Rye Pier & Rye Yacht Club all within 700m*
- + Mornington Peninsula Shire: 55% growth in domestic tourism with 8.23 mill visitors annually³



Contact
Rick Jacobson 0413 830 083
Jamie Perlinger 0413 860 315



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*Approx ¹Subject to Council Approval
²GapMaps ³Mornington Peninsula Shire

Q&A

with Katherine Shi

ASIAN INVESTMENT SERVICES – MARKETING MANAGER

At the forefront of Sydney’s campaign coordination and with a meticulous approach to Asian market engagement, Katherine Shi has consistently delivered exceptional outcomes that have become the hallmark of her career.

With a background rich in experience and roles, Katherine’s dual expertise highlights her commitment to elevating operational effectiveness and broadening the horizons of Burgess Rawson’s market influence.

Can you share your journey with Burgess Rawson so far, and what drew you to real estate as a career path in the first place?

“What drew me to real estate was the complex and challenging nature of the industry itself. Commercial real estate transactions represent some of the most intricate and multifaceted deals in the business world. Successfully selling a property requires a unique blend of skills, knowledge, and adaptability.

Working in real estate and particularly for Burgess Rawson has been a journey of continuous growth and learning. It’s a profession that constantly tests one’s abilities and showcases their qualities and mentality. Each transaction presents new obstacles to overcome, each client interaction offers valuable insights, and each negotiation hones my skills further.

I thrive in this dynamic and ever-evolving environment, where every day brings a new challenge and an opportunity to excel. It’s not just about the value of the properties; it’s about the

complexity of the industry and the satisfaction of overcoming hurdles to achieve success.”

What do you enjoy most about your role?

“The best part of my role is that it’s multifaceted.

My remit spans end to end coordination of our sales campaigns via both Portfolio Auction and Expressions of Interest, as well as the management of our Asian marketing initiatives.

This includes implementation of our unique WeChat strategy, content creation to appeal to global investors, and ensuring our market research and industry trends are accessible across Burgess Rawson’s social media platforms.

I also enjoy managing our Asian Services email marketing campaigns and coordinating our client facing events, conferences and seminars.”

What motivated you to join Burgess Rawson?

“I was drawn to Burgess Rawson primarily because of its well-known and highly regarded culture and team.

I genuinely enjoy working with colleagues I can learn from, and who share my passion for the industry. The camaraderie among our team members is remarkable; we function like a close-knit group of friends, holding each other in the highest respect and all working towards a common goal.

Feeling valued, trusted, and supported is so important to me. Burgess Rawson recognises this and has significantly contributed to my personal and

professional growth. The company also provides a clear roadmap for career progression, which aligns well with my aspirations.”

Could you share your goals?

“I plan to continue optimising our Asian Services email marketing strategy, as well as elevating my involvement in sales transactions to broaden my expertise across key asset classes.

I thrive when I’m constantly learning, so I’d also like to develop my marketing skills and leverage my knowledge to enhance our lead generation process, growing both our Asian Services database and our WeChat following.”

What are some highlights of your career at Burgess Rawson?

“Some notable highlights of my career at Burgess Rawson include the project management of two highly successful Property EXPO events, hosting a number of engaging Asian Investment Seminars, and being recognised as the Administrator of the Year in 2023.

Additionally, I’ve helped grow Burgess Rawson’s WeChat following to nearly 1000 subscribers, further expanding our reach in the Asian market.”



Scan the QR code to get in touch with Katherine Shi.





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

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