

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

The Refuelling Revolution

As EVs stall, traditional fuel drives lasting growth.

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
29 October 2024	30 October 2024	31 October 2024
10 December 2024	11 December 2024	12 December 2024
18 February 2025	19 February 2025	20 February 2025

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

For further details, visit burgessrawson.com.au



Welcome

Jamie Perlinger
Partner



Stepping into the fresh energy of spring, Burgess Rawson is excited to present our latest Portfolio, showcasing exceptional opportunities across every asset class.

Our September auctions demonstrated real market resilience, with standout sales reflecting strong investor confidence. We witnessed impressive yields as low as 4.15% for the Bridgestone in Kilsyth South VIC, while the Edge Early Learning Centre in Cannon Hill QLD transacted for \$8.7 million, reflecting a robust yield of 5.43%.

These successful outcomes for our vendors highlight a thriving environment for premium assets and pave the way for exciting opportunities ahead.

In this edition, we examine the rising appeal of convenience retail assets, driven by the sector's unwavering resilience, and shifting consumer demand.

Recent data found that nearly 49% of Australian EV owners are "very likely" to switch back to petrol or diesel, underscoring

concerns about EV infrastructure and reaffirming the importance of petrol stations.

We head to South Australia, where the market is showing promising developments and growth opportunities, particularly with the added advantage of no stamp duty for commercial property purchases.

Additionally, we are thrilled to announce the upcoming launch of our latest Early Education Industry Insights Report which reveals the fundamentals causing this sector to again thrive, providing strong returns and steady demand.

In other exciting news, Burgess Rawson has been shortlisted for several awards at the esteemed REA Group's 2024 Industry Excellence Awards, a testament to our long term industry leadership.

Prepare for an edition filled with valuable insights and investment opportunities, as we at Burgess Rawson guide you through the evolving market dynamics, empowering you to make informed decisions and seize the best opportunities.



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.





October Portfolio Campaign

SYDNEY
10:30AM AEDT
TUESDAY
29 OCTOBER

MELBOURNE
10:30AM AEDT
WEDNESDAY
30 OCTOBER

BRISBANE
10:30AM AEST
THURSDAY
31 OCTOBER

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



Convenience Retail

Tenant	Location	State	Income pa	Page
Viva Energy/OTR & Krispy Kreme	West Croydon (Adelaide)	SA	\$759,802	14
7-Eleven & Oporto	Wodonga	VIC	\$527,182	16
Viva Energy & Jax Tyres & Auto	Greenway (Canberra)	ACT	\$495,331	28
7-Eleven & Chicken Treat	Dalyellup (Bunbury)	WA	\$460,370	18
7-Eleven	New Lambton (Newcastle)	NSW	\$381,000	29
Viva Energy	Seville Grove (Perth)	WA	\$380,031	20
Ampol	Taminda (Tamworth)	NSW	\$332,393	30
Viva Energy/OTR	Darlington	SA	\$330,995	22
Viva Energy	Horsham	VIC	\$316,692	20
Chevron/Caltex	Geebung (Brisbane)	QLD	\$316,424	24
Chevron/Caltex	Kedron (Brisbane)	QLD	\$270,572	24
Viva Energy/OTR	Marryatville (Adelaide)	SA	\$265,691	22
Pearl Energy	Wagga Wagga	NSW	\$259,560	31
Viva Energy	Toowoomba	QLD	\$228,019	26
Viva Energy/Shell	Leeton (Griffith)	NSW	\$221,622	32



Automotive

Tenant	Location	State	Income pa	Page
Toyota	Bellevue (Perth)	WA	\$560,070	44
Nissan & RAM	Bendigo	VIC	\$321,702	73
Bridgestone	Wagga Wagga	NSW	\$233,025	58
Jax Tyres & Auto	Bendigo	VIC	\$119,070	77

New Properties For Sale



Fast Food

Tenant	Location	State	Income pa	Page
Red Rooster, Oporto, Caltex & Suds and Buds Carwash	Upper Coomera (Gold Coast)	QLD	\$902,013	40
Guzman y Gomez, Hope Fuel, Medical & Retail	Molendinar (Gold Coast)	QLD	\$834,694	62
KFC	Moss Vale (Southern Highlands)	NSW	\$310,000	50
KFC	Kelso (Bathurst)	NSW	\$300,000	50
Baskin Robbins, Subway & Retail	Browns Plains (Brisbane)	QLD	\$298,327	52
KFC	Young	NSW	\$250,000	50



Supermarket

Tenant	Location	State	Income pa	Page
Ritchies IGA & Australia Post	Paynesville (East Gippsland)	VIC	\$536,126	46
Jefferies Supermarket & Liquor	Blackburn (Melbourne)	VIC	\$309,525	70
Foodworks Retail Centre	Withcott (Toowoomba)	QLD	\$279,013	64



Pubs & Liquor

Tenant	Location	State	Income pa	Page
First Choice Liquor	Toowoomba	QLD	\$359,433	63
BWS & The Reject Shop	Tumut (Wagga Wagga)	NSW	\$222,718	59



Government & Office

Tenant	Location	State	Income pa	Page
Queensland Government & Retail	Kingaroy	QLD	\$113,316	66
South Australian Government	Cumberland Park (Adelaide)	SA	\$71,350	68



Early Education

Tenant	Location	State	Income pa	Page
Story House ELC & Gold's Gym	Miranda (Sydney)	NSW	\$907,395	38
Woongarra ELC	Woongarra (Central Coast)	NSW	\$450,800	56
Little Learners Place	Hilbert (Perth)	WA	\$338,000	76
Brady Bunch Early Learning	Strathfieldsaye (Bendigo)	VIC	\$297,371	71
Goodstart Early Learning	Manunda (Carins)	QLD	\$175,026	65
Affinity Education	Budgewoi (Central Coast)	NSW	\$151,683	60



Large Format Retail

Tenant	Location	State	Income pa	Page
MyCar, Lifeline & Salvos	Cleveland (Brisbane)	QLD	\$623,670	42
PetStock & Fur Life Vet	Torquay (Geelong)	VIC	\$252,527	54
Vinnies	Australind (Bunbury)	WA	\$166,900	77
Wisemans Ferry Central	Wisemans Ferry (Central Coast)	NSW	\$164,731	61
Dulux	Frankston (Melbourne)	VIC	\$101,870	74



Medical, Pharmacy, Allied Health & Accommodation

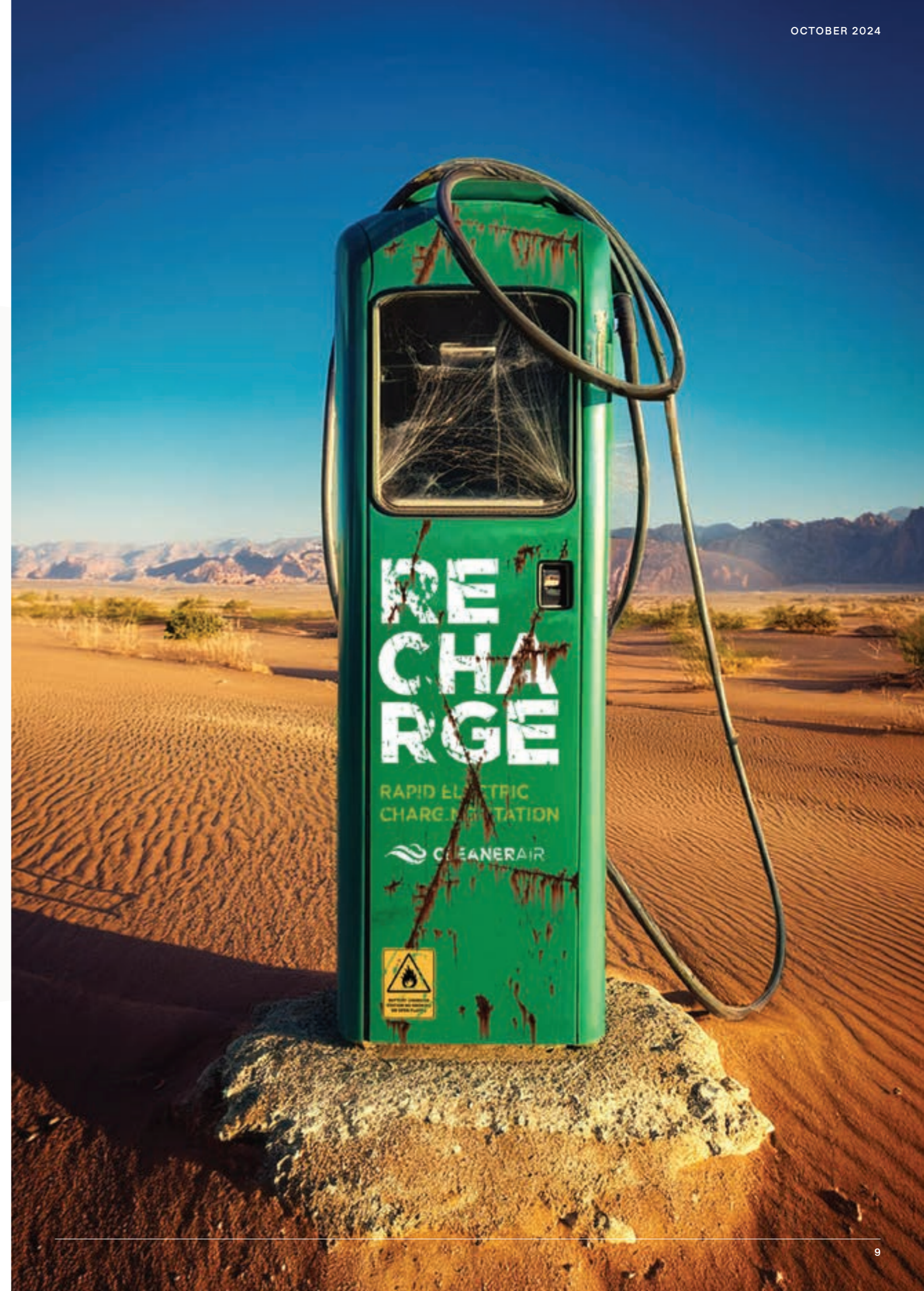
Tenant	Location	State	Income pa	Page
Cell Care	Heatherton (Melbourne)	VIC	\$340,043	48
Reliance Health	Cessnock (Bellbird)	NSW	\$240,399	57
Greencross Vets	Williamstown (Melbourne)	VIC	\$215,798	72
Little Starfish Swimmers	Torquay (Geelong)	VIC	\$133,449	54
Lyndale Pharmacy & Blue Whale Coin Laundry	Dandenong North (Melbourne)	VIC	\$95,069	75
Apartment Complex	Wellington Point (Brisbane)	QLD		67

The Refuelling Revolution

Convenience retail assets are experiencing a renaissance, driven by evolving consumer behaviours and solid investor confidence.

The sector's enduring appeal is further strengthened by ongoing consumer preference for accessible fuel options, positioning petrol stations and convenience stores as indispensable fixtures in the commercial property arena.

Recent data highlights this shift. A June 2024 McKinsey Mobility Consumer Survey found that nearly 49% of Australian electric vehicle (EV) owners are "very likely" to revert to petrol or diesel for their next car purchase. The growing skepticism towards EV infrastructure reinforces the relevance and stability of petrol stations.





New Lambton NSW | Page 29

While EVs were once seen as the inevitable future, consumer confidence is wavering, leading to a resurgence in demand for traditional fuel assets. However, the outlook for convenience retail remains strong regardless of whether EVs dominate or not.

Even if EVs regain momentum, the tenants that anchor these assets—like BP, 7-Eleven, OTR, Shell, and Caltex—have already invested in the infrastructure to adapt, whether by installing EV charging stations or implementing other forward-thinking technologies. These tenants are incredibly innovative and prepared to adapt as needed, ensuring that the infrastructure can evolve in response to any future demands.

In essence, convenience retail assets offer incredible security for investors because these businesses are equipped to weather any market or technological shifts. This adaptability makes them an ideal investment, no matter the trajectory of the automotive industry.

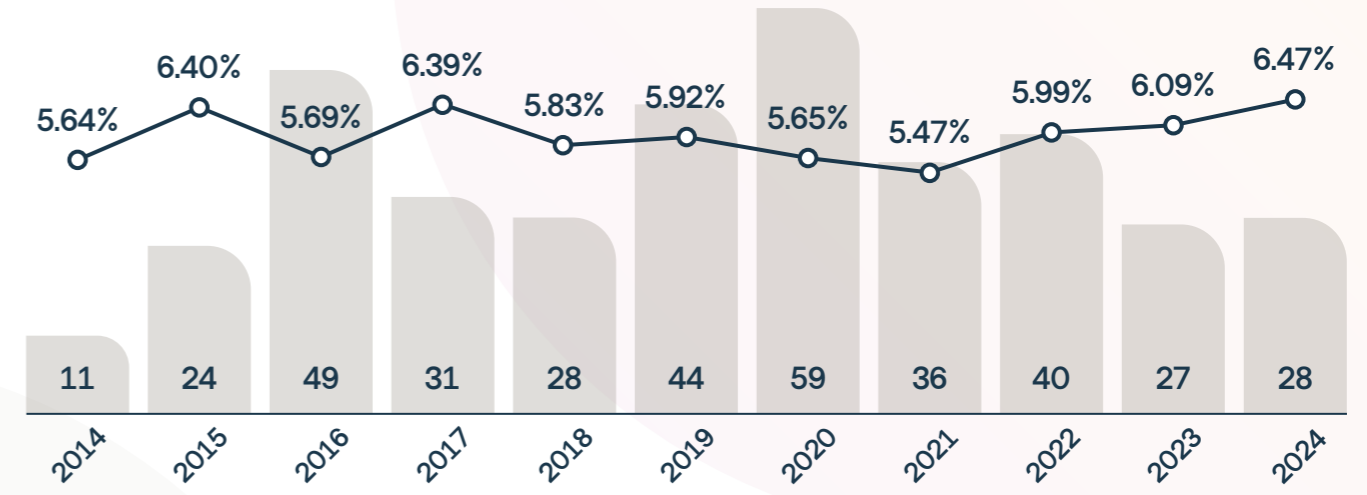
Yields for convenience retail properties have been showing consistent growth, making them

increasingly appealing to investors. In 2024, yields increased to 6.47%, up from 6.09% the previous year, signalling a robust market where investors are capitalising on valuable assets at competitive prices.

The strategic location of convenience retail assets plays a critical role in their success. These properties are often co-located with complementary businesses such as fast food and retail, ensuring a continuous flow of customers. Even if they're not next to household brands like McDonald's or KFC, they're positioned along busy roads and major intersections and thoroughfares, meaning these assets benefit from heavy foot traffic.

Furthermore, tenants undertake extensive due diligence when selecting locations, with high-visibility and high-accessibility locations being critical to drive long-term performance. Adding to that security, convenience retail leases generally require sites to be handed back clean, and with any environmental impact addressed—offering investor peace of mind rarely found in other asset classes.

Convenience Retail Sales Volume & Yield



Beyond fuel sales, the convenience retail aspect of these properties is a key driver of income. Customers frequently stop not only to refuel but to purchase essential items, snacks, or utilise other services offered by the convenience stores. This additional revenue stream ensures that these assets perform consistently, creating multiple income sources for property owners and providing strong returns regardless of fluctuations in fuel consumption, whether it's petrol, diesel, or electricity.

Convenience retail properties also offer long-term stability through solid lease agreements and reliable tenants, often secured for extended periods. These tenants generally sign leases ranging from ten to twenty years, demonstrating their commitment to these prime retail locations. In addition, the net lease agreements typical of these assets reduce the management burden on property owners, making convenience retail an appealing option for those seeking low-maintenance, long-term passive investments.

The diversity of price points adds another layer of attractiveness for investors. With entry-level assets starting around \$360,000 and larger investments reaching up to \$15 million, the median price sits at approximately \$5.4 million, offering a broad range of opportunities for both small-scale buyers and those seeking to expand larger property portfolios.

Convenience retail properties continue to demonstrate their resilience and profitability. The ability to weather economic cycles, coupled with the resurgence of traditional fuel demand, positions these assets as some of the most reliable investments in today's market.

Investors seeking stable, long-term growth, supported by dependable tenants and minimal management costs, find convenience retail properties an ideal choice. And with tenants already geared up for potential shifts in fuel and energy, the future of these assets remains bright.

For those looking to capitalise on the current retail landscape, convenience retail offers a unique and secure investment opportunity, ensuring continued demand and profitability well into the future.



Marryatville SA | Page 22



Geebung QLD | Page 24

Automotive Assets: Driving to Success

Automotive properties, including car dealerships, service centres, and tyre retailers, continue to offer strong returns and consistent demand, solidifying their place as key investment opportunities.

With Australia’s vehicle ownership rates remaining among the highest in the world, the need for automotive services is ever-present, ensuring that automotive assets maintain their relevance. Whether powered by petrol, diesel, or electricity, the demand for vehicles - and the services they require - remains strong.

This demand aligns seamlessly with convenience retail and fuel stations, as both sectors cater to essential, everyday needs. Dealerships and service centres are often strategically located near petrol stations, creating high-traffic hubs where consumers can fuel their vehicles, purchase automotive products, and access necessary services in one convenient stop. This integration strengthens the profitability of both asset classes, ensuring a consistent flow of customers and providing investors with a reliable stream of income.

Dealerships, in particular, have proven resilient through economic cycles, with consumers continuing to show a strong appetite for new and used vehicles. Toyota, named Australia’s fourth most trusted brand by Roy Morgan in September 2024, remains a dominant force in the

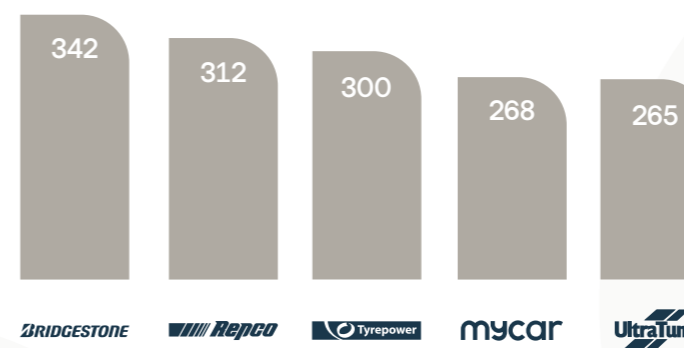
market, with dealerships anchoring themselves as essential retail spaces. This trust factor, combined with Australia’s strong vehicle culture, makes automotive dealerships a solid, long-term investment.

The automotive sector is further supported by shifting vehicle trends. Dealerships that offer a wide range of vehicles—from fuel-efficient models to hybrids and electric vehicles—are positioning themselves for future growth, providing investors with versatile assets that can adapt to market changes.

Tyre retailers and service centres, such as Bridgestone and Goodyear, also represent significant value in the automotive asset class. These businesses are critical for vehicle maintenance, ensuring a steady flow of customers who rely on their essential services. Located on major arterial roads, these properties benefit from high visibility and accessibility, further enhancing their appeal for both tenants and investors.

Yields for automotive assets remain attractive, with returns as sharp as 4.15% and blended yields averaging 5.78% in 2024, compared to

Automotive Store Network



6.37% in 2023. As with convenience retail, many automotive properties offer net lease agreements, transferring management responsibilities to tenants and reducing the operational burden for investors.

The combination of stable tenant demand, long net leases, and minimal management involvement makes automotive assets a compelling proposition for both seasoned and new investors.

Positioned at the intersection of essential services and enduring consumer demand, these properties are set to remain a cornerstone of commercial property investment for years to come.

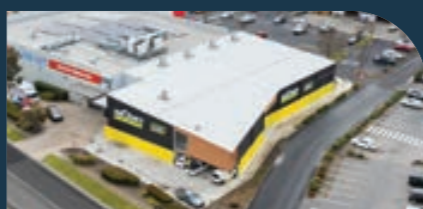
**Toyota sold
17,903
new vehicles (Jan 23-24)
up 34%
from the previous year.**



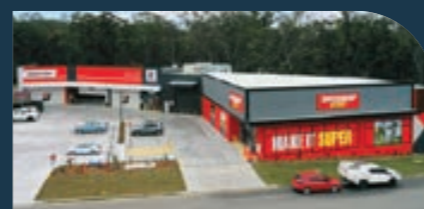
Recent Automotive Sales Highlights



Kilsyth South VIC
Bridgestone
Sold: \$3,305,000
Yield: 4.15%



Kelso NSW
Autobarn
Sold: \$3,952,000
Yield: 5.85%



Branxton NSW
Supercheap Auto
Sold: \$6,310,000
Yield: 5.49%



Frankston VIC
Skoda
Sold: \$6,000,000
Yield: 5.40%



Devonport TAS
Toyota
Sold: \$7,500,000
Yield: 6.00%



Bathurst NSW
Jax Tyres & Auto
Sold: \$2,650,000
Yield: 5.66%



Stamp Duty Free Investment

Generational Investment Head Lease to Viva Energy

Massive 5,474sqm* Inner Metro Landholding

**New 18 Year Triple Net Lease to 2042
Fixed Compounding 3.5% Rent Increases**



West Croydon (Adelaide) SA
561-567 Port Rd (cnr Rosetta St)

New 18 year head lease to Viva Energy plus options to 2077
Triple net lease structure, tenant pays all outgoings inc. land tax + structural maintenance & repairs
Net Income: \$759,802 pa* + GST

- + Viva Energy (ASX: VEA): blue-chip \$4.51 billion* ASX200 company with 1,500 sites nationally
- + Huge 5,474sqm* with 137 metre* frontage to Port Road, major 6 lane arterial with 44,000 VPD*
- + Includes convenience retail, Subway, Krispy Kreme state HQ (bakery supplying 150 sites) with drive thru and telco tower
- + West Croydon established inner suburb 5km* west of CBD

Contact
Jamie Perlinger 0413 860 315
Raoul Holderhead 0413 860 304

For Sale by Expressions of Interest
Closing 4pm AEDT
Thursday 14 November 2024

*Approx



Brand New Premium Fast Food & Convenience Retail Investment

Built 2023 – Maximum Depreciation Benefits

Defensive Essential Service Investment Long Leases to Global & National Giants



Wodonga (Albury) VIC
196 Melbourne Road

12 year leases to 2036 plus options through to 2056

Compounding fixed 3% annual rent increases, guaranteeing rental growth

Net Income: \$527,182 pa* + GST

- + 7-Eleven: Aus #1 convenience retailer with 760+ stores, recently purchased for \$1.71B* by 7-Eleven International LLC, 46,000 sites
- + Oporto: part of Craveable Brands, 600+ restaurants inc. Oporto, Red Rooster & Chicken Treat
- + Prime 3,484sqm* landholding with direct access off major roundabout
- + Wodonga: robust economy with low vacancy rates and house prices up 50% since 2020

Contact
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Jamie Perlinger 0413 860 315
Geoff Sinclair 0451 462 759

For Sale by Expressions of Interest
Closing 3pm AEDT
Tuesday 12 November 2024

*Approx



Significant Depreciation Benefits

Brand New Fuel & Fast-Food Freehold Investment 12 & 10 Year Leases to Global & National Retailers

Dalzellup (Bunbury) WA
51 Tiffany Centre

Long leases to global fuel and convenience retailer 7-Eleven & QSR giant Craveable Brands
Tenants pay all outgoings incl rates, insurances and land tax
Net Income: \$460,370 pa* + GST

- + Brand new, purpose-built state-of-the-art facilities, offering maximum depreciation benefits
- + High profile 3,704sqm* freehold landholding with significant 178 metre* triple street frontage and exposure, plus important 28 sealed and lined car spaces on-title
- + Irreplaceable position in absolute heart of Dalzellup town centre, amongst Woolworth's shopping centre, McDonald's, Hungry Jack's, KFC and soon to be constructed Coles shopping centre
- + Bunbury: WA's 2nd largest city and economic hub of south-west region with annual GDP of \$11.6B. Greater Bunbury population is forecast to increase to 172,700 by 2056^{1,2}



- + Long 12 year net lease to 2035 plus options to 2060
- + 7-Eleven: AUS #1 convenience retailer with 760+ stores, recently purchased for \$1.71B* by 7-Eleven International LLC with 46,000 sites globally
- + Immaculate freestanding 7-Eleven constructed 2023 featuring the latest corporate design and layout
- + Fixed 2.7% annual rent increases

- + Brand new 10 year net lease to 2034 plus options to 2049
- + Chicken Treat: rapidly growing fast-food brand, wholly owned by QSR giant Craveable Brands, who also own Red Rooster and Oporto, with 600+ locations
- + New 2024 construction Chicken Treat restaurant with important dual lane drive-thru facility
- + Fixed 3% annual rent increases

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For Sale by Expressions of Interest
Closing 4pm AWST
Thursday 7 November 2024

*Approx ¹swfutures.com.au ²Remplan



Seville Grove WA



Horsham VIC

2 Viva Energy (ASX: VEA) Investments Rare Triple Net Leases



Seville Grove WA

Tenant Pays all Outgoings Including Multiple Holding Land Tax

Viva Energy (ASX: VEA): blue-chip \$4.51billion* ASX200 company with 1,500 sites nationally, recently purchased Coles Express & OTR which will transform it into one of Australia's leading convenience retailers

Rare triple net leases, tenant responsible for rates, insurance, multiple holding land tax, structural maintenance and replacement including fuel tanks

Leases to 2030 & 2031 plus 7 further 10 year options

Annual fixed 3% rent increases ensuring growth

Horsham VIC
Western Highway

- + Dominant 4,777sqm* gateway cnr site with over 133m* frontage & 42,000 vehicles passing weekly*
- + Significant 436sqm* convenience retail inc large Subway restaurant
- + Important site on Western Hwy linking Melbourne and Adelaide
- + Potential 50% stamp duty savings
- + Horsham: Wimmera's commercial & retail capital with pop. 20,000+*
- + **Rent: \$316,692 pa* + GST**

Seville Grove (Perth) WA
corner Champion Drive & Seville Drive

- + Prominent 2,349sqm* corner site with 91 metres* of combined frontage to Seville & Champion Drive's, servicing 22,000* vehicles per day¹
- + High profile location integrated with Champion Drive Shopping Centre anchored by a full line Coles Supermarket, 11 specialty shops and 275 car spaces
- + Surrounded by important social infrastructure including Armadale Fitness and Aquatic Centre with 800,000+ visitors annually and 14 schools within 3km servicing 6,321 full-time students¹
- + The City of Armadale population of 106,882, forecast to increase by 36% to 145,000 by 2046
- + **Rent: \$380,031 pa* + GST**



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

*Approx ¹Gapmaps

Two Metro Adelaide Viva Energy (ASX:VEA) Freeholds



OTR Marryatville SA



OTR Darlington SA



OTR Marryatville SA

New Long Term Triple Net Lease Structures Fixed Compounding 3.5% Annual Increases

Strategic & proven major road locations

Fixed 3.5% annual rent increases

Kensington Park: as new build (2022) offering significant depreciation benefits

Tenant pays multiple holding land tax

Stamp Duty Free Investments

- + Viva Energy (ASX: VEA): blue-chip \$4.51 billion* ASX200 company recently purchasing Coles Express & OTR making Viva Energy Australia's leading convenience retail with 1,500 sites nationally¹
- + OTR: leading independent convenience retailer generating \$3 billion in revenue annually, with 200+ sites across Australia, licenses for QSR's including Hungry Jack's, GyG, Subway & Oporto²
- + Rare triple net lease structure, with tenant responsible for all rates, multiple holding land tax, insurance plus structural maintenance and repairs including underground infrastructure

Marryatville (Kensington Park) SA, 285 Kensington Road

- + New 15 year lease to 2039 plus options to 2074
- + Prime corner position, the first convenience retail site from the CBD
- + Strategic home-bound position close to Woolworths with 22,100* vehicles passing daily³
- + Affluent inner city location with a median house price of \$1,510,000
- + Rent: \$265,691 pa* + GST

Darlington SA 1487-1489 Main South Road

- + New 16 year lease to 2040 plus options to 2075
- + Major 4,245sqm* site with 68m* frontage & exposure to 53,850* vehicles passing daily³
- + Significant 365sqm* convenience retail inc Subway plus automatic car wash and manual wash bays
- + Darlington: 10km* to Adel CBD, pop. to grow to 220,000 by 2041
- + Rent: \$330,995 pa* + GST



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

*Approx ¹Viva Energy ²OTR/Viva ³Gapmaps

Rare Metro Brisbane Chevron Corporation Investments



Geebung



Kedron

Global Energy Giant, \$430B¹ Tenant World's 33rd Largest Company

Chevron Corporation (NYSE: CVX): major international energy company with a market cap of \$430 billion¹

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

Landlord friendly remediation provisions with Chevron responsible for site remediation

Strong rental growth with fixed 3% annual rent increases

Brisbane: population to grow by 230% to 4.2 million by 2050

Geebung (Brisbane) QLD
86 Murphy Road

- + 15 year lease to 2034 plus 4 further 5 year options to 2054
- + Prime 1,932sqm* corner site on busy intersection with 45,000 vehicles passing daily*
- + Significant capital refurbishment in 2019 including new fuel infrastructure, providing substantial depreciation benefits
- + **Estimated net rent: \$316,424 pa* + GST (as at January 2025)**

Kedron (Brisbane) QLD
277 Gympie Road

- + 18 year net lease to July 2035 plus 4 further 10 year options to 2075
- + Land rich 1,604sqm* main road landholding located 6.5km* from Brisbane CBD
- + Expansive frontage to Gympie Road - 6 lane arterial linking to CBD with 455,000* vehicles passing weekly²
- + Exceptional inner city retail corridor Westfield, Coles, ALDI, Bunnings, JB Hi-Fi, KFC, Toyota & Hungry Jack's within 2km*
- + Kedron: desirable inner city suburb with median house prices 26%* higher than the state average³
- + **Estimated net rent: \$270,572 pa* + GST**



Contact
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Investment Portfolio Auction
To be sold individually
10:30am AEST
Thursday 31 October
The Hilton, Brisbane

¹Approx ²AUD ³Gapmaps realestate.com.au



Toowoomba's Best Landbank Opportunity

2,851sqm* Site with 130 Metre* Frontage

Strategic Convenience Retail Site with Future Development Upside (STCA)



Toowoomba QLD
corner Margaret St & Mylne St

12 year net lease to 2028 + opts
Tenant pays all usual outgoings inc multiple holding land tax & structural maintenance & repairs
Fixed 3% annual rent increases
Net Income: \$228,019 pa* + GST

- + Viva Energy (ASX: VEA): blue-chip \$4.51B* ASX200 company with 1,500 sites nationally
- + Prominent 2,851sqm* corner site with future value-add development upside (6 storeys) STCA
- + Strategic location opposite Grand Central SC anchored by Myer, Coles, Woolworths & 220 shops
- + Toowoomba: \$237B*¹ economy, population of 204,000 by 2041²

Contact
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Investment Portfolio Auction
10:30am AEST
Thursday 31 October
The Hilton, Brisbane

*Approx ¹Toowoomba Regional Council ²QLD Government



Longstanding High Profile ASX Listed Fuel & Convenience Investment



Greenway (Tuggeranong) ACT
149 Soward Way

Renewed 10 year net lease over entire property to Viva Energy until 2032 plus options to 2052

Massive 3,129sqm* corner site

Net Income: \$495,331 pa* + GST¹

- + Viva Energy: ASX listed industry leader with 1,300 locations (inc. sub-lease to Jax Tyres & Auto)
- + Located near two major shopping centres & national occupants
- + Greenway: a growing suburb in the heart of Tuggeranong district, population 89,461*
- + Significant 2023 tenant upgrade & refurbishment works

Contact
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John Ingui 0486 011 406

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 October
Sydney Opera House

*Approx
¹Estimated rent as at 1 Nov 2024, calculated on June 2024 Canberra CPI figure - 3.09% (Sep CPI not yet available)

Renewed 10 Yr Lease | High Profile 7-Eleven Across from Major Sporting Stadium



New Lambton (Newcastle) NSW
289 Turton Road

Renewed 10 year lease to 2034 plus options through to 2054

Fixed 3% annual rent increases

High profile 2,017sqm* corner site

Net Income: \$381,000 pa* + GST

- + 7-Eleven: Aus #1 convenience retailer with 760+ stores, recently purchased for \$1.71B* by 7-Eleven International LLC, 46,000 sites
- + Rare position next to McDonald Jones Stadium, Newcastle icon with 350,000+ visitors in 2024
- + Broadmeadow Place Strategy introducing 20,000 new homes
- + Highly sought after inner city suburb, 7km* to Newcastle's CBD

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Geoff Sinclair 0451 462 759
Sam Mulcahy 0499 558 968

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 October
Sydney Opera House

*Approx



High Yielding Truck Stop - 4,983sqm* Site ASX Listed Energy Giant



Taminda (Tamworth) NSW
47 Plain Street

- + Ampol (ASX: ALD): top 100 listed company with over 1,800 sites
- + Annual CPI rent reviews providing strong long term rental growth
- + Strategically located diesel truck stop on the entrance to core industrial precinct
- + Tamworth: largest commercial centre in the North Western and New England Region supporting a catchment of circa 200,000 people¹

Contact
Yosh Mendis 0434 413 188
Rhys Parker 0451 101 042
Sam Mulcahy 0499 558 968

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 October
Sydney Opera House

*Approx ¹www.aph.gov.au

Renewed lease to 2029 plus options through to 2039

Tenant is responsible for all outgoings as per the lease

Net Income: \$332,393 pa* + GST

Prime CBD Freehold Investment National Convenience Retail Operator



Wagga Wagga NSW
17-19 Forsyth Street

- + Pearl Energy: rapidly expanding national convenience retailer with 124+ sites & growing
- + Fixed 3% annual rental increases guaranteeing long term growth
- + Strategic 2,641sqm* main road landholding within close proximity to Woolworths, Coles, ALDI, Big W amongst others
- + Wagga Wagga: NSW's largest inland city with 69,000* people to grow 18.5% by 2046

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 29 October
Sydney Opera House

*Approx

New 12 year net lease to 2035 plus options extending to 2060

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

Net Income: \$259,560 pa* + GST



High Yielding Convenience Retail ASX Listed Giant - VIVA Energy

Leeton (Riverina Region) NSW
98 Kurrajong Avenue

20 year net lease to 2034 plus
options extending to 2064

Tenant pays outgoings including
repairs and maintenance as
per the lease

Net Income: \$221,622 pa* + GST

- + VIVA Energy (ASX: VEA): blue-chip \$4.6B* ASX200 company with 1,500 sites nationally
- + Strategic corner freehold with modern fibreglass infrastructure
- + Attractive greater of 3.5% or CPI annual rent reviews
- + Recent tenant investment with installation of brand new ducted air conditioning



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

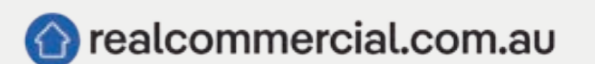
*Approx



YEARS

As Australia's market leaders in commercial property, Burgess Rawson and Real Commercial proudly celebrate ten years of partnership.

Here's to another ten years of leveraging knowledge, expertise and innovation on our clients' behalf.





Rising Investor Interest

Childcare centres in the spotlight

Anne Flaherty, Economist
REAGroup

Anne Flaherty brings a wealth of expertise, highlighting the notable rise in investor interest in the early education sector.

As the market continues to attract attention, her analysis highlights the sector's resilience. Anne's insights offer a valuable perspective on the factors driving demand, and the promising future outlook for early education.

Investor enthusiasm for childcare centres is reaching new heights, with buyer enquiries now matching the peak levels of 2021. Unlike many commercial real estate sectors that have seen a downturn in buyer demand over the past

18 months, the early education sector is demonstrating impressive resilience.

In contrast to most commercial real estate sectors, which have seen buyer demand wane over the past year-and-a-half, childcare assets are proving more resilient.

Across all commercial properties, the total number of enquiries to buy on realcommercial.com.au was 4% lower over the June quarter, compared to 12 months earlier. Enquiries to buy childcare assets, in contrast, were 24% higher.

While we're unlikely to see transaction volumes return to the level seen in 2021 when the market was buoyed by record low interest rates, this is a clear signal of confidence in the sector.

And when it comes to childcare, there's plenty for investors to feel confident about.

There were over 1.4 million children using childcare in the December quarter of last year, according to the Department of Education.

Enrollments are predicted to continue seeing significant growth over the coming years off the back of higher participation rates, a growing population, and expanded government subsidies.

Childcare centres are also perceived to carry less risk in comparison with other forms of commercial real estate, such as office or retail, that are more closely tied to the health of the overall economy.

These factors are supporting the performance of childcare assets hitting the market and drawing in a broader range of buyers than was seen historically.

While private investors continue to dominate the sector, more institutional capital and real estate

investment trusts (REITs) have targeted early education assets in recent years. The resilience of the sector and higher buyer demand is supporting the performance of those centres hitting the market.

While childcare yields have been softening since mid-last year, as of June, they were still below the levels seen in early 2021, with a median of 5.3%.

Although many centres experience strong demand and maintain high occupancy rates, optimal operation is contingent on having a well-supported team. This becomes a key focus in areas with higher housing costs, where aligning salaries with the cost of living can further bolster the sector's success and sustainability.

Even so, childcare assets look well placed to continue outperforming over the coming years. And if the recent rebound in buyer enquiries is any indication, those assets that hit the market will be hotly contested.



Miranda (Sydney) NSW
Storey House ELC

Income: \$907,395 pa
See page 38



Woongarah NSW
Woonarrah ELC

Income: \$450,800 pa
See page 56



Hillbert WA
Little Learners Place

Income: \$338,000 pa
See page 76



Stathfieldsaye VIC
Brady Bunch EL

Income: \$297,371 pa
See page 71



Budgewoi NSW
Affinity Education

Income: \$151,683 pa
See page 60



Scan the QR code to access the latest Early Education Report now.



Investing in South Australia's Commercial Property: A Power Play

South Australia is swiftly establishing itself as a premier destination for commercial property investment, its allure amplified by a blend of forward-thinking policies, dynamic economic growth, and a vibrant tourism sector. With the elimination of stamp duty on commercial property transactions, the state has positioned itself as a hotspot for astute investors eager to capitalise on its burgeoning opportunities.

The state's notable ascent in economic performance is underscored by its historic achievement in CommSec's quarterly State of the States report, where South Australia proudly claimed the top spot for the first time in 15 years.

This accolade is a reflective of the wine state's robust economic fundamentals, evidenced by a remarkable 3.8% growth over the past year and an impressive 12% increase in export growth.

These achievements not only highlight South Australia's resilience but also its burgeoning capacity to drive sustained economic expansion amid broader market fluctuations.

South Australia's appeal is further magnified by its innovative approach to commercial property investment. The recent removal of stamp duty on commercial transactions is a game-changer, offering investors substantial cost savings and significantly enhancing the state's investment allure.

This policy reduces the upfront financial burden of property acquisition, thereby improving overall return on investment. Additionally, the absence of this tax provides investors with enhanced flexibility and liquidity, allowing them to channel savings into property enhancements, expansions, or new acquisitions - fostering a more strategic and agile investment approach.

Beyond these financial advantages, South Australia boasts competitive property prices, presenting a compelling proposition for investors seeking value. The state's lower cost of living and business operations further enhance its attractiveness, offering a cost-effective environment for investment. In 2024 it was announced that Adelaide is 48% cheaper than Sydney for housing and utilities, 36% cheaper than Melbourne and 25% cheaper than Brisbane.

Coupled with a focus on innovation and sustainability, South Australia is becoming a leader in emerging industries like renewable energy and technology, driving demand for modern, adaptable commercial spaces that align with global trends.

Tourism plays a pivotal role in South Australia's economic tapestry, with its acclaimed wine regions, stunning landscapes, and lively festivals drawing a steady influx of visitors. Adelaide, the state's vibrant capital, serves as a hub of activity, igniting demand for a diverse range of commercial space, from hotels to retail outlets and dining venues. Domestic visitation reached a record high of 3 million in FY24, while international tourists totalled 451,000, up 23% on the previous period.

Ongoing infrastructure projects, including the Adelaide Riverbank Precinct and the Adelaide Convention Centre expansion, further bolster the state's tourism appeal and enhance the demand for commercial properties.

With a harmonious blend of robust economic growth, zero stamp duty on transactions, competitive property prices, and a thriving tourism sector, South Australia stands out as an enticing investment destination. For those looking to diversify their portfolios and seize emerging opportunities, the state offers substantial potential for impressive returns.

Spotlight on Sales

Several recent sales highlight the strong performance of South Australia's commercial property market:



Portrush Road, Linden Park

Sold in August 2024 for \$2.23 million, this property, tenanted by Goodstart Early Learning, fetched a yield of 3.11%. The strong demand for childcare centres, coupled with a reliable tenant, underscores the sector's appeal to investors seeking stable, long-term returns.



Seaford Road, Seaford Meadows

Sold in early 2024 for \$13 million, this property is home to tenants like Tool Kit Depot and Beaumont Tiles and provided a yield of 5.69%. The combination of strong tenants and a robust local market contributed to the property's successful sale.



Goodwood Road, Westbourne Park

The property, occupied by Hungry Jack's, sold for \$5.21 million on a yield of 4.34%. The sale demonstrates the ongoing demand for fast food outlets, particularly those in prime locations.



Marion Road, Marion

This mixed-use property, housing tenants like 99 Bikes, X-Golf, and Toymate, was sold for \$15.6 million achieving a yield of 7.07%. The diversity of tenants and the strategic location of the property made it a highly attractive investment.

These transactions reflect South Australia's growing appeal as a commercial property investment destination, with properties achieving competitive yields and strong sale prices.





Premium Sydney Anchored Childcare Investment

Selling Below Replacement Value

Long Lease to National Childcare Operator Strategic Large Format Precinct



Miranda (Sydney) NSW
108 Parraweena Rd

Three level freestanding commercial building plus underground parking for 55 cars

Long WALE, compounding increases up to 4% pa

Net Income: \$907,395 pa* + GST

- + Anchor 15 year net lease to 2034 plus opts to Storey House ELC: leading national childcare provider with 55+ centres
- + Easily managed modern freehold investment - full O/G recovery
- + Substantial NLA of 1,802sqm*
- + 21 schools within 3km, population growing at 20% above Syd avg
- + Opposite Ritchie's IGA, near Tesla, BMW, Bunnings, BCF, Beacon Lighting and Westfield

Contact
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Yosh Mendis 0434 413 188

Consultant
Dean Venturato 0412 840 222

For Sale by Expressions of Interest
Closing 3pm AEDT
Tuesday 12 November 2024

*Approx



Generational Investment “Upper Coomera Central” Tightly Held Gold Coast Growth Precinct



New Convenience Retail Centre Significant Underlying Land Value

Upper Coomera (Gold Coast)
QLD, 27 City Centre Drive

Brand new leases up to 15 years
plus options

Prominent high value 8,762sqm*
corner freehold within major
retail & commercial hub

Net Income: \$902,013 pa* + GST

- + Complementary tenancy mix anchored by national brands incl. Caltex, Oporto & Red Rooster
- + Brand new 2023 construction, significant depreciation benefits
- + Strategically positioned just off the Pacific Mwy, a key arterial carrying 1.1M* vehicles weekly, linking Brisbane & Gold Coast
- + Gold Coast: World famous location with GRP of \$45.38B¹ & attracting 12.2 million visitors^{2,3}



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Investment Portfolio Auction
10:30am AEDT
Tuesday 29 October
Sydney Opera House

¹Approx ²Gross Regional Product
³corporate.experiencegoldcoast.com
³Last 12 months



*Outline/Boundaries Indicative Only
Lifeline logo impression only



*Lifeline logo impression only



*Lifeline logo impression only



Ultra Modern Metropolitan Retail Centre – National Automotive & Retail Giants

Brand New 2024 Construction, Max Depreciation Benefits

Blue Ribbon Metro Tyre & Auto Large Format Retail Investment



Cleveland (Brisbane) QLD
47 Shore Street West

Leases up to 10 years plus options extending to 2054
Compounding fixed 3.5% annual rent increases guaranteeing rental growth

Net Income: \$623,670 pa* + GST

- + 2,018sqm* state-of-the-art building
- + 4,617sqm* standalone retail site
- + Prime position with 80m* frontage to Shore St West, Cleveland's main rd carrying 193,000 vehicles weekly¹
- + Strategically located within close proximity to globally renowned tenants, McDonald's, KFC, Guzman y Gomez and 7-Eleven
- + Cleveland: highly sought-after Bayside suburb of Brisbane

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For Sale by Expressions of Interest
Closing 3pm AEDT
Tuesday 12 November 2024

*Approx ¹Gapmaps



Outline/Boundaries Indicative Only



12 Year Net Lease Inc Land Tax Strategic 4,778sqm* Freehold Corner



Bellevue (Perth) WA
163-169 Great Eastern Highway

12 year lease plus options to 2055
Annual CPI + 1% rent reviews

Tenant pays all usual outgoings
incl land tax and insurance

Net Income: \$560,070 pa* + GST

- + Toyota: Australia's No 1 auto brand for the past 27 years
- + Modern 1,401sqm* building close to Midland Gate Shopping Centre
- + Central within metro vehicle hub near Kia, Suzuki, Hyundai, and 26,000 vehicles passing daily*
- + City of Swan: booming growth location, 20km* from Perth CBD, with population forecast to grow 88%* to 298,000 by 2051¹

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Chris Carcione 0415 393 082
Raoul Holderhead 0413 860 304
Matthew Wright 0458 290 588

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

*Approx ¹id

Midland Toyota: One of WA's Leading Dealerships

Part of the Autoleague Group, 60+ Sites & Growing



Strong Trading Supermarket With No Competition

Significant Year on Year Sales Growth

Generational Supermarket Investment Long WALE, Huge Freehold Site



Paynesville VIC
3-5 Wellington Street

7.35 year WALE, over 90% of the income from Ritchies IGA anchor

Large 4,461sqm* site, combined 98 on-site & council car spaces

Major depreciation tax benefits
Net Income: \$536,126 pa* + GST

- + Ritchies IGA: one of Australia's largest independent supermarket chains, \$1.4B* in revenue in 2024, with Metcash owning 29.9% stake
- + No competing supermarkets in the region, nearest Coles or WW over 16km* away in Bairnsdale
- + Ritchies paying percentage rent plus annual CPI reviews
- + Paynesville: thriving tourist region & the 'Boating Capital' of VIC pop forecasted to grow 32% by 2046

Contact
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Raoul Holderhead 0413 860 304
Ingrid Filmer 0413 860 312

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

*Approx

Rare Industrial Medical Investment

Significant 3,536sqm* Freehold Site
Renewed 17 Year Lease to 2032



Impressive Laboratory & Blood Cell Storage Facility In Tightly Held Precinct



Moorabbin/Heatherton VIC
42 Corporate Drive

Renewed 17 year lease to 2032
plus option to 2037

Fixed 3.5% annual rent increases

Tenant paying all outgoings
including single holding land tax

Net Income: \$340,043 pa* + GST¹

+ Cell Care Australia: subsidiary of Nasdaq-Listed Cooper Corp a global medical company boasting market cap of \$32.34 billion* AUD

+ 1,108sqm* 2 level office/warehouse
33 car spaces & opportunity for tenant funded expansion (STCA)

+ Located within 400m* of Bunnings-anchored Moorabbin Super Centre & national retailers

+ Moorabbin: population forecast to surge 82% by 2038²



Contact

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Sam Mercuri 0413 830 709
Natalie Couper 0413 856 983



Investment Portfolio Auction

10:30am AEDT
Wednesday 30 October
Crown Casino, Melbourne

*Approx ¹As at December 2024
²Forecast.id

Premium “Set & Forget” KFC Investments New 10 Year Net Leases



Kelso NSW



Moss Vale NSW



Young NSW

Unrivalled Freestanding KFC ‘Sale and Leaseback’ Portfolio

Rare opportunity to acquire brand new KFC freehold investments with new 10 year net leases

Southern Restaurants Group: Australia’s largest privately owned KFC franchisee with 95 restaurants and growing, established 1991

Trophy highway locations with large passing vehicular traffic

Tenant pays all outgoings including single holding land tax

Compounding 3% annual rent increases, guaranteeing growth

To be sold individually

Kelso (Bathurst) NSW
14 Ingersole Dr (Great Western Hwy)

- + Brand new 10 year lease to 2034
- + Brand new construction providing substantial depreciation benefits
- + Tenant pays outgoings inc land tax
- + Large 2,759sqm* hwy site, surrounded by key national retailers
- + Central West: thriving inland region with population of 182,000 and set to experience significant growth
- + **Rent: \$300,000 pa* + GST**

Moss Vale (Sth Highlands) NSW
229 Argyle St (Illawarra Hwy)

- + Brand new 10 year lease to 2034
- + Brand new construction providing significant depreciation benefits
- + Tenant pays outgoings inc land tax
- + Strategic highway site next to proposed Woolworths neighbourhood shopping centre
- + Moss Vale: Southern Highlands fastest growing suburb, population forecast to grow 22% by 2041
- + **Rent: \$310,000 pa* + GST**

Young NSW
24 Zouch St (Olympic Hwy)

- + Brand new 10 year lease to 2034
- + New re-branding upgrade due in 2026
- + Tenant pays outgoings inc land tax
- + Strategic 2,023sqm* corner site, metres from McDonald’s
- + Young: fast food spending accounts for 35% of the regions total expenditure
- + **Rent: \$250,000 pa* + GST**



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Beau Coulter 0413 839 898



Investment Portfolio Auction
To be sold individually
10:30am AEDT
Tuesday 29 October
Sydney Opera House

*Approx

“Dominant Metro Retail Precinct”



Prime Metro Brisbane Investment Fully Leased Retail Complex

Browns Plains (Brisbane) QLD
25-29 Eastern Road

Diversified and complementary income stream with attractive CPI, fixed 3% & 4% annual rent reviews

19 important on-title car spaces

Net Income: \$298,327 pa* + GST

- + Prime 442sqm* complex anchored by global fast food giant Subway
- + Strategic position in tightly held retail precinct, with MTA retail spending market of \$141.1 million*
- + High profile 2,055sqm* corner site with 94 metre* dual retail frontage and exposure
- + Logan City: 21km* from Brisbane CBD in booming growth corridor, 48% growth expected by 2041



Contact
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Beau Coulter 0413 839 898
Josh Scapolan 0484 229 829

Investment Portfolio Auction
10:30am AEST
Thursday 31 October
The Hilton, Brisbane

*Approx

World Renowned \$3.95B* Surf Coast



Two Immaculate Investments in Booming Torquay Positioned Between ALDI Supermarket & Bunnings

Torquay VIC
1-2 & 4/10-12 Winki Way

2020 construction, providing maximum depreciation benefits

Investor preferred net leases, tenants pay all usual outgoings

Annual CPI & 4% rent increases

- + High profile showrooms with huge exposure to Surf Coast Highway, the main thoroughfare connecting Torquay to Geelong/Melbourne with 25,500* vehicles passing daily¹
- + Ideally positioned in fast-growing retail precinct, directly adjoining ALDI supermarket and amongst Bunnings, Shell/Mycar, Reece Plumbing, Tyrepower and Torquay Medical Hub
- + Torquay: iconic Australian seaside destination and gateway to the world renowned Great Ocean Road. Booming locale with median house price up 49% to \$1.2 million over past 5 years²
- + Surf Coast Shire: Australia's surfing capital and popular tourist destination with an annual economic output of \$3.95 billion³



- + 7 year net leases to Dec 2027 plus options to 2041
- + Petstock: pet food retail giant with 276 stores across AUS, ASX listed Woolworths recently acquired majority ownership for \$586M
- + Immaculate 1,130sqm* premises across two units inc Petstock showroom and sub lease to Fur Life Vet clinic with rear loading
- + **Net Income: \$252,527 pa* + GST**

- + 5 year net lease to Jun 2027 plus option to 2032
- + Little Starfish Swimmers: leading family operated swim school with significant waiting list
- + Substantial 590sqm* swim school incorporating open plan layout with pool, change rooms, offices and rear roller door for access
- + **Net Income: \$133,449 pa* + GST**

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

*Approx ¹GapMaps ²realestate.com.au ³REMPlan



Brand New Central Coast Childcare Long 15 Year Net Lease to 2039 + Opts



Woongarrah (Central Coast) NSW
96 Mataram Road

Brand new 15 year net lease to
2039 plus two 10 year opts to 2059

Compounding 3% annual rental
increases ensuring growth

Net Income: \$450,800 pa* + GST

- + Brand new purpose-built 92 LDC place centre - offers maximum depreciation allowances
- + Substantial 3,939sqm* landholding in education precinct: 300m* from primary school, 9 schools within 5 minute* drive
- + Experienced operator with proven track record across 21+ centres
- + Strategic location moments from:
 - Lake Haven Shopping Centre
 - Pacific Highway on-ramp
 - Train stn - ideal for Syd commuting

Contact
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Rhys Parker 0451 101 042

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 October
Sydney Opera House

*Approx

New Medical Centre in Hunter Valley Growth Precinct - 10 Year Net Lease



Cessnock (Bellbird) NSW
384 Wollombi Road

10 year net lease to 2031 plus
10 year option to 2041

Compounding fixed 3% annual
rent increases, ensuring growth

Net Income: \$240,399 pa* + GST

- + Reliance Health: multi-disciplinary healthcare provider, multiple locations with 20+ GPs and allied health professionals
- + Net lease, tenant pays all outgoings inc. land tax & management fees
- + High profile main road 1,375sqm* corner landholding, 17 car parks
- + Purpose built facility in 2021 offering depreciation benefits
- + Cessnock: forecast to grow by 72% to 2041, third fastest in NSW

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Investment Portfolio Auction
10:30am AEDT
Tuesday 29 October
Sydney Opera House

*Approx



Premium Tyre & Auto Investment 5 Year Net Lease to Global Giant



East Wagga Wagga NSW
3-7 Jones Street

- + Bridgestone Australia: wholly-owned subsidiary of Tokyo-listed Bridgestone Corporation with market cap of AUD \$42.6B*
- + Substantial 12,734sqm* site with 'General Industrial' zoning
- + Impressive 2,140sqm* NLA industrial facility with only 17% site coverage
- + Longstanding tenant in occupation for 20+ years

5 year lease to December 2027 plus option to 2032

Tenant pays all usual outgoings including land tax

Greater of CPI or 3.5% annual inc
Net Income: \$233,025 pa* + GST¹

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 29 October
Sydney Opera House

*Approx ¹as at December 2024

High Yield Retail Freehold Investment Two National ASX Giant Tenants



Tumut NSW
36 Merivale St & 25 Russell St

- + BWS: leading liquor brand of ASX tenant Endeavour Group, boasting 1,400+ stores¹
- + The Reject Shop: ASX tenant, \$852.7m* in sales, over 330 stores and 6,000 staff²
- + Adjacent Coles Supermarket and surrounded by national brands
- + Tumut: strategic midpoint between Sydney & Melbourne & gateway to the Snowy Region

BWS on renewed 5 year lease to July 2029 plus options to 2044

The Reject Shop on renewed 5 year lease to November 2028

Net Income: \$222,718 pa* + GST

Contact
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Rhys Parker 0451 101 042

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 October
Sydney Opera House

*Approx ¹bws.com.au
²therejectshop.com.a



Rare Affordable Childcare Investment 10 Year Net Lease to National Tenant



Budgewoi (Central Coast) NSW
1-3 Scenic Circle

- + Milestones ELC: Affinity Education group with 225+ centres nationally
- + 100% occupancy with strong waiting list
- + Dominant 46 place purpose-built centre on huge 1,820sqm* landholding
- + Above average 0-4 year olds in high-demand, undersupplied childcare area

Recent 10 year net lease to 2032 plus two 10 year options to 2052
Compounding 3.5% annual rent increases

Net Income: \$151,683 pa* + GST

Contact
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Investment Portfolio Auction
10:30am AEDT
Tuesday 29 October
Sydney Opera House

*Approx

Estate Realisation Sale – Must Be Sold Freestanding Essential Service Centre



Wisemans Ferry (Hornsby Shire) NSW, 5557 Old Northern Road

- + 100% leased with long term anchor tenants including supermarket and pharmacy
- + Boasting 6 commercial and 2 residential tenants, several in occupation 15+ years
- + Gateway position in key tourism & leisure precinct, near Hawkesbury River Ferry operating 24/7
- + Part deceased estate sale - must be sold

Substantial 2,473sqm* freehold offering 29 on-site car spaces
Essential service commercial hub for surrounding residents and tourists

Net Income: \$164,731 pa* + GST

Contact
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Flynn McFall 0481 187 191
Luke Easton 0472 546 001

Investment Portfolio Auction
10:30am AEDT
Tuesday 29 October
Sydney Opera House

*Approx



Gold Coast Fast Food & Convenience Centre 9.72* Year WALE - Landmark Opportunity

Molendinar (Gold Coast) QLD
533 & 539 Southport Nerang Rd

Brand new construction in 2024
– maximum depreciation

Annual CPI or fixed rent
reviews across all tenancies

Net Income: \$834,694 pa* + GST

- + Expansive 7,292sqm* site with 234m* frontage to 37,500+* vehicles passing daily¹
- + Exceptional tenancy profile to fast food, liquor, fuel, medical and retail tenants
- + 79% of income secured by ASX, national or essential service tenants
- + Gold Coast: one of Australia's fastest growing cities forecast to grow to over 1 million* by 2050²

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Investment Portfolio Auction
10:30am AEST
Thursday 31 October
The Hilton, Brisbane

*Approx ¹Gapmaps ²City of Gold Coast

Proven Coles Liquor Investment Landmark 3,532sqm* Landholding

Toowoomba QLD
135 Herries Street

15 year lease to 2027 plus
options to 2067

Coles Group Limited (ASX:COL)
employ over 120,000 staff with a
market cap of \$24.68 billion*

Net Income: \$359,433 pa* + GST

- + Includes First Choice Liquor Market & Portadown Hotel plus 57 car parks
- + Rapidly growing Toowoomba: 235,000 residents forecast by 2050
- + 3 street frontages, high exposure and excellent accessibility
- + Convenient location near Officeworks & IGA Supermarket
- + Landlord friendly net lease, tenant pays outgoings excluding land tax



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Investment Portfolio Auction
10:30am AEST
Thursday 31 October
The Hilton, Brisbane

*Approx



Foodworks Retail Centre – 10 Yr Lease High Exposure 9,015sqm* Hwy Site



Withcott (Toowoomba) QLD
656 Toowoomba Connection Rd

Secure WALE - 5.36* years
Outstanding rental provisions –
forecast 14% increase by July 2025
59% of income underpinned by
supermarket & medical tenants
Net Income: \$279,013 pa* + GST
\$318,220 pa* as at July 2025

- + Anchored by a new 10 year lease to Foodworks to 2034 plus options to 2044
- + Foodworks: Australia's second largest independent supermarket with \$1.35 billion* in annual sales
- + Impressive 1,297sqm* NLA centre with recent upgrades
- + Withcott: located 5km* from the Toowoomba CBD in a booming growth region

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Investment Portfolio Auction
10:30am AEST
Thursday 31 October
The Hilton, Brisbane

*Approx

Rare Triple Net Lease to 2029 Plus Options Leading National Childcare Operator



Manunda (Cairns) QLD
160-162 Hoare Street

Renewed lease to June 2029
plus 2 x 5 year options to 2039
Established 68 LDC place centre
Tenant pays all outgoings incl
land tax & capex (structural)
Net Income: \$175,026 pa* + GST

- + Goodstart EL: Australia's largest early education provider with 660 centres nationally
- + Greater of CPI or 2.5% pa reviews with ratchets, assuring growth
- + Recent \$200k tenant funded renovations including roof, fencing and full repaint
- + Cairns: gateway to Australia's Great Barrier Reef, economic output of \$10.25 billion and supporting 87,392 local population

Contact
Craig Chapman 0427 110 132
Neville Smith 0400 068 205
Fin Hume 0488 008 975

Investment Portfolio Auction
10:30am AEST
Thursday 31 October
The Hilton, Brisbane



Government Anchored Investment Circa 8% Yield Anticipated

 Queensland Government
Department of Transport and Main Roads

Kingaroy QLD
18 Alford Street


4 year lease plus options to 2030
to Queensland Government

1,012sqm* freehold CBD site

Landlord-favourable pa reviews

Net Income: \$113,316 pa* + GST

- + Supported by brand new 3 & 5 yr leases to 3 long-term retail tenants
- + Established 954sqm* NLA building with recent \$700k government funded internal fit-out
- + Positioned opposite Kingaroy Shoppingworld and in close proximity of national retailers KFC, McDonald's, ALDI & Hungry Jack's
- + Sth Burnett Region: a key growth corridor of QLD with a diversified economy boasting a GRP of \$2.11B

 **Contact**
Fin Hume 0488 008 975
Craig Chapman 0427 110 132

 **Investment Portfolio Auction**
10:30am AEST
Thursday 31 October
The Hilton, Brisbane

*Approx

Newly Constructed Freehold Apartment Complex Thriving SEQ Lifestyle Location

Wellington Point (Brisbane) QLD
1 Harris Street


Strong history of occupancy


Significant depreciation benefits

921sqm* freehold landholding

Approved for short and long-term letting

- + Strategic investment, heavily under-supplied residential catchment
- + Impressive 650sqm* NLA residential apartment block featuring 11 self-contained one-bedroom units
- + Immaculately constructed, fully furnished modern complex with newly installed lift
- + Wellington Point: median residential sale price increased by 23.86% in the last 12 months

 **Contact**
Andrew Havig 0478 010 990
Josh Scapolan 0484 229 829
Fin Hume 0488 008 975

 **For Sale by Expressions of Interest**
Closing 3pm AEST
Wednesday 23 October 2024

*Approx



*Outline/Boundaries Indicative Only



*Outline/Boundaries Indicative Only



New 8 Year Lease to 2032 + Option to 2036 Lease to Minister for Infrastructure and Transport

Cumberland Park (Adelaide) SA
1/448-452 Goodwood Road

New 8 year South Australian
Government lease to 2032 plus
option to 2036

Fixed 3% annual rent increases

Net Income: \$71,350 pa* + GST

+ Minister for Infrastructure and
Transport: operating budget
exceeding \$1.1 billion* with more
than 3,000 employees

+ New 2024 construction, adjacent
to Hungry Jack's, BWS & Ampol

+ Cumberland Park: inner city
suburb 4km* from Adelaide CBD,
7.8% increase in median house
price over past year

Contact
Shaun Venables 0411 860 865
David Napoleone 0417 308 067
RLA 327401

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

*Approx

5,064sqm* Trophy Auto Dealership Future Development Opportunity

Bendigo VIC
185-195 High St (Midland Hwy)

2 year lease to 2025 plus options
to 2031

Premium Commercial 1 Zoning
providing flexibility in retail, LFR,
fast food & convenience retail etc

Net Income: \$321,702 pa* + GST

+ Huge 5,064sqm* corner site, with
triple street frontages with a
combined frontage of 214 metres*

+ Tenants pay all usual outgoings

+ Midland Highway servicing
over 30,000* vehicles per day

+ 1,536sqm* freestanding
dealership inc showroom, offices,
service centre and car wash

+ Bendigo: population forecast to
grow to 155,000 by 2036



Contact
Jamie Perlinger 0413 860 315
David Napoleone 0417 308 067

For Sale by
Expressions of Interest
Closing 4pm AEDT
Thursday 7 November 2024

*Approx



Capital Intensive Tenant Fit-Out



Premier Metro Supermarket & Liquor Long 15 Year Lease to 2038 + Opts to 2053



Blackburn (Melbourne) VIC
B1/162 Whitehorse Road

15 year lease to September 2038
plus options to 2053

Fixed 3.5% annual rent increases

Tenant pays usual outgoings

Net Income: \$309,525 pa* + GST

- + Jefferies: successful three-decade high-end supermarket operator
- + 1,009sqm* A-grade supermarket and liquor premises with 45 car spaces on-title
- + Strategic captive customer position: anchoring 100% occupied 'Pace of Blackburn' commercial precinct and 289 sold apartments
- + Blackburn: affluent metro suburb with 25% estimated population growth by 2031



Contact
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Romanor Falconer 0413 830 808
Shaun Venables 0411 860 865



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

*Approx

Strategic Childcare Centre Investment in Booming Growth Location



Strathfieldsaye (Bendigo) VIC
11-15 Apsley Street

15 year lease to 2034 plus
options to 2049

Fixed annual 3% increases

As new 114 LDC place centre
(2019) with depreciation benefits
Net Income: \$297,371 pa* + GST¹

- + Brady Bunch Early Learning: successful private operator with a network of 7 centres including 3 local sister locations
- + 2,725sqm* site, centrally located within 150m* of two primary schools and IGA shopping centre
- + Strathfieldsaye: a rapid growth area of Bendigo, projected for 125% growth, with the population reaching 17,500+ by 2046²



Contact
Natalie Couper 0413 856 983
Raoul Holderhead 0413 860 304



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

*Approx ¹Nov 2024
²Forecast.id.com.au



Longstanding Vet Hospital Over 30+ Years 20 Year Lease - Greencross Vets: 170+ Sites



Williamstown (Melbourne) VIC
137 Railway Place

- + Greencross Vets: Australia's largest vet provider, wholly owned by TPG Group (NASDAQ:TPG), \$229B* in assets & 300+ companies
- + Refurbished 650sqm* vet hospital inc pharmacy, theatre, X-Ray & lab
- + Key 476sqm* C1Z landholding with prime 31m* frontage & future development potential (STCA)
- + Williamstown: 8km* from Melb. CBD, home to 11,759 residents, median house price of \$1.595M

Contact
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Shaun Venables 0411 860 865
Sam Mercuri 0413 830 709

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

*Approx

Extended 20 year lease to 2029 plus option to 2034

Fixed 3.5% annual rent increases

Tenant pays usual outgoings

Net Income: \$215,798 pa* + GST

Trophy Automotive Freehold Investment Renewed 5 Year Lease to Dec 2028



Bendigo VIC
169-171 High St (Midland Hwy)

- + JAX Tyres & Auto: market leader with 90 stores nationally, wholly owned entity of Hankook Tire (KRX Listed) market cap of \$5.93B
- + Important 1,035sqm* Hwy site with 30,000* vehicles passing daily
- + Prime position within Bendigo's automotive precinct with Nissan, Jeep, Mazda & Repco within 800m*
- + Bendigo: Victoria's largest inland city with population forecast to grow to 172,239 by 2046²

Contact
Jamie Perlinger 0413 860 315
David Napoleone 0417 308 067

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

*Approx ¹As at December 2024 assuming 3% CPI review ²forecast.id

Renewed 5 year lease to 2028 plus options to 2043

Favourable annual CPI reviews

Tenant pays all usual outgoings

Net Income: \$119,070 pa* + GST¹



Dulux: In Occupation 25+ Years Renewed 5 Year Net Lease Inc Land Tax



Frankston (Melbourne) VIC
64 Dandenong Road West

Renewed 5 year net lease to 2029 plus option to 2034
Fixed 3.5% annual rent increases
Tenant pays 100% of outgoings including land tax
Net Income: \$101,870 pa* + GST

- + Dulux Group: Aus's largest paint company \$1.307b revenue 23/24¹
- + Nippon Paint Holdings Co., Ltd: \$2.14 trillion (\$21.6b AUD) Tokyo SE listed company, purchased Dulux in 2019 for \$3.8 billion*²
- + Versatile 425sqm* premises, important 20 on-site car spaces
- + Prime corner with 14,000 VPD³
- + Frankston: capital of Mornington Peninsula, eco output of \$14.2B⁴

Contact
Matthew Wright 0458 290 588
David Napoleone 0417 308 067
Raoul Holderhead 0413 860 304

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

¹Approx ²Ibisworld ³AFR ⁴Gapmaps ⁵REMPlan

Metro Freehold Cnr Medical Investment Longstanding Pharmacy On-Site 60+ Yrs



Dandenong North VIC
68 Menzies Av & 28A Curtin Cr

Lyndale Pharmacy: 7 year lease plus options to 2047
Coin Laundry: New 5 year lease plus options to 2037
Fixed 3% annual rent increases
Net Income: \$95,069 pa* + GST

- + Lyndale Pharmacy: leading local provider servicing community since 1960's
- + 215sqm* cnr site with 40m* triple street frontage & ROW access
- + Landlord preferred net lease terms with tenants responsible for all usual outgoings
- + Greater Dandenong: 30km* from Melbourne CBD, home to 163,000+ residents and an annual economic output of \$58.23B¹

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

*Approx ¹REMPlan



Brand New Childcare Investment Leased to 2039 + Options to 2059

Hilbert (Perth) WA
26 Harness St

Fixed 3% annual rent increases

Tenant pays all usual
outgoings including land tax &
management fees as per lease

Net Income: \$338,000 pa* + GST

- + Little Learners Place: leading WA operator with 7 centres and expanding
- + Brand new 104 LDC place centre offering significant depreciation benefits
- + Large 2,485sqm* site positioned, 50m* from Coles owned future neighborhood shopping centre site
- + Hilbert: one of Armadale's fastest growing suburbs, 30km* from Perth



Contact
Christopher Carcione 0415 393 082
Richard Giorgi 0468 697 093
Natalie Couper 0413 856 983

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

*Approx

New 'Vinnies' Investment | WA Growth Corridor Location | 8 Year Lease - Est 1833 With 628 Stores

Australind (Bunbury) WA
15 Antlia Way

8 year lease to December 2029
plus options to 2035

Fixed 3% annual rent increases

Tenant pays outgoings
including land tax

Net Income: \$166,900 pa* + GST

- + St. Vincent De Paul Society: est. 1833, active in over 150 countries worldwide & 628 stores in Aus
- + 1,551sqm* freehold landholding with dominant 40m* frontage
- + Impressive 700sqm* showroom neighbouring Bunnings, Supercheap Auto, 7-Eleven, Hungry Jack's and Salvos
- + Australind WA: Median house prices surged over 20% in the last 12 months

Contact
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Romanor Falconer 0413 830 808
Rob Selid 0412 198 294

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

*Approx

Q&A

with David Napoleone

SENIOR SALES EXECUTIVE

David's real estate journey began with a fortuitous encounter and evolved into a distinguished career with notable achievements. In this Q&A, David reflects on his first transaction, his decision to join Burgess Rawson, and his deep interest in heritage properties.

Can you walk us through your first-ever transaction?

My first transaction was a residential property in Templestowe that had passed in at auction and remained on the market for quite some time. I was a sales cadet working with one of the top agents at Barry Plant. My main responsibility was booking appraisals, and I became known as the "connector" due to the 100+ calls I made daily.

By chance, I connected with a potential buyer and quickly realised that the Templestowe property would be a perfect fit for them. After arranging an inspection, I successfully closed my first deal. This experience taught me the value of persistence and the rewards that come from mastering phone prospecting.

What led you to make the decision to join Burgess Rawson, what was the appeal?

As I had already been in commercial property for four years by that point, I knew all about Burgess Rawson. The appeal for me to join was the national network and the opportunities the company would be able to offer.

In my view, I was moving from the A-League to the Premier League.

You've become known as the key expert in heritage property transactions. How did you develop this niche, and what drew you to this area of expertise?

My journey into the Place of Worship sector began unexpectedly. I had contacted someone who no longer worked at the company I was calling, but they mentioned they managed property for the Uniting Church. This serendipitous conversation led to my first listing in the sector. Over time, I gained extensive experience with church sales and expanded my expertise to include properties for other religious groups and private individuals.

My passion for heritage properties was inspired by my father who still owns my grandfather's Fitzroy property, a former post-war boarding house for Italian migrants that introduced me to the sector.

I enjoy uncovering the unique histories of these properties and exploring their potential future.

Many church sites, for example, lack heritage overlays, making them viable for development. Over the years, I have built a strong foundation in assessing development feasibilities and continue to find great value in these distinctive assets.

How does taking a hands-on approach with clients enhance your work, and what benefits have you observed?

Conducting the research and having a strong market knowledge gives an agent the ability to provide insights to unlock value. Whether there is upside in a lease agreement or value-add potential in the years

“I believe that truly understanding a client's requirements is crucial to any business relationship, and that authenticity is the foundation for success.”

to come, a complete understanding of the asset and sector is crucial to achieving the maximum results for our clients.

What strategies would you recommend for those just starting in real estate to build strong client relationships?

I began my career in residential real estate with no prior experience in sales or property, but quickly learned by asking questions during phone calls.

I realised that you don't know what you don't know, and making a high volume of calls and prospecting clients was the fastest way to build knowledge, develop a database, and, importantly, achieve results.

Can you describe your first listing and its impact on your career path?

My first listing, back in 2015, was a house on Corsican Avenue, Doncaster East. I still remember the effort I put into building a genuine connection with the elderly owner, who was ready to downsize.

We spent time talking about his late wife, his children, his grandchildren, and even his favourite holiday destinations. That personal touch made all the difference when he was ready to sell, I was the one he trusted to handle the listing, without any competition. This experience taught me that authentic relationships are the foundation of success in real estate.





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

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