

# Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES



## Timeless, Trusted & True

Make their legacy part of yours.

Good Morning America!

Breakfast at McDonald's

Plan for To-morrow

The Commonwealth Bank Money Box

Savings Bank Money Box

PRICE 6 EACH

**OPEN INDEPENDENCE DAY**

EVERY YEAR LOW PRICES

OPEN SUNDAYS 9AM TO 5PM

BUNNINGS

WHOEVER YOU ARE, WHATEVER YOU DRIVE

**MAKE IT SUPER**

SUPERCHEAP AUTO

COLES STORES

"THEIR ADS ARE OUR ADS"

WE GUARANTEE THE LOWEST POSSIBLE PRICES EVERY DAY

WE'LL BEAT IT OR 10%

BUNNINGS warehouse

YOU'D BE SURPRISED WHAT YOU CAN DO IN A PORANA

Best Sale of the year!

**COLES Anniversary Sale**

Woolworths

Two men holding bunches of grapes in a vineyard.

AUCTION

Major Retail Investment Auction

Burgess Rawson 670 7255

Kentucky Fried Chicken

TAKE AWAY MEALS MENU

SNACK BOX \$0.85

DINNER BOX \$1.35

SPIRICE PACK \$1.65

THRIFT BOX \$2.60

FAMILY BOX \$4.15

BUMPER BOX \$5.20

**BIG W** Discount Store

Step into Christmasland

Woolworths

**LIQUORLAND**

Grab Some GREAT SPIRITS

SAVE \$10 Any 2 for \$80

BUNDLE WINE BUY

cycle these red rooster

How our chocolate earns the name Embassy.

Embassy

Carl's Jr.

**BEYOND BBQ CHEESEBURGER COMBO**

Coca-Cola

TOP NOTCH SCOTCH

175 \$75

1150 \$1150

STARBUCKS

**SCORE 2 WHOPPERS FOR \$232**

2 WHOPPERS FOR \$2.32

Hungry Jack's

Cowabunga!

\$3.99

Pizza Hut

**DAD'S DAY**

SAVE \$15

Food service counter with a staff member.

LET YOUR SPIRITS SOAR

Fairman's Ghia ESP

New at ALDI!

PIZZA

79c \$1.99 \$3.69

OUR HOUSE CHEMIST WAREHOUSE

FULL OF SAVINGS

CATALOGUE OUT NOW!!!

SALE STARTS: 27TH JUNE 2024

SALE ENDS: 17TH JULY 2024

Nobody can do it like McDonald's can

THE GOOD GUYS DOOR BUSTER DEALS

Haier 7kg Top Load Washer

\$50 OFF!

11% OFF

TICKET PRICE \$39

BIG W WOOLWORTHS

COLES BUYER'S SCOOPS

Tyres You Can Depend On. BRIDGESTONE TYRES.

IGR

Hot Price! Hass Avocado \$1

1/2 PRICE

REPCO EXPERTISE

you can't always see it, but you know it's there.

FOODWORKS Supermarket

GET READY FOR THE NEW YEAR!

HELLO 2020

6 1/2 PRICE

2 1/2

16

17

STUDY TIME SAVINGS.

AMGA

BIG W

priceline pharmacy

Love paying less

40%

1/2 PRICE

# 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.**



Scan the QR code to subscribe



# Welcome



Neville Smith  
Partner

NEVILLE.SMITH

Welcome to Portfolio Magazine 170.

As we enter the 2024/25 financial year, we're thrilled by the exciting prospects already emerging, and the quality of stock has never been better.

Continuing our successful run, our last portfolio event recorded over \$60 million in sales and achieved a strong success rate of 77%. A standout result was the \$7.78 million transaction of the Affinity Education early education centre in Killara, NSW, boasting a sharp yield of 4.14%—the lowest recorded this year.

The commercial property sector has never been more active. We've observed a significant influx of first-time commercial buyers entering the market, beginning their exciting investment journeys. In Townsville, local farmers are actively securing their futures, showing strong interest in prime commercial properties.

In this edition, we celebrate the time-tested value of trusted, well-known established brands and explore the incredible long-term benefits they offer property investors.

Investing in properties leased to trusted icons such as McDonald's and Petbarn provides a level of security and reliability that is unmatched.

These respected giants not only ensure steady rental income but also contribute to the appreciation of property values over time, making them a cornerstone of a robust investment portfolio.

We have proudly launched our highly anticipated Fast Food Industry Insights Report, exploring the exciting growth of this sector, and we're thrilled to announce that our August line up will feature one of the largest fast food portfolios offered in years.

Additionally, we delve into the phenomenal opportunities in Tasmania, showcasing the region's promising prospects. With its thriving economy, strong rental yields, and increasing property values, Tasmania presents an exceptional opportunity for investors seeking long-term growth and stability.



## 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](http://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.*



# Success Through Legacy

## The Power of Time, Trust & Truth

Unlocking the benefits of investing in trusted iconic brands promises more than just long-term stability, robust growth, and secure occupancy rates - it's a strategic choice that aligns your investment with market resilience and consumer trust.

These iconic brands have carved their place in history and culture, ingraining themselves in the daily lives of millions worldwide.





1961 - 1968



1971 - 1995



1959 - 1978



1963 - 1968



BRIDGESTONE

1974 - 1977



1971 - 1987

The McDonald's golden arches symbolise convenience and familiarity, while Starbucks' ubiquitous presence serves as a gathering place for coffee enthusiasts. These brands evoke a sense of nostalgia and reliability, representing cultural landmarks that resonate deeply with customers.

Consumers cherish these brands for their consistency, quality, and innovation. McDonald's, for example, has not only revolutionised the fast food industry but has also become synonymous with affordable indulgence and family-friendly dining. Starbucks' commitment to quality coffee and cozy ambiance has transformed coffee culture globally, creating a community around its products. Similarly, Hungry Jack's, with its flame-grilled burgers, has become an Australian staple, known for satisfying hearty appetites with its distinctive taste.

The prominence of these leading conglomerates lies in their ability to adapt and thrive in ever changing markets. Continual innovation, whether through menu updates, product upgrades, sustainable practices, or digital integration, keeps these brands ahead of consumer trends and preferences.

This adaptability ensures their enduring relevance and consumer appeal, making them stalwarts in the commercial property landscape.

Established brands like McDonald's, Starbucks, Hungry Jack's, 7-Eleven, Petbarn, and TerryWhite Chemmart not only provide secure financial benefits but also enhance the perceived

quality and trustworthiness of the assets they occupy. The reputation and prestige of these tenant brands elevate property values and market positioning, influencing community perception and tenant loyalty.

An example of this success is demonstrated by our recent sale of McDonald's in North Rothbury which made waves with an exceptional outcome—drawing 37 registered bidders who fiercely competed with 36 bids at auction, ultimately securing the property at a sharp yield of just 2.97%.

Investing in well-known brands operating sectors like childcare, convenience retail, and large format retailing are also lucrative when it comes to property.

Prominent players in early education have gained the trust of parents and boast strong occupancy rates translating into strong investment demand. Another standout result includes the \$7.78 million transaction in Killara, NSW, boasting a sharp yield of 4.14% - the lowest recorded for a childcare asset this year.

Leading convenience retailer 7-Eleven consistently outperforms with a yield averaging 5.82% over the past year, compared to an overall average return of 6.72% for lesser-known operators. Since its inception in Oakleigh, Victoria, in the 1970s, 7-Eleven has grown to 750 outlets across Australia, becoming one of the nation's most recognised brands.

Supercheap Auto, with its vast range of automotive products, has created a loyal customer base and boasts a 25% market

share in the Australian auto parts retail sector. Bridgestone, equally loved and trusted, has established itself as a leader in tire manufacturing and automotive services, consistently ranking as the top tire brand in customer satisfaction surveys.

Established businesses demonstrate long-term commitment and inject significant capital into property upgrades, enhancing investments with customer loyalty and market presence.

Securing properties leased to these trusted entities provides stability, growth, and long-term value, anchoring investments with their enduring presence and proven growth trajectory.

Strategically located in high-traffic areas like major highways, shopping centres, and tourist spots, properties leased to reputable brands benefit from meticulous research and due diligence by the brands' research teams,

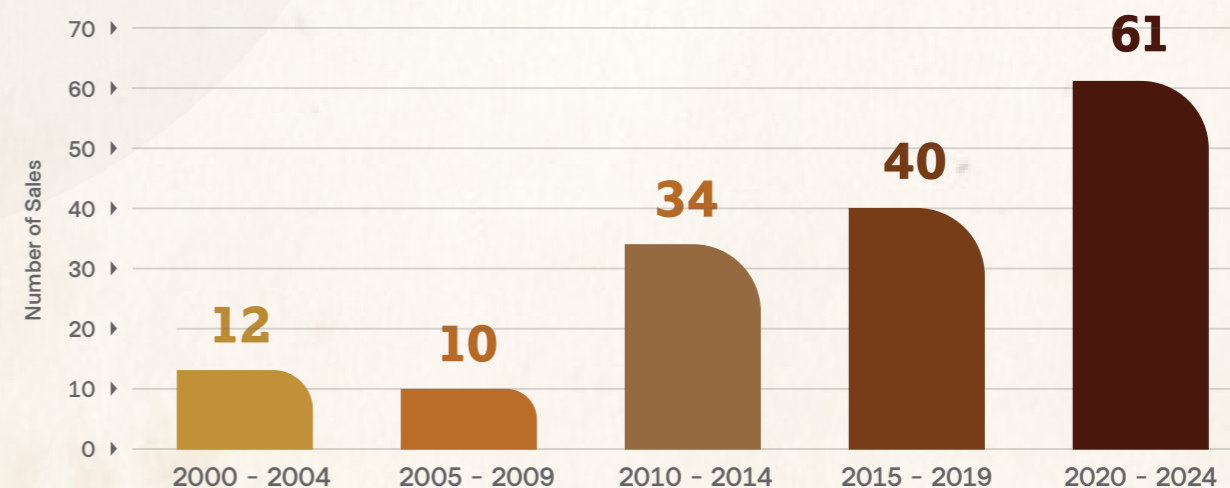
ensuring maximum exposure and accessibility, thus enhancing property desirability.

From a financing perspective, properties leased to established brands are viewed as lower-risk investments by lenders, offering more favourable terms such as higher loan-to-value ratios and lower interest rates.

Such properties enjoy higher visibility and attractiveness to potential tenants and buyers. The brand's strong customer base and marketing reach facilitate easier leasing and potentially higher resale values, providing investors with greater flexibility and liquidity.

By making these iconic brands' legacy part of yours, you align your investment with the strength and reliability of brands that have stood the test of time, securing your portfolio with assets that promise stability, growth, and long-term value.

### Number of Burgess Rawson Fast Food Sales



# Trusted Brands



## McDonald's

With over 1,000 stores nationwide, McDonald's commands a formidable 23.2% share of fast food revenue in Australia. Recently announcing a \$1 billion investment, it marks the company's largest expansion effort since the 1990s.



## Hungry Jack's

This Australian favourite reported an incredible \$2 billion in sales for 2023, marking a robust 12.6% annual growth. With 450 outlets currently and plans to open 700 more, Hungry Jack's continues to solidify its presence in the fast food market.



## 7-Eleven

From its humble beginnings in suburban Melbourne, 7-Eleven has expanded to over 750 stores across Victoria, New South Wales, ACT, Queensland, and Western Australia. Processing a staggering 250 million transactions annually, 7-Eleven recorded a 5.5% revenue increase, totalling \$5.32 billion in 2023.



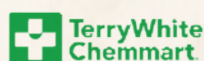
## Supercheap Auto

Founded in 1972, Supercheap Auto began as a mail-order business for automotive accessories, quickly expanding to open its first retail location in Brisbane, QLD. Now part of the Super Retail Group and operating in approximately 700 locations across Australia and New Zealand, Supercheap Auto remains a leader in the automotive retail sector.



## Petbarn

Under the ownership of Greencross, Petbarn has grown to over 180 stores nationwide, achieving annual revenues exceeding \$500 million. Known for its comprehensive pet care offerings, Petbarn continues to be a trusted name among Australian pet owners.



## TerryWhite Chemmart

Supported by the EBOS Group, a global leader in healthcare, TerryWhite Chemmart boasts a legacy of over 60 years in the pharmacy industry. With more than 550 pharmacies nationwide, TerryWhite Chemmart is renowned for its commitment to community health and pharmaceutical excellence.



## Affinity Education

Established more than a decade ago, Affinity has more than 225 childcare centres across Australia and generated revenues of \$552.8 million and profit before tax of \$23.7 million in 2023, increases of 35% and 20% compared to the prior year respectively.

# Resale Case Studies



## Hungry Jack's Wangaratta, VIC

Originally purchased for \$910,000 at a yield of 5.64%, subsequent transactions in June 2020 and December 2022 highlighted its strong growth.

Sale prices soared to \$2,005,000 (a 120% increase from its purchase price) and \$3,160,000, respectively, marking a remarkable 247.25% surge in value over a decade.



## 7-Eleven Nambour, QLD

Initially sold for \$3,851,000 in February 2020 with a yield of 6.20%, this high-profile asset subsequently resold for \$4,825,000 in March 2022, marking a significant 25.29% increase in value in just two years.

This growth underscores the property's appeal in the Nambour market, highlighting its potential for solid returns and capital appreciation.



## KFC Wellington, NSW

This premium property has shown substantial appreciation in value over a span of approximately six years.

Initially purchased for \$1,605,000 in December 2016, with a yield of 5.49%, the property was subsequently sold for \$2,600,000 by March 2022, marking a significant 61.99% increase in value.

# Unrivalled Opportunity

## Australia's Premier Fast Food Portfolio Launched

In a groundbreaking move set to redefine the commercial property landscape, the largest and most successful fast food and liquor portfolio Australia has seen in years is poised to spark significant investor excitement.

Exclusively listed for sale through Burgess Rawson's Yosh Mendis, this extraordinary portfolio is situated in the landmark Bayview Centre in Warrawong, NSW and features secure long term leases to global powerhouses including McDonald's, Hungry Jack's, Starbucks, Oporto, Domino's, and Liquorland.

Fast food and liquor assets remain the crown jewels of the commercial property market, achieving record low yields as insatiable demand far outstrips supply. These properties are among the most tightly held investments and are typically snapped up quickly when offered to the market.

The inherent appeal of fast food properties lies in their long-term landlord friendly leases, guaranteed rental growth, low-risk income profiles and minimal management requirement while delivering consistent, reliable growing returns.

Developed by the highly regarded Griffith Group and completed in December 2023, the expansive Bayview Centre stands as a monumental achievement in strategic foresight and exceptional success.

Spanning 36,049 sqm in the thriving heart of Warrawong, the centre benefits from more than 77,000 cars passing the site daily and boasts a 100% occupancy. Home to all renowned national large format retailers such as Beacon Lighting, Super Cheap Auto, JB Hi-Fi, Trek, Autobarn, Road Tech Marine, Pillow Talk and Amart Furniture further highlight its immense appeal and investment significance.



Strategically located with triple frontage and directly opposite Warrawong Plaza, Wollongong's third-largest shopping centre, the Bayview Centre fast food and liquor assets present a premium investment opportunity.

The fast food portfolio listing follows the successful \$57 million sale of the large format retail component of the Bayview Centre to MLC Asset Management. This previous sale highlights the immense investor interest in Warrawong and the wider Illawarra region.

The portfolio will be sold individually at Burgess Rawson's Portfolio Auction Event 170, set to take place at the iconic Sydney Opera House on August 6. This event promises to attract significant attention from investors eager to secure a stake in Australia's booming fast food sector.

**“Fast food assets have always held their position as Australia's most secure and sought-after investments. These assets have always outperformed other markets due to their long term, secure, and essential service income profiles.”**

**Yosh Mendis**

Head of Agency NSW | Partner

## Warrawong NSW Fast Food & Liquor Portfolio

McDonald's



Hungry Jack's



Starbucks



Oporto



Domino's



Liquorland



# Tasmania:

## A Rising Star for Investment Success



**Strong economic performance and lifestyle appeal have made this southern belle a hotspot for property investors.**

Renowned for its breathtaking landscapes, unique wildlife, and rich cultural heritage, Tasmania has emerged as a dynamic and fast-growing hub, attracting strong interest from investors with its phenomenal growth opportunities.

Beyond its picturesque allure, the state boasts a thriving nation driven by economic expansion, strong rental yields, increasing property values, and a desirable lifestyle, making it an appealing investment destination.

Historically reliant on agriculture, mining, and forestry, Tasmania has diversified its economic base with advancements in tourism, renewable energy, and technology, resulting in positive impacts on the overall property market.

This economic diversity and growth have attracted leading global brands and investors seeking stability and long-term security, further

enhancing Tasmania's attractiveness for business and investment.

Tasmania's unique economy, encompassing both traditional industries and emerging sectors, saw its gross state product nearly reach \$40 billion in the 2023 financial year.

With clean air, a stunning environment, vibrant cultural scene, and excellent food and wine, tourism is a keystone of Tasmania's economy. The island has welcomed over 1.3 million visitors in the past year with expenditure into the state increasing by almost 30% since 2019.

Due to its strong progress in tourism, hospitality assets such as restaurants and pubs are performing well, highlighted by the impressive sale of the Rockwall Bar & Grill in Battery Point for \$5.95 million at a sharp yield of 4.29%.

Since 2021, hospitality assets in Tasmania

have recorded an average yield of 4.87%, the lowest in the country.

This trend coincides with the increase in activity from leading brands in Tasmania which has correlated with higher demand from investors seeking secure, leased assets. Recent notable sales include the premium Toyota Dealership in Devonport, which fetched \$7.5 million, hitting the reserve after just one bid.

Large format retailing is increasingly popular as well, with Burgess Rawson data showing Tasmanian LFRs have provided an average yield of 5.13% since 2021, the strongest across all states.

As Tasmania continues to grow and develop, investing in its property market presents an opportunity to be part of this southern state's bright future. Strong population growth and robust tourism trends are expected to persist, offering significant capital appreciation potential for investors.

For long-term capital growth and strong rental returns, Tasmania offers a convincing case for property investment. Furthermore, compared to many mainland cities, Tasmania offers relatively affordable property prices, making it an appealing option for investors looking for value for money.

The island is well-supported by the Tasmanian Government and the University of Tasmania, fostering a burgeoning technology sector with Hobart emerging as a hub for startups and creative industries.

Additionally, since March 2020, the Tasmanian State Government's expanded infrastructure investment program has significantly boosted jobs and economic activity, with almost \$5 billion allocated over the 2023-24 Budget for key infrastructure projects, providing industry certainty and encouraging growth.

### Spotlight on Hobart

**Historic and Economic Hub:** Founded in 1804, Hobart is a thriving economic centre. Its waterfront precinct, including Salamanca Place, drives significant tourism revenue, contributing over \$500 million annually to the local economy. The city's heritage buildings and vibrant arts scene attract businesses and visitors alike, bolstering its economic resilience.

**Cultural and Tourist Magnet:** Hobart's cultural offerings, like the Museum of Old and New Art (MONA), draw international acclaim and contribute significantly to the economy. MONA alone generates approximately \$100 million in economic activity each year.

**Strategic Gateway:** Located strategically on the Derwent River, Hobart serves as a logistical hub for Tasmania's exports and imports. Its port handles over two million tonnes of cargo annually, supporting industries such as agriculture, forestry, and manufacturing.

### Portfolio 170 Tasmanian Highlights



**North Hobart TAS**  
**Nando's**

Income: \$203,429 pa  
See page 52



**Derwent Park TAS**  
**Petbarn**

Income: \$179,996 pa  
See page 53



**Glenorchy TAS**  
**Zap Fitness**

Income: \$132,708 pa  
See page 38





# August Portfolio Campaign

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

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

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

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

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

## New Properties For Sale



### Fast Food

Tenant	Location	State	Income pa	Page
McDonald's	Warrawong (Wollongong)	NSW	\$544,707	28
Liquorland & Domino's	Warrawong (Wollongong)	NSW	\$324,217	28
Hungry Jack's	Warrawong (Wollongong)	NSW	\$305,000	28
Starbucks	Warrawong (Wollongong)	NSW	\$288,400	28
Oporto	Warrawong (Wollongong)	NSW	\$244,710	28
KFC	Bundaberg West	QLD	\$221,441	46
Nando's	North Hobart	TAS	\$203,429	52
Red Rooster	Inala (Brisbane)	QLD	\$169,406	47



### Convenience Retail

Tenant	Location	State	Income pa	Page
United, Red Rooster & Domino's	Mount Louisa (Townsville)	QLD	\$572,105	26
Chevron Corporation	Garbutt (Townsville)	QLD	\$209,079	36
Chevron Corporation	Rosslea (Townsville)	QLD	\$209,079	36



### Automotive/Industrial

Tenant	Location	State	Income pa	Page
Lactalis Australia	Campbellfield (Melbourne)	VIC	\$465,000	55
Isuzu	Wangara (Perth)	WA	\$365,857	32

# New Properties For Sale



## Medical, Allied Health & Community Services

Tenant	Location	State	Income pa	Page
Medical Complex & TerryWhite Chemmart	Yarrawonga	VIC	\$701,310	24
Sonic Healthcare	Nowra (South Coast)	NSW	\$385,681	40
Holland Park Medical Centre	Holland Park (Brisbane)	QLD	\$245,209	45
Direct Chemist Outlet	Berwick (Melbourne)	VIC	\$233,250	58
IPN Medical Centres & Sonic Healthcare	Usher (Bunbury)	WA	\$134,887	61
Zap Fitness	Glenorchy (Hobart)	TAS	\$132,708	38
Mackay Funerals	Mackay	QLD	\$129,268	48
Plus Fitness	The Entrance (Central Coast)	NSW	\$100,510	42
Berwick Village Medical Clinic	Berwick (Melbourne)	VIC	\$82,300	59
Mercy Health	Ballarat	VIC	\$78,804	60
TerryWhite Chemmart	Bundaberg	QLD	\$68,168	49



## Early Education

Tenant	Location	State	Income pa	Page
Guardian Childcare & Education	Point Cook (Melbourne)	VIC	\$508,238	54
C&K Childcare	Parkhurst (Rockhampton)	QLD	\$459,680	44
G8 Education	Reservoir (Melbourne)	VIC	\$452,594	56
Guardian Childcare & Education	South Coogee (Sydney)	NSW	\$330,902	34
Goodstart Early Learning	Linden Park (Adelaide)	SA	\$69,357	51



## Accommodation

Tenant	Location	State	Income pa	Page
Choice Hotels	South Melbourne	VIC	\$1,461,432	22



## Large Format Retail

Tenant	Location	State	Income pa	Page
Bridgestone & Supercheap Auto	Huntlee (Branxton)	NSW	\$346,790	41
Petbarn	Derwent Park (Hobart)	TAS	\$179,996	53



## Government & Office

Tenant	Location	State	Income pa	Page
Yamaha & The Commons	South Melbourne	VIC	\$1,746,054	20
Department of Justice & VIVID NDIS	Echuca	VIC	\$270,000	57



## Retail

Tenant	Location	State	Income pa	Page
Foodland Anchored Shopping Centre	Hackham (Adelaide)	SA	\$328,047	50
NAB	Narrabri	NSW	\$57,784	43



# An Architectural Masterpiece

**100% Leased Premium Office Building**  
**Landlord Preferred Net Lease Terms**

## Yamaha Corporation Headquarters & The Commons Group



South Melbourne VIC  
80 Market Street

Ultra modern and impressive  
Billard Leece designed office  
building completed in 2016

High value 1,022sqm\* freehold  
landholding

**Net Income: \$1,746,054 pa\* + GST**

- + Yamaha Australia: wholly owned by Yamaha Corporation Japan
- + The Commons Group: leading co-working office space provider with 13 locations across Melbourne and Sydney
- + Landlord preferred net leases with tenants paying outgoings including land tax
- + 3,168sqm\* net lettable building over 5 levels plus secure storage and parking for 37 cars

**Contact**  
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Matthew Wright 0458 290 588  
Zomart He 何梓轩 0488 220 830

**For Sale by Expressions of Interest**  
Closing 3pm AEST  
Wednesday 14 August 2024

\*Approx 4.5 Star NABERS Rating



# Prized Melbourne City Fringe Hotel Investment

Ultra Exposure Kings Way Corner Freehold Site

## Trophy 69 Room Choice Hotels 10 Year Lease to 2030 Plus Options

South Melbourne VIC  
51-59 Palmerston Crescent

10 year lease to 2030 plus  
3 further 5 year options to 2045

Modern construction offering 51%  
depreciation benefits in year 1

Net Income: \$1,461,432 pa\* + GST

+ Choice Hotels: one of the largest  
global hotel franchisors, with over  
7,000 hotels across 40 countries

+ Immaculate 69 lettable rooms  
under lease with 57 studios and  
12 one bedroom apartments, plus  
28 secure basement car spaces

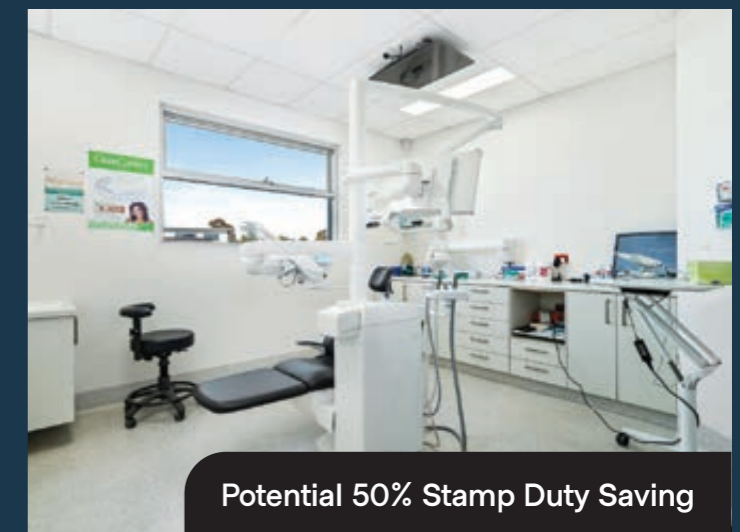
+ Melbourne Tourism: booming  
\$21.7 billion industry with  
10.26 million overnight visitors &  
1.9 million international tourists\*



**Contact**  
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Sam Mercuri 0413 830 709

**For Sale by Expressions of Interest**  
Closing 3pm AEST  
Thursday 8 August 2024

\*Approx



Potential 50% Stamp Duty Saving

# As New Freehold Medical Complex Constructed 2017

48% of Year 1 Rent Potentially Tax Free<sup>1</sup>

## Dominant 'Essential Service' Investment with 8.01 Year WALE<sup>2</sup>

Yarrowonga VIC, 72 Woods Rd (cnr Murray Valley Hwy)

Medical Centre: newly extended lease to 2037 plus 10 year option

Annual CPI rent reviews

Critical medical centre, one of only two in Yarrowonga

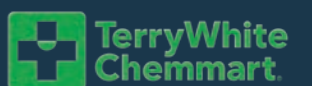
Net Income: \$701,310 pa\* + GST

+ Immaculate 1,340sqm\* complex incorporating medical centre, pharmacy, podiatry, pathology, radiology, dentist and café

+ Huge 7,045sqm\* corner freehold site with 142 metre\* combined frontage and 69 car spaces

+ Extremely low 19% site coverage

+ Situated in huge growth corridor, adjoining 'Glanmire Park' estate including 750 residential lots



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

**For Sale by Expressions of Interest**  
 Closing 3pm AEST  
 Wednesday 14 August 2024

<sup>1</sup>Approx <sup>2</sup>J Mathew Advisory <sup>3</sup>By Area

# Proven High Performing Convenience Retail and Drive-Thru Fast Food Centre



## 6.32\* Year WALE to Unrivalled Mix of Fuel and Fast Food Giants

Mount Louisa (Townsville) QLD, 450-456 Bayswater Road

Tenants responsible for 100% of outgoings excluding land tax  
 Dominant 4,048sqm\* main road corner site with 120m\* frontage  
 1,129sqm\* building constructed 2016, huge depreciation benefits  
 Positioned amongst Bunnings, Dan Murphy's, Hungry Jack's, Harvey Norman, Supercheap Auto & Chemist Warehouse  
 Townsville: population to grow by 56% to 306,053 by 2046  
**Net Income: \$572,105 pa\* + GST**



- + 15 year net lease to 2031 plus 4 x 5 year options to 2051
- + United: one of Australia's largest & fastest growing independent fuel retailers with 500+ sites nationally
- + Annual 3% rent increases
- + State-of-the-art facility with modern infrastructure over 713sqm\* and 4 fuel bowsers



- + 15 year net lease to 2031 plus 2 x 5 year options to 2041
- + Red Rooster: part of Craveable Brands, 580+ restaurants inc Oporto, Red Rooster, Chicken Treat, owned by PAG Asia Capital
- + Annual CPI rent reviews
- + Impressive 231sqm\* restaurant with single lane drive-thru



- + 10 year net lease to 2027
- + Domino's: multinational ASX listed fast food giant, with a market cap of \$4.71B\* AUD & 18,000 locations globally
- + Annual CPI rent reviews
- + Highly exposed 132sqm\* restaurant with direct corner frontage

**Contact**  
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 Michael Hooper 0488 332 682  
 Tom Lawrence 0428 626 117

**Investment Portfolio Auction**  
 10:30am AEST  
 Thursday 8 August  
 The Hilton, Brisbane

\*Approx

# Unrivalled Freestanding Fast Food & Liquor Portfolio



## Ultra Rare Trophy Freestanding Fast Food & ASX Listed Liquor Investments

Warrawong (Wollongong) NSW  
Bayview Centre

New and secure leases to McDonald's, Hungry Jack's, Starbucks, Oporto, Liquorland and Domino's

To be sold individually

- + Bayview Centre: premium fast food, liquor and large format retail centre completed in 2023, positioned on the dominant corners of King Street, Northcliffe Drive & Cowper Street opposite the third largest Shopping Centre in the Wollongong LGA
- + Brand new construction and recent tenant CapEx/ refurbishments, offering substantial depreciation benefits
- + Rare opportunity to acquire a diverse range of five (5) freestanding Global, National & ASX listed investments
- + Warrawong: highly sought-after location in NSW's booming South Coast, 8km\* to Wollongong CBD & 12km\* to Shellharbour

Warrawong NSW, 126 Northcliffe Drive



Bayview Centre  
WARRAWONG

- + Renewed 20 year net lease to 2040 plus option to 2045
- + McDonald's: global fast food giant with 38,000+ restaurants in over 120 countries
- + Fixed 4% annual rent increases ensuring long term income growth
- + Attractive net lease structure - tenant pays 100% of outgoings including land tax, property management & R & Ms
- + High profile 3,304sqm\* 'Golden Mile' King Street corner landholding
- + Net Income: \$544,707 pa\* + GST

**Contact**  
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Rhys Parker 0451 101 042

**Investment Portfolio Auction**  
To be sold individually  
10:30am AEST  
Tuesday 6 August  
Sydney Opera House

\*Approx  
Continues on next page -->

# Dominant Fast Food & Convenience Retail Epicentre



Warrawong (Wollongong) NSW  
Bayview Centre, 86 King Street

Lot 5  **HUNGRY JACK'S**

- + Brand new 15 year net lease to 2039 plus options to 2059
- + Hungry Jack's: national fast food giant operating over 450 stores with 19,000+ employees
- + Fixed 3% annual rent increases
- + Brand new development offering maximum depreciation benefits
- + Favourable turnover provisions, potential future rental upside
- + Net Income: \$305,000 pa\* + GST

Lot 3  **STARBUCKS**

- + 20 year net lease to 2043 plus options to 2063
- + Starbucks: the world's largest and most recognisable coffee chain with 32,000 stores across 80 countries
- + Fixed 3% annual rent increases
- + Highly exposed 2,625sqm\* freehold landholding
- + Net Income: \$288,400 pa\* + GST


Lot 4 


- + New 12 year lease to 2035 plus options to 2055
- + Oporto: part of Craveable Brands, 600+ restaurants inc. Oporto, Red Rooster, Chicken Treat owned by PAG Asia Capital
- + Fixed 3% annual rent increases
- + New state-of-the-art facility with pivotal drive-thru and ample on-site parking
- + Net Income: \$244,710 pa\* + GST

Lot 6   

- + 9 year net lease to Liquorland to 2027 plus option to 2033
- + Liquorland: 743+ stores owned by ASX listed Coles Group
- + 7 year lease to Domino's to 2029
- + Domino's: multinational ASX listed fast food giant, market cap of \$3.86B\*, 18,000+ locations
- + Net Income: \$324,217 pa\* + GST

**Bayview Centre**  
WARRAWONG

 **Contact**  
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Tuesday 6 August  
Sydney Opera House

\*Approx





# Wanneroo Isuzu: Australia's No 1 Isuzu Ute Dealership

One in every four new trucks sold in Australia is an Isuzu

12 Year Lease to 2030 Plus Options  
Super 2,927sqm\* Corner Freehold

Wangara (Perth) WA  
10 Lancaster Road

12 year lease plus options to 2055

Annual CPI + 1% rent reviews

Tenant pays all usual outgoings incl land tax and insurance

Net Income: \$365,857 pa\* + GST

- + Isuzu: Australia's number 1 commercial vehicle for over 35 yrs
- + Modern 924sqm\* building with significant depreciation
- + Epicentre vehicle hub location opposite Toyota, Mitsubishi, BYD amongst many others
- + City of Wanneroo: booming growth location, 18km\* from Perth CBD, with population forecast to grow 63%\* to 437,016 by 2041<sup>1</sup>



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**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 7 August  
Crown Casino, Melbourne

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



# Ultra Rare Sydney Eastern Suburbs Childcare

Proven Long Term Performer - 100% Occupancy

## Prestigious Sydney Childcare 20 Year Net Lease to 2039 Plus Option



South Coogee (Sydney) NSW  
158 Moverly Road

Modern purpose-built centre  
rated 'exceeding' NQS<sup>1</sup>

Compounding fixed 3.25%  
annual rent increases

**Net Income: \$330,902 pa\* + GST**

- + Guardian: top tier national operator, educating 15,000+ children/day in 175+ locations
- + Densely populated area - 33 schools & 15,000+ pupils within 7min drive\*
- + 100m\* to Sth Coogee Public School
- + Tenant pays 100% of outgoings including rates, insurances, management fees & land tax
- + Sth Coogee: affluent Sydney Beaches location with median house price of c. \$6M\* (5 bdr)

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**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 6 August  
Sydney Opera House

\*Approx <sup>1</sup>National Quality Standard (ACECQA)



# Two Freestanding Chevron Corporation Investments

Rosslea QLD

High Yielding Investments - Circa 7%

## Global Energy Giant, \$430B<sup>1</sup> Tenant World's 33rd Largest Company

Chevron Corporation (NYSE: CVX): major international energy company with a market cap of \$430 billion<sup>1</sup>

Caltex Australia: a subsidiary of Chevron Corp with over 360 convenience retail sites nationally

Landlord favorable net leases with Chevron responsible for all usual outgoings including rates, insurance and land tax

Tenant is responsible for all maintenance, repairs and replacement of fuel tanks and equipment plus site remediation

Secure leases to 2032 & 2034 plus 4 further 10 year options

Strong rental growth with fixed annual 3% rent increases

Garbutt (Townsville) QLD  
25 Bolam Street

- + Significant 5,099sqm\* freehold site located within industrial precinct
- + Opposite Townsville International Airport, surrounded by Elders, Boral, National Storage, Hasting Deering CAT, and BOC depot
- + Townsville: economic capital of North QLD, \$27B +\* in infrastructure projects underway
- + Estimated net rent: \$209,079 pa\* (\$215,315 pa\* as at Dec 2024)

Rosslea (Townsville) QLD  
77-79 Bowen Street

- + High-profile 2,474sqm\* corner site with frontage to Bowen Rd & Love Ln
- + Bowen Road: an important 4 lane arterial connecting the southern suburbs to Townsville CBD with 19,423 vehicles passing daily<sup>1</sup>
- + Surrounded by important social infrastructure including 28 schools servicing more than 10,612 full-time students
- + City of Townsville: largest city in Northern Queensland, with population forecast to grow by 56% to 306,053 residents by 2046
- + Townsville: the commercial hub of Northern Queensland, home to the largest military base with 15,000 personal and internationally recognised university
- + Estimated net rent: \$209,079 pa\* ( \$215,315 pa\* as at Dec 2024)



**Contact**  
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 Tom Lawrence 0428 626 117

**Investment Portfolio Auction**  
 To be sold individually  
 10:30am AEST  
 Thursday 8 August  
 The Hilton, Brisbane

\*Approx <sup>1</sup>AUD

# Leading International Fitness Operator, On-Site 12+ Years

Prime Site for Future Development (STCA)



## High Profile Freehold Investment Leased to International Giant



Glenorchy (Hobart) TAS  
434 Main Road

Renewed 6 year lease to 2031 plus options to 2043

Fixed 3% annual rent increases

**Net Income: \$132,705 pa\* + GST**

- + Fitness & Lifestyle Group: 500+ locations, 8,900 employees and 850,000 members Aus wide
- + Dual frontage, 1,175sqm\* site, 24 car spaces & favourable height overlay for future development (STCA)
- + Immaculately presented 384sqm\* building, exposure to Main Rd
- + Opposite Northgate SC anchored by Coles & Woolworths + 165 stores
- + Glenorchy: largest Hobart LGA with a trade catchment of 106,000+<sup>1</sup>

**Contact**  
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**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 7 August  
Crown Casino, Melbourne

<sup>1</sup>Approx <sup>2</sup>Vicinity Centres



## Freestanding ASX Listed Medical Investment 2,821sqm\* Freehold Near Shoalhaven Hospital



Nowra NSW (South Coast)  
57 Junction Street

Significant 2,821sqm\* freehold landholding, parking for 37 cars

Attractive rental reviews with a mix of fixed 4% and CPI

**Net Income: \$385,681 pa\* + GST<sup>1</sup>**

- + Anchored by 10 year lease to Sonic Healthcare (ASX:SHL) to 2031 plus options to 2041
- + Vision XRAY Group: medical specialist centre focusing on radiology, X-ray, CT, ultrasound, with 9 locations in NSW
- + Potential future upside (STCA)
- + Booming South Coast location with a Shoalhaven region population of 142,936+ expected to surge by 30% by 2051<sup>2</sup>

**Contact**  
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Yosh Mendis 0434 413 188  
Luke Easton 0472 546 001

**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 6 August  
Sydney Opera House

\*Approx <sup>1</sup>as at 23 July 2024 <sup>2</sup>forecast.id

## Immaculate Freehold in Award Winning Growth Area | ASX & JPX Listed Giants



Huntlee (Hunter Valley/Branxton) NSW, 16 Tollbar Avenue

Brand new leases up to 10 years plus options until 2049

CPI & fixed 3% annual rent increases ensuring growth

Significant 2,494sqm\* freehold  
**Net Income: \$346,790 pa\* + GST**

- + Bridgestone: Tokyo listed giant, Australia's largest tyre retailer with 330+ stores, market cap of AUD \$40.5 billion\*
- + Supercheap Auto: ASX listed Super Retail Group's with 716 stores & market cap of \$3 billion\*
- + Brand new high specification facility built 2024, max depreciation
- + Huntlee: master-planned community, 7,000+ resi lots & town centre, \$1.5B\* investment over 20 years

**Contact**  
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**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 6 August  
Sydney Opera House

\*Approx



## Freehold Investment | Below Replacement Cost New 5 + 5 Year Lease to Multinational Brand Tenant

The Entrance (Central Coast) NSW  
26 Torrens Ave (cnr Fairway Ave)

Brand new 5 year lease to 2029  
plus further 5 year option

Fixed 3% annual rental  
increases

**Net Income: \$100,510 pa\* + GST**

+ Plus Fitness: 200+ locations across Australia, NZ & Asia, the largest 24 hour gym in The Entrance

+ Irreplaceable 759sqm\* corner freehold landholding

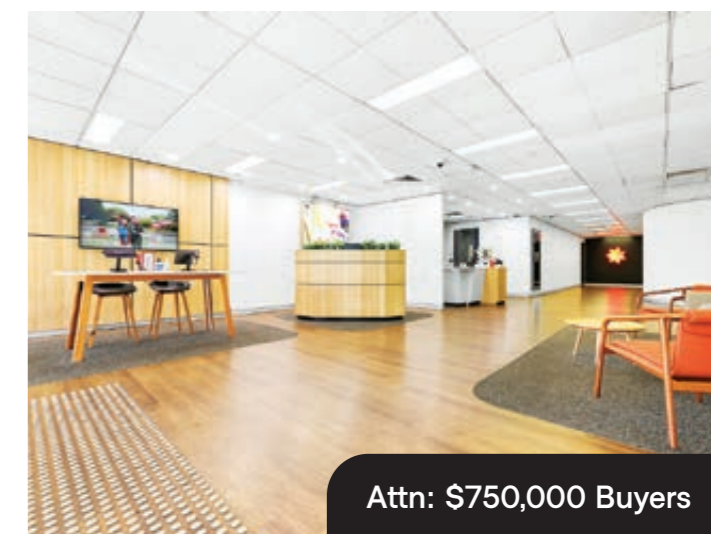
+ Commanding building with 12 basement car spaces plus 5 car spaces outside

+ Impressive state-of-the-art tenant fit-out just complete in 2024

**Contact**  
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Darren Beehag 0411 226 223

**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 6 August  
Sydney Opera House

\*Approx



Attn: \$750,000 Buyers

## Renewed 5 Year Lease to 2027 High Yielding Entry Level Investment



Narrabri NSW  
141 Maitland Street

Renewed 5 year lease to 2027  
plus options to 2033

Tenant pays all usual outgoings  
including land tax

**Net Income: \$57,784 pa\* + GST<sup>1</sup>**

+ NAB: top 5 ASX listed banking company with \$109B\* market cap  
+ Single level retail branch recently refurbished in 2022

+ Long-standing national tenant, in occupation for 25 years

+ Prime 519sqm\* freehold site with 3 on-site car spaces

+ Narrabri: North West NSW logistics and commercial hub with over 12,000 residents

**Contact**  
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**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 6 August  
Sydney Opera House

\*Approx. <sup>1</sup>As at August 2024



## Brand New Childcare Centre in Booming QLD Location | 15 Year Lease with Options to 2069



**Parkhurst (Rockhampton) QLD**  
906-910 Yaamba Road

C&K: one of QLD's largest not-for-profit childcare operators, est. in 1907 with 330+ centres  
Heavily undersupplied childcare catchment  
**Net Income: \$459,680 pa\* + GST**

- + Brand new construction providing maximum depreciation benefits
- + Tenant responsible for all outgoings incl. land tax & management fees
- + Expansive 4,342sqm\* landholding opposite Parkhurst State School (440+ enrolments) and with 65m\* frontage to Yaamba Road
- + Parkhurst (Rockhampton): major residential & economic growth corridor with its population expected to inc. by 127% to 2041

**Contact**  
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Josh Scapolan 0484 229 829

**For Sale by**  
Expressions of Interest  
Closing 3pm AEST  
Wednesday 14 August 2024

\*Approx

## Brisbane Metro Medical Investment High-Profile Cnr Site on Major Road



**Holland Park (Brisbane) QLD**  
1000 Logan Road

Landlord-favourable CPI & fixed annual rental reviews  
Diverse income stream, underpinned by longstanding medical tenants  
**Net Income: \$245,209 pa\* + GST**

- + Healius Ltd (ASX:HLS): market cap. of \$974M, employing 10,500+ people across 2,200 sites nationally
- + High-profile 1,583sqm\* corner landholding with 'MU3 Mixed Use (Corridor)' zoning allowing for potential future redevelopment opportunities (STCA)
- + Established 553sqm\* NLA single storey medical anchored centre with a total of 34 valuable car spaces

**Contact**  
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**For Sale by**  
Expressions of Interest  
Closing 3pm AEST  
Thursday 22 August 2024

\*Approx



\*Outline/Boundaries Indicative Only



## 10 Year Lease to Collins Foods (ASX:CKF) Proven KFC Restaurant On-Site 23+ Years



Bundaberg West QLD  
263 Bourbong St (and Quay St)

Renewed 10 year lease to August 2034 plus options to 2044

Collins Foods pay all outgoings incl single holding land tax

Annual CPI rent reviews

**Net Income: \$221,441 pa\* + GST**

- + Collins Foods: ASX listed fast food giant with 280 KFC stores in AUS and market cap of \$1.06B<sup>1</sup>
- + Trophy KFC restaurant with dual lane drive-thru and major 2024 store refurbishment planned
- + Prime 1,440sqm\* freehold site with dual frontage & 18 car spaces
- + Bundaberg: booming regional city with population forecast to increase 45% to 148,000 by 2041<sup>2</sup>

**Contact**  
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Andrew Havig 0478 010 990

**Investment Portfolio Auction**  
10:30am AEST  
Thursday 8 August  
The Hilton, Brisbane

<sup>1</sup>Approx <sup>1</sup>ASX  
<sup>2</sup>Bundaberg - Advocacy Priorities 2024

## Freestanding Metro Red Rooster Investment 3,245sqm Corner Site | Performer 26+ Years



Inala (Brisbane) QLD  
164 Freeman Road

Absolute proven performer  
26+ years in same location

Tenant pays outgoings including insurances, council & water rates

**Net Income: \$169,406 pa\* + GST**

- + Red Rooster (Craveable Brands): operating over 580 restaurants & serve 1 million+ customers weekly
- + Significant 3,245sqm\* metro Brisbane corner landholding
- + Ideal fast food location neighbouring 7-Eleven, Inala Hotel, Liqourland and Freedom Fuels
- + Inala: 25 min to Brisbane CBD. Brisbane forecast to grow by 230% to 4.2 million people by 2050<sup>1</sup>

**Contact**  
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**Investment Portfolio Auction**  
10:30am AEST  
Thursday 8 August  
The Hilton, Brisbane

<sup>1</sup>Approx <sup>1</sup>Brisbane Times





## Renewed 10 Year Lease to 2028 Highly Reputable Funeral Provider



Mackay QLD  
189 Alfred Street

10 year lease to December 2028,  
plus options to 2048

Annual CPI reviews

Tenant pays all outgoings  
as per the lease

**Rent: \$129,268 pa\* + GST**

- + Mackay Funerals: the largest funeral business in Mackay and servicing the region since 1881
- + 609sqm\* freehold site with solid construction
- + Modern 287sqm\* premises including 50 seat chapel
- + Mackay: one of Queensland's fastest growing coastal regions & home to over 177,000 residents



### Contact

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Raoul Holderhead 0413 860 304  
Andrew Havig 0478 010 990



### Investment Portfolio Auction

10:30am AEST  
Thursday 8 August  
The Hilton, Brisbane

\*Approx

## Entry Level Essential Service Investment 7 Year Lease to TerryWhite Chemmart



Bundaberg QLD  
128 Bourbong Street

7 year lease to 2029 plus 7 year  
options to 2043

Fixed 3.5% rent increases

Tenant pays all usual outgoings  
**Net Income: \$68,168 pa\* + GST**

- + TerryWhite Chemmart: part of ASX EBOS Group Australia's largest pharmacy chain 550+ stores, market cap \$5.77 billion\*
- + Central 349sqm\* CBD retail site amongst CBA, Westpac & NAB
- + 227sqm\* premises with tenant funded refurbishment imminent
- + Bundaberg: thriving regional Queensland city, trade catchment circa 104,166



### Contact

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### Investment Portfolio Auction

10:30am AEST  
Thursday 8 August  
The Hilton, Brisbane

\*Approx



Stamp Duty Free Investment

## Foodland Anchored Shopping Centre 8 Year WALE | Huge 5,322sqm\* Site



Hackham (Adelaide) SA  
Shops 1-4 77a Collins Parade

Fully leased shopping centre  
with attractive 8+ year WALE  
CPI + 1% reviews to anchor tenant  
Favourable net lease terms  
**Net Income: \$328,047 pa\* + GST**

- + Foodland: South Australian success story, 90 stores & growing
- + Includes 1,516sqm\* full line supermarket plus 3 shops
- + Combined 1,925sqm\* building plus 81 on-site car spaces
- + Clean modern centre within established residential area
- + Significant tax saving depreciation
- + Hackham: metro Adelaide, 25km\* south of CBD

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**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 7 August  
Crown Casino, Melbourne

\*Approx



## Exclusive Inner City Childcare Directly Opposite Coles Shopping Centre in Thriving Growth Area



Linden Park (Adelaide) SA  
418 Portrush Road

20 year lease to 2040 plus  
2 x 10 year options to 2060  
Fixed 3% annual rent increases  
Tenant pays usual outgoings  
including management fees  
**Net Income: \$69,357 pa\* + GST**

- + Goodstart Early Learning: Australia's largest early education provider, 660 centres nationally
- + Ideal location opposite Coles Burnside Village with 15,500 students and 24 schools in 3km<sup>1</sup>
- + Current rental below market, with market review due in 2025
- + Linden Park: inner city suburb 5km\* from Adelaide CBD with an annual growth rate of c.20%<sup>2</sup>

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**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 7 August  
Crown Casino, Melbourne

\*Approx <sup>1</sup>Gap Maps <sup>2</sup>CoreLogic



## Freestanding Trophy Freehold Investment 15 Year Lease to Nando's




North Hobart TAS  
345 Elizabeth Street

Long 15 year lease to 2032 plus options to 2042  
Net lease plus 3% rent increases  
Diversified income stream with two fully leased apartments  
**Net Income: \$203,429 pa\* + GST**

- + Nando's: global fast food giant with over 1,150 locations in 35 countries and growing
- + High profile 776sqm\* corner with attractive 40 metre\* frontage
- + Elizabeth Street dining precinct surrounded by national tenants, Subway, Zambrero and Chemist Warehouse
- + Hobart: capital of Tasmania with 250,000+ population and booming tourism industry

 **Contact**  
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 **Investment Portfolio Auction**  
10:30am AEST  
Wednesday 7 August  
Crown Casino, Melbourne

\*Approx



## Freestanding LFR Freehold Investment Renewed Lease to National Tenant



Derwent Park (Hobart) TAS  
62-64 Derwent Park Road

Renewed 5 year lease to 2028 plus options to 2038  
Attractive fixed 3% annual increases  
Rare corporate company guarantee  
**Rent: \$179,996 pa\* + GST**

- + Petbarn: 140+ sites nationally, owned by Greencross Vets, subsidiary of NASDAQ listed TPG Capital & Australian Super
- + High profile 1,134sqm\* site with important on-site car parking and 31m\* frontage to Derwent Park Rd
- + Immaculate 604sqm\* purpose-built LFR premises
- + Hobart: Tas's capital, 250,000+ population & leading the nation in key economic drivers

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10:30am AEST  
Wednesday 7 August  
Crown Casino, Melbourne

\*Approx



## Blue-Chip National Childcare Operator High Demand Area in Thriving West



Point Cook (Melbourne) VIC  
11 Bensonhurst Parade

14 year net lease + opt to 2043

Fixed 3% annual rent increases

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

Net Income: \$508,238 pa\* + GST

- + Guardian Childcare: leading early education provider with 152 locations nationally
- + Impressive 145 LDC place centre, renowned for high occupancy and substantial waitlists
- + Substantial 2,870sqm\* corner site, metres from Sneydes Rd and within close proximity to three shopping centres
- + City of Wyndham: 76% of the population comprises families with children<sup>1</sup>



**Contact**  
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**For Sale by Expressions of Interest**  
Closing 3pm AEST  
Thursday 15 August 2024

\*Approx <sup>1</sup>ABS

## Brand New 5 Yr Lease to Global Dairy Giant Prized Industrial Manufacturing Facility



Campbellfield (Melbourne) VIC  
18-22 Jesica Road

New 5 year net lease to 2029 plus  
2 further 5 year options to 2039

Rare, fixed 5% pa rent increases

Tenant pays all usual outgoings  
including land tax

Net Income: \$465,000 pa\* + GST

- + Lactalis Group: top 10 global food group with 266 production locations in 51 countries with \$46 billion\* AUD revenue<sup>1</sup>
- + Significant industrial facility of 2,719sqm\* inc office, warehouse, hardstand and parking for up to 29 cars
- + Prime 3,915sqm\* Industrial 1 Zoned (IN1Z) freehold site
- + Direct access to Sydney Road 48,000+ vehicles passing daily<sup>2</sup>



**Contact**  
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**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 7 August  
Crown Casino, Melbourne

\*Approx <sup>1</sup>Lactalis <sup>2</sup>GapMaps



Circa 6% Buyers



## Established Metro G8 Childcare Freehold Strong Net Lease, Including Land Tax



Reservoir (Melbourne) VIC  
761-763 Gilbert Rd & Henty St

13 year lease to 2032 plus  
10 year option to 2042

Fixed 4% annual rent increases

Tenant pays all outgoings  
including land tax

**Net Income: \$452,594 pa\* + GST**

- + G8 Education: Australia's largest listed childcare provider with 470+ locations
- + 120 LDC place centre, amongst 8 primary schools within 3km\*
- + Large 2,475sqm\* site over two titles with 46m\* dual st frontage
- + Modern 841sqm\* building with 21 on-site car spaces
- + Reservoir: established metro suburb 13km\* north of Melb CBD

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**For Sale by Expressions of Interest**  
Closing 3pm AEST  
Thursday 15 August 2024

\*Approx

## High-Profile Freehold in the Echuca CBD Rare Net Government Leases



Echuca VIC  
461 - 463 High Street

VIC Gov: renewed 5 year net lease  
to 2028 plus options to 2033

Vivid NDIS: renewed 3 year net  
lease to 2027 plus options to 2038

Annual 3% and CPI rent reviews  
**Rent: \$270,000 pa\* + GST**

- + Department of Justice: over 48 locations across Victoria providing justice and community safety<sup>1</sup>
- + VIVID NDIS: Est in 1960s, with over 310 NDIS participants and 157 staff members<sup>2</sup>
- + Substantial 1,370sqm\* landholding plus 16 on-site car spaces within the tightly held CBD
- + Echuca: trade catchment of circa 50,000 people plus a popular holiday destination

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**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 7 August  
Crown Casino, Melbourne

\*Approx <sup>1</sup>Department of Justice  
<sup>2</sup>Vivid NDIS



\*Outline/Boundaries Indicative Only



6.5% Yield Anticipated



Attention 6.25% + Buyers

## Nationwide Powerhouse Pharmacy Retailer Brand New 10 Year Lease to 2034 Plus Options

Berwick (Melbourne) VIC  
32 Adakite Drive

Long 10 year lease to January 2034 plus options to 2044

Fixed annual 3% rent increases  
Tenant pays usual outgoings

**Net Income: \$233,250 pa\* + GST**

- + Direct Chemist Outlet: est. 2006, dominant pharmacy retailer with 111 locations in AUS and growing
- + Expansive 361sqm\* premises neighbouring IGA Supermarket, and supported by childcare, dental and medical centre
- + Alira Village: fast growing estate in the heart of Berwick
- + City of Casey: population forecast to increase 45% (204,677) by 2046<sup>1</sup>

**Contact**  
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Romanor Falconer 0413 830 808

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 7 August  
Crown Casino, Melbourne

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

## New 10 Year Lease to December 2033 Modern Medical Centre with Pathology

Berwick (Melbourne) VIC  
15 Adakite Drive

10 year net lease to Dec 2033 plus two 5 year options to 2043

Fixed 3.5% annual rent increases  
Tenant pays usual outgoings

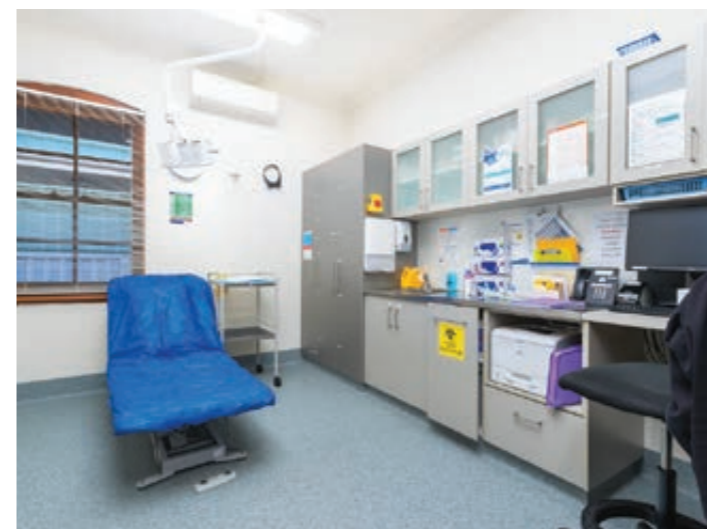
**Net Income: \$82,300 pa\* + GST**

- + Berwick Village Medical Clinic: A-grade fit-out including pathology and four consulting rooms
- + New 184sqm\* high-profile corner premises neighbouring IGA Supermarket, Direct Chemist, dentist and childcare centre
- + Alira Village: fast growing estate in the heart of Berwick
- + City of Casey: population forecast to increase 45% (204,677) by 2046<sup>1</sup>

**Contact**  
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David Napoleone 0417 308 067  
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Wednesday 7 August  
Crown Casino, Melbourne

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



## Entry Level Healthcare Investment Leased to Leading National Provider



Ballarat VIC, 18 Humffray Street North (corner Victoria Street)

Renewed 5 year net lease to 2029

Annual CPI reviews

Tenant pays all usual outgoings

**Net Income: \$78,804 pa\* + GST**

- + Mercy Health: non-for-profit health, aged and community care provider with 10,000+ employees nationally
- + High profile corner building with 45 metre\* frontage and 4 on-title car spaces
- + McDonald's, Woolworths, Coles, Big W & JB Hi-Fi all within 375m\*
- + Ballarat: capital of Western VIC, population forecast to surge 34.72% to 164,365 by 2046<sup>1</sup>

**Contact**  
 Jamie Perlinger 0413 860 315  
 Sam Mercuri 0413 830 709

**Investment Portfolio Auction**  
 10:30am AEST  
 Wednesday 7 August  
 Crown Casino, Melbourne

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

## High Yielding ASX Medical Investment Renewed 3 Year Lease Plus Options



Usher (Bunbury) WA, 124 Parade Rd & 34 Cranbrook Way

Renewed 3 year net lease to 2027 plus options to 2033

Annual CPI reviews

Tenant pays all outgoings incl. land tax & management fees

**Net Income: \$134,887 pa\* + GST**

- + IPN Medical Centres: a subsidiary of Sonic Healthcare Ltd (ASX:SHL) leading healthcare provider with \$12.6B\* market cap<sup>1</sup>
- + Well-maintained 360sqm\* purpose-built primary healthcare clinic
- + Prominent 2,196sqm\* corner landholding with triple street access and 27 on-site car spaces
- + Bunbury Region: WA's second largest city, 180km\* from Perth with a population of 193,000+

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\*Approx <sup>1</sup>ASX

# Q&A

## with Jamie Perlinger

NATIONAL PARTNER & HEAD OF AGENCY VIC

Reflecting on his first sale—a fortuitous transaction with co-founder of Burgess Rawson, Chris Burgess - Jamie discusses how this initial success cultivated a lasting professional relationship.

He also shares the strategies and proactive approaches crucial to his success in securing high-profile listings, including one of Australia's largest convenience retail portfolio campaigns.

### Can you tell us about your first ever transaction and how it turned into a chance meeting that changed your life?

My first sale not only marked a milestone in my real estate career but also led to an opportune encounter that proved pivotal in shaping my future in the industry. The sale was incredibly special because it was to Chris Burgess, the cofounder of Burgess Rawson.

This paved the way for another significant sale of a terrace house at 21 Bank Street, which I sold on Chris's behalf. The auction was on Grand Final day in 2003 and it was the only one scheduled in Richmond that day. We had the entire local market at the auction with the property selling well over reserve at \$371,000 - a fantastic example of supply vs demand.

### What enticed you to join Burgess Rawson?

After five years selling residential, I took a sabbatical in Perth for six months to consider my future. At that time, Burgess Rawson's presence was impossible to ignore. Their signboards were everywhere.

So when I returned to Melbourne, I picked up the phone and asked Chris for a job. That's how I started at Burgess Rawson in 2005. I've been with the agency for two decades and it's been a roller-coaster experience that I'm proud of.

### Can you share the details of your first listing at Burgess Rawson?

My first listing was truly iconic—the heritage Fletcher Jones building in Hindley Street in Adelaide. It was an amazing opportunity that I managed to secure through some old-fashioned cold calling. I reached out to the business owner, Ted Dimmick, about listing a Bendigo Bank he owned in Geelong, but he had different plans.

My timing was perfect as Ted was looking to offload the Fletcher Jones outlet in Adelaide. I still tell this story to young agents coming through to highlight the power of being proactive. Often, potential sellers are already contemplating a sale and just need to talk it through. Ultimately, the asset sold for \$2.4 million and today it's a bustling Hungry Jack's.

### What are the benefits of a hands-on approach with clients?

A hands-on approach allows for a deeper understanding of our clients' needs and goals, enabling a more tailored and effective service. Burgess Rawson's reputation was built on strong relationships, with trust and loyalty as the foundations. By offering a personalised service and keeping honest communication at the forefront of what we do, we help our clients achieve success and maintain a reliable presence in the market.

“A hands-on approach allows for a deeper understanding of our clients' needs and goals, enabling a more tailored and effective service. Burgess Rawson's reputation was built on strong relationships, with trust and loyalty as the foundations.”

This often leads to repeat business and referrals. In fact, many of my clients I've known for over ten years.

### What advice can you give to those starting out in real estate?

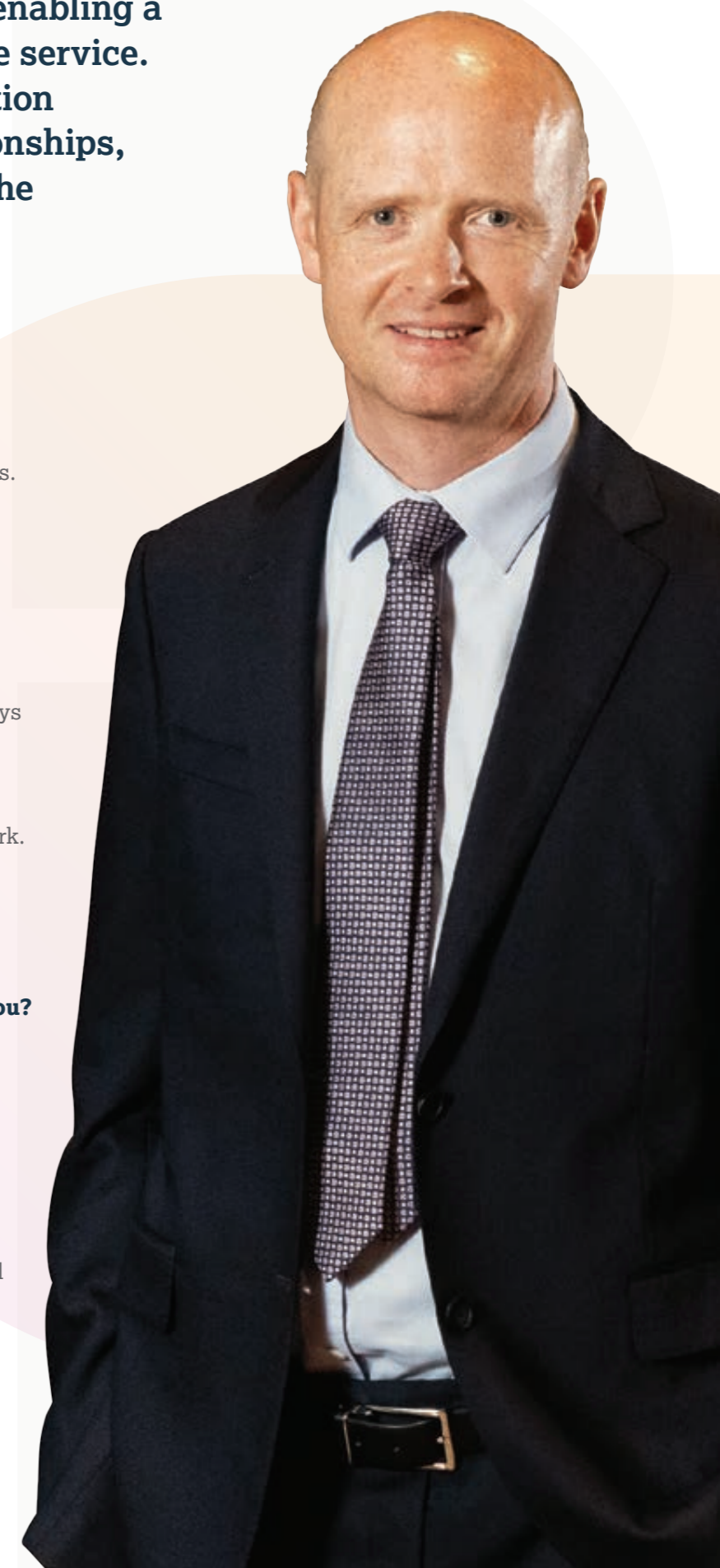
My advice is to be proactive and persistent. Cold calling may seem daunting, but it is one of the best ways to build your client base. Always be on the lookout for opportunities and don't hesitate to reach out to potential clients.

Building relationships is key, so nurture your connections and stay engaged with your network. Look for properties you would love to sell. Choose a sector and specialise in it, be the person people come to when they want to buy or sell that particular asset class.

### Any examples of how this has worked for you?

For 15 years, I drove past the 7-Eleven on Bell Street in Pascoe Vale on my way to the airport, always wanting to sell it. Then in 2020 I listed the asset as part of the 7-Eleven sale and leaseback campaign. It was one of Australia's biggest convenience retail campaigns with 36 properties transacting for a total of \$176 million and an average yield of 4.76%. Since 2016 I've sold over 190 convenience retail assets totalling over \$982 million, including 40 United Petroleum outlets.

For nearly ten years I've specialised in convenience retail, living and breathing it. Now I'd say I'm an expert in the field, but I'll never stop learning and that's what's so great about real estate.







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

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