

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES



Spot On:

Why pet care assets are redefining retail.



SEASON'S GREETINGS

The whole team at Burgess Rawson wish you and your family a safe and happy festive season, and look forward to working with you in 2025.

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

Welcome



Darren Beehag
Partner

 [DARREN.BEEHAG](https://www.linkedin.com/in/darren.beehag)

Season's Greetings!

As we wrap up 2024 with our final edition of Portfolio, we celebrate a year of outstanding achievements. It's been an incredible journey filled with exceptional deals and record-breaking moments, capped off by our latest Portfolio Auction, one of the largest in two years, where we achieved over \$112 million in transactions.

This edition delves into the booming sectors that make Australia a magnet for investment. We spotlight the rapidly expanding pet industry, supported by nearly 29 million pets in Australia, including 6.4 million pet dogs, a testament to Australians' deep connection with their companions. We also explore the tourism industry's resurgence, capturing global attention and sparking steady investor interest.

We also look to the future, with a feature on the next generation set to inherit a staggering \$3.5 trillion in wealth,

highlighting the upcoming opportunities for long-term property investment.

At Burgess Rawson, we are not only meeting market demands, we are leading the way. Our Portfolio Auction events are a testament to our market dominance, with properties averaging just 31 days on the market, compared to the industry standard of 59 days.

We consistently exceed expectations, setting the pace and creating performance benchmarks that others strive to match. These results speak for themselves, reinforcing our reputation as Australia's foremost commercial real estate agency. We owe this success to the trust and partnership of our valued clients, and we look forward to continuing to deliver exceptional outcomes together.

Thank you for being a part of this remarkable year with us. Wishing you a joyful holiday season and a prosperous New Year.



Portfolio Team

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

BURGESSRAWSON.COM.AU

Burgess Rawson's Portfolio Magazine requires a creative collective committed to producing a premium property publication that people just won't want to put down.

Our diverse and forward-thinking Portfolio Team is drawn from Burgess Rawson's offices across Australia, working collaboratively and each contributing their unique skill set to bring you a magazine we're proud to call our own.

All areas and figures displayed in this magazine are approx only. All precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the Vendor or Agents. The Retail Leases Act 2003 may apply.

In the spirit of reconciliation, Burgess Rawson acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.



Spot On:

Why pet care assets are redefining retail.

Australia's pet industry has established itself as a dynamic and lucrative asset class for commercial property investors, driven by strong consumer demand and the enduring affection people have for their treasured companions.

This burgeoning industry presents a unique opportunity for investors seeking reliable income streams and long-term stability. With an increasing number of veterinary clinics and pet care services establishing their presence across the country, the sector is ripe for investment, promising both resilience and growth.

Now valued at \$14 billion, the thriving pet sector continues to expand, supported by Australia's high ownership rate - one of the highest globally. With a population of 26 million people and nearly 29 million pets, including 6.4 million registered dogs, demand for pet related services has surged in recent years.



According to IBISWorld, the pet industry grew by 4.8% per year on average between 2018 and 2023. Australians collectively spend \$33 billion annually on their pets, with food accounting for over half (51%) of this expenditure, followed by veterinary costs (14%).

For investors, the sector’s resilience and its ability to cater to enduring consumer needs make it a strong candidate for portfolio consideration. The sustained growth in pet ownership and the essential nature of veterinary services contribute to the sector’s attractiveness, offering stability and long-term returns in an increasingly competitive market.

Veterinary clinics and pet supply retailers also frequently occupy large format retail spaces, which are becoming increasingly valuable in the current market.

The tightening of yields in 2024 has highlighted the strong investment potential of the broader pet care sector, encompassing not only veterinary clinics but also pet supply stores and related businesses. Yields for veterinary clinics and similar assets have compressed to 5.94%, down from 6.31% in 2023, reflecting increasing investor confidence.

This yield compression reflects the sector’s increasing value and stable performance, making it a solid option for those seeking steady, long-term returns. This trend is driven by the sector’s resilience, rising demand for pet services and products, and long-term growth potential.

In 2024, Burgess Rawson witnessed strong demand for veterinary assets in particular, pushing yields

to new lows. Everton Park Vet in Queensland sold earlier in the year with a tight 4.7% return, followed by the Pascoe Vale Vet in Victoria, which transacted in June at 4.5%.

The price point for assets in this industry is highly appealing, particularly for first-time commercial property investors. Over the past 24 months, transactions have ranged from as low as \$730,000, with an average sale price of \$2,306,069.

The highest sale in this period was the Westbourne Park Adelaide Vet, leased to Australia and New Zealand’s largest vet group Vet Partners, which sold for \$5.855 million in August 2023. These price points offer flexibility and accessibility, whether investors are looking to make a smaller entry into the market or secure a premium asset. Furthermore, their long term tenancies enhance their appeal as a premium investment option.

As Australians’ attachment to their pets continues to flourish, the pet care industry is expected to maintain strong demand for services, ensuring long-term stability. Veterinary clinics, in particular, are essential businesses that provide reliable tenants and steady cash flow, backed by high occupancy rates and the increasing need for pet healthcare.

For commercial property investors, this translates to a low-risk investment with the potential for strong returns, both in terms of rental income and capital growth. The industry’s resilience, even during economic downturns, makes it a recession-proof ‘essential service’ asset class, offering stability in uncertain markets.

Trusted Pet Brands



Petbarn

Petbarn is part of Greencross Limited, Australasia’s largest integrated consumer facing pet care company. Greencross owns over 130 veterinary practices and over 200 pet specialty stores and achieves annual revenues exceeding \$500 million.



VetPartners

More than 270 clinics across Australia and New Zealand and wholly owned by Swedish private equity group EQT who spent more than \$1 billion in acquiring the chain in 2023.



PETstock

PETstock started back in 1995 in the regional town of Ballarat. Since then, it ballooned to become Australia’s second-biggest pet retailer, with 276 stores. The PETstock annual revenue was \$208.1 million in 2024. Earlier in the year, the Woolworths-PETstock transaction was approved, conditional on the sale of 41 stores and 25 co-located vet clinics.

PetO, founded in 2006, acquired the sites, adding brands Best Friends, Our Vet, My Pet Warehouse and Pet City.



Pets Domain

Pets Domain is a family-owned and Australian-operated business and has grown to include over 50 stores across the Eastern Seaboard and South Australia, with a particular focus on serving regional communities.

Recent Burgess Rawson Vet Sales



**Centenary Heights QLD
Greencross Vets**
Sold: \$2,236,000
Yield: 5.64%



**Pascoe Vale VIC
Pascoe Vale Vet**
Sold: \$1,705,000
Yield: 4.50%



**Everton Park QLD
Everton Park Vet**
Sold: \$1,805,000
Yield: 4.70%



**Derwent Park TAS
Petbarn**
Sold: \$2,725,000
Yield: 5.86%



**Torquay VIC
PETstock & Fur Life**
Sold: 5,050,000
Yield: 5.17%



**Goulburn NSW
Petbarn & Tackle World**
Sold: \$4,200,000
Yield: 5.96%

Leading the Charge

The Power of Burgess Rawson's
Portfolio Campaigns





Burgess Rawson has long been recognised as a distinguished leader in the commercial property market, setting a high standard with innovative strategies that consistently deliver value to clients.

Our ability to connect quality assets with motivated investors has driven impressive results, including a standout metric: recent Real Commercial data shows that properties listed with Burgess Rawson sell in an average of just 31 days, significantly faster than the industry standard of 59 days.

This achievement reflects the effectiveness of our approach, which brings together a powerful combination of auction transparency, strategic marketing, and investor trust to optimise outcomes for sellers and buyers alike.

A key driver of this success is our exclusive Portfolio magazine, Australia's only industry publication of its kind. Published every six weeks, it's eagerly awaited by investors across the country, many of whom rely on it as their primary source of commercial listings. Each issue of Portfolio showcases a meticulously curated selection of high-calibre investments across a range of asset classes and price points.

With every edition, investors view what they consider to be "everything on the market right now," cementing Portfolio as an essential tool that drives investor engagement and loyalty. For many, this magazine is the only place they look, eagerly awaiting each issue as it arrives in their letterboxes.

The strength of Portfolio lies not only in its reach but in the impact of our Portfolio campaigns, which bring a fresh selection of premium investments to market every six weeks.

This frequency and scale are unmatched in the industry, making Burgess Rawson the go-to agency for investors looking for quality opportunities across all commercial asset types.

By combining our unique Investment Portfolio Auction model with tailored Expressions of Interest (EOI) campaigns, we ensure each property is showcased to the right audience with a strategy that suits its unique characteristics. This powerful combination is a major factor behind our impressive 31-day average days on market, as it creates a dynamic marketplace that encourages serious investors to act quickly.

Our auction process itself is a foundation of this success, marked by a high level of transparency that instils confidence among both buyers and sellers.

Burgess Rawson's auctions are conducted with clarity and openness, providing investors with a reliable, competitive platform to secure the properties they desire. Our detailed communication with potential buyers in the lead-up to auction day is a key part of this process, giving them all the information they need to make informed decisions.

This level of transparency and support means that many clients confidently buy properties sight unseen, while others arrive on the day and purchase

assets they hadn't initially considered. By creating an environment where buyers trust the process and feel empowered to act, our auctions often attract spontaneous but well-informed purchases, further contributing to our rapid sales cycle.

In addition to our auctions, our Expressions of Interest campaigns offer sellers a flexible yet powerful alternative for reaching targeted buyers.

This dual approach allows us to tailor the strategy for each asset, optimising its exposure and appeal, whether through the open excitement of auction or the strategic, focused outreach of an EOI campaign. Together, these methods drive significant value for our clients, as evidenced by our outstanding client retention rate of 86%.

At Burgess Rawson, each property is treated as a unique investment opportunity, with a carefully crafted strategy to maximise its market presence and attract the ideal buyer.

This tailored approach, combined with the consistency and quality of our Portfolio magazine, not only strengthens investor engagement but also accelerates sales, maintaining our industry-leading 31-day average days on market.

By delivering exceptional outcomes time and again, Burgess Rawson remains a trusted partner in commercial property, consistently exceeding expectations in a competitive market.

Portfolio Magazine Snapshot



Publication Cycle

6 weeks



Subscribers

22,000+



Readership

34,000

The \$3.5 Trillion Wealth Shift:

A new era of investors
in commercial real estate.



Building wealth for future generations

A wave of affluent young buyers has entered Australia’s commercial property market, leveraging generational wealth, and this trend is set to surge. Abandoning the complexities of residential property, these buyers are drawn to high-quality, strategically located assets that offer stable returns and significant growth potential.

Millennials and Gen Z increasingly recognise commercial real estate as a savvy investment aligning with their financial aspirations and lifestyle choices.

This influx of capital marks a pivotal shift for the sector, enhancing its attractiveness and generating heightened interest in lucrative opportunities.

According to the Australian Financial Review, Millennials and Gen Z are expected to inherit an estimated \$224 billion each year by 2050. The combination of record property prices, superannuation wealth, and fewer heirs will result in a \$3.5 trillion windfall for younger generations, benefiting even less affluent Australians.

The Productivity Commission’s first official study of wealth transfers in Australia projects a fourfold increase in the value of inheritances over the next 30 years. This massive transfer will drive demand for commercial property as younger investors seek to diversify portfolios and capitalise on the long-term stability offered by this asset class.

This unprecedented windfall is set to reshape Australia’s investment landscape, with commercial real estate poised to benefit from the influx of capital and the fresh strategies of a new generation of property owners.

New investors are drawn to the security and long-term returns provided by commercial real estate, particularly in key asset classes such as retail, industrial, and mixed-use developments. The influx of capital from this generational wealth transfer is expected to further reduce transaction times, highlighting the strong appeal of high-quality commercial properties.

As this growing cohort inherits significant wealth, they gravitate towards commercial real estate, recognising its role in providing stability and sustainable returns. Interest in asset classes like healthcare and industrial properties is rising,

positioning the commercial market to benefit from this surge in new capital and changing investment strategies.

This generational wealth transfer is anticipated not only to drive market growth but also to reshape commercial property investments. Younger investors increasingly prioritise sustainable, adaptable, and tech-driven properties, leading to heightened demand for flexible office spaces, eco-friendly industrial facilities, and modern mixed-use developments.

This shift reflects the evolving preferences of a new class of investors who seek to innovate and modernise their portfolios. As these younger individuals take financial control, their investment strategies will transform the market, ensuring that commercial property continues to thrive as a critical component of wealth-building for years to come.

The commercial property market is set not only for growth but also for a transformation, driven by a new generation of investors aiming to align the sector with their values and lifestyle preferences.

Family offices have long been essential in preserving and growing wealth across generations. With the impending multi-trillion dollar wealth transfer, these private entities are poised to play an increasingly important role for young investors.

By focusing on stability, growth, and sustainability, family offices strategically invest in well-established assets leased to trusted brands like Bunnings, McDonald’s, KFC and other high-performing names. These properties, characterised by long-term leases, high occupancy rates, and reliable cash flow, are particularly attractive for building intergenerational wealth.

Family offices also provide essential guidance that empowers younger family members to make informed investment decisions. This often includes prioritising stable, recession-proof assets in sectors such as fast food, early education, healthcare, convenience and large format retail.

As more young investors turn to family offices, they become better equipped to build, preserve, and diversify their wealth, aligning their strategies with personal values and long-term financial goals.

Case Studies

Commercial investments offer solid growth, making them increasingly attractive to family offices and generational wealth funds focused on long-term value and stable returns. With standout resales like Toyota in Echuca, Busy Bees in Carrum Downs, and KFC in Wellington, these high-performing assets across automotive, childcare, and fast food sectors appeal to those seeking dependable, lasting growth for inheritance and legacy planning.



Echuca VIC

Purchased in 2007 for \$2,450,000 on a 5.55% yield, this Toyota dealership in Echuca was resold in 2022 for \$6,100,000 at a 4.55% yield.

This impressive transaction delivered a 149% increase, underscoring the strong appreciation and appeal of automotive assets over time.



Carrum Downs VIC

Originally sold in 2014 for \$3,075,000 on an 8.33% yield, this Busy Bees childcare facility was resold in 2022 for \$5,400,000 on a 5.56% yield.

This transaction reflects a 75% increase, highlighting the strong growth and stability within the childcare investment sector.



Wellington NSW

Purchased in 2016 for \$1,605,000 at a 5.49% yield, this KFC in Wellington was resold in 2022 for \$2,600,000 on a 3.88% yield.

This sale delivered a substantial 62% increase over six years, demonstrating the enduring demand for fast food assets and their attractive capital growth.



Tourism Revival Sparks Hotel Boom

Australia's tourism sector is thriving like never before, capturing global attention with its breathtaking landscapes, bustling cities, and rich cultural heritage.

This sustained vibrancy is mirrored in the robust performance of the hotel sector, which continues to flourish amidst rising consumer demand. The resurgence in tourism has led to a striking increase in hotel supply and strong occupancy rates, further boosting the industry's expansion.

With more visitors flocking to Australia, this sector continues to thrive, offering an array of accommodation and venues that cater to the varied needs and preferences of tourists.

This extraordinary growth, achieved against a backdrop of global challenges, underscores the magnetic allure of Australia's diverse attractions, captivating both domestic and international travellers alike.

Australia continues to rate among the top five global destinations for tourism and travel. Tourism Research Australia found there was a staggering 7.2 million international trips to the 'Sunburnt Country', recorded in the year ending March 2024.

The primary driver of this influx was holiday travel, accounting for 2.9 million trips. The Australian Bureau of Statistics further supports this positive trend, reporting that short-term visitor arrivals

increased by 17.3%, reaching 600,780, while short-term resident returns rose by 14.2%, totalling 807,920.

These figures indicate a strong return of both international visitors and Australian residents, contributing to the buoyancy of the hospitality industry. This steady recovery in international arrivals signals a strong and sustained interest in Australia's unique attractions and hospitality.

According to the World Travel & Tourism Council last year, domestic visitors alone set a new record for total spending in Australia, hitting \$146 billion – a new high since 2018.

This upward trend is set to continue, with forecasts predicting spending will reach nearly \$148 billion in 2024 and soar to almost \$180 billion in 2034.

Despite reopening its border later than many other major destinations around the world, in 2023, spending by overseas visitors surged by nearly 195%, ranking Australia 10th globally for growth in international visitor spending. The growing demand for quality accommodation highlights the need for more hotels and resorts, creating lucrative opportunities for investors.

According to IBISWorld, the market size of the Hotels and Resorts industry in Australia, measured by revenue, was a staggering \$1.6 billion in 2023. This represents an impressive 31.4% increase from

the previous year, highlighting the sector's solid recovery and growth potential.

Further supporting this outstanding growth, research by Statista found that as of the first quarter of 2024, there were over 4,870 hotel rooms under construction and due to open in 2024/25. Melbourne accounted for the largest number of new hotel room constructions across the country, with over 1,572 new rooms being added to the city.

Investing in Australia's hotel industry appears to be a strategic move, given the solid recovery and significant growth indicators. The sector's ability to bounce back and thrive amidst global uncertainties demonstrates its resilience and potential for sustainable growth.

In terms of investment, Australia's hotel market is increasingly attracting interest from international investors. The stable economic environment, coupled with the booming tourism sector, makes it a lucrative destination. Investors are not only focusing on established cities like Sydney and Melbourne but also exploring emerging destinations that offer growth potential.

Australia's tourism resurgence will continue to drive the hotel boom, marked by significant increases in visitor numbers, tourism spending, and hotel industry revenue. The country's diverse attractions, resilient tourism demand, and strategic

opportunities for investment make it an ideal destination for travellers and investors alike.

The future of Australia's hotel industry looks promising, with strong growth indicators and numerous opportunities for savvy investors to capitalise on.





December Portfolio Campaign

SYDNEY
10:30AM AEDT
TUESDAY
10 DECEMBER

MELBOURNE
10:30AM AEDT
WEDNESDAY
11 DECEMBER

BRISBANE
10:30AM AEST
THURSDAY
12 DECEMBER

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

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

New Properties For Sale



Pet Supplies

Tenant	Location	State	Income pa	Page
PETstock, Sportspower, Ventoux Cycles & Toyworld	Coffs Harbour	NSW	\$390,156	38
PETstock	Prahran (Melbourne)	VIC	\$217,350	26
PETstock & Mitre 10	Cohuna (Murray Region)	VIC	\$86,145	28
PETstock	Leeton (Riverina)	NSW	\$74,348	28
PETstock & Mitre 10	Barham (Riverina)	NSW	\$61,787	28
PETstock	Gordonvale (Cairns)	QLD	\$40,845	28



Veterinarians

Tenant	Location	State	Income pa	Page
Greencross Vets	West Wollongong	NSW	\$120,239	41
Apiam Animal Health/Fur Life Vet	Echuca	VIC	\$100,000	30
Apiam Animal Health/Fur Life Vet	Deniliquin (Riverina)	NSW	\$79,139	30



Convenience Retail

Tenant	Location	State	Income pa	Page
Ampol	Thornleigh (Sydney)	NSW	\$678,254	36
EG Group/Ampol	Liverpool (Sydney)	NSW	\$410,111	37
Viva Energy/Shell	Launceston	TAS	\$385,112	24
Ampol	Cranbourne North (Melbourne)	VIC	\$329,025	56
Viva Energy/Shell	Glenorchy (Hobart)	TAS	\$264,315	24
Balnarring Motors	Balnarring (Mornington Peninsular)	VIC	\$79,450	63

New Properties For Sale



Industrial

Tenant	Location	State	Income pa	Page
Amazon	West Gosford (Central Coast)	NSW	\$514,565	22
Rangedale Drainage Services	Dandenong South (Melbourne)	VIC	\$300,000	58
Safety Xpress	Port Adelaide (Adelaide)	SA	\$187,000	50
Deluxe Powder Coating	Port Adelaide (Adelaide)	SA	\$167,500	51



Medical & Pharmacy

Tenant	Location	State	Income pa	Page
Ochre Health	Alfredton (Ballarat)	VIC	\$195,531	59
Bundamba Discount Pharmacy	Bundamba (Ipswich)	QLD	\$139,050	46
Romsey Medical	Romsey (Macedon Ranges)	VIC	\$101,950	62
Medical Facility	Concord (Inner West Sydney)	NSW		32



Fast Food

Tenant	Location	State	Income pa	Page
KFC	Clinton (Gladstone)	QLD	\$280,000	43
Banjo's Bakery Cafe	Burpengary (Brisbane)	QLD	\$257,500	44



Supermarket

Tenant	Location	State	Income pa	Page
Ritchies IGA + Liquor	Red Cliffs (Mildura)	VIC	\$487,030	54
The Rochester Hotel	Fitzroy (Melbourne)	VIC	\$180,872	60
IGA + Liquor	Norris Park (North Albury)	NSW	\$164,713	40
BWS	Heathcote	VIC	\$126,740	61



Early Education

Tenant	Location	State	Income pa	Page
Edge Early Learning Childcare	Charnwood (Canberra)	ACT	\$621,402	34
South Perth Early Learning School	South Perth (Perth)	WA	\$523,000	67
Edge Early Learning Childcare	Ngunnawal (Canberra)	ACT	\$494,857	35
Buttercups Childcare	Koondoola (Perth)	WA	\$389,025	68
Newstead Child Care Centre	Newstead (Launceston)	TAS	\$381,600	53
Bluebird Early Learning	Berwick (Melbourne)	VIC	\$342,792	55
Childrens First Early Education	Angel Vale (Adelaide)	SA	\$329,995	49
Advanced Early Learning Centre	Merrylands (Sydney)	NSW	\$320,990	39
Discovery at Play ELC	Vasse (Busselton)	WA	\$249,012	69
Goodstart Early Learning	Highland Park (Gold Coast)	QLD	\$139,243	45
Goodstart Early Learning	Beaudesert	QLD	\$123,195	47



Large Format Retail

Tenant	Location	State	Income pa	Page
Retravision & Ape Escape	Edgewater (Perth)	WA	\$525,716	66
Reading Cinema	Devonport	TAS	\$523,531	52



Retail & Government

Tenant	Location	State	Income pa	Page
CFA District 13 HQ	Chirnside Park (Melbourne)	VIC	\$313,004	57
Westpac	Casino (Northern Rivers)	NSW	\$70,000	42
A-One Barbers	Berwick (Melbourne)	VIC	\$40,098	64
The Wheels Cafe	Berwick (Melbourne)	VIC	\$33,675	65



Irreplaceable Amazon Investment | Key Logistics Distribution Facility

The 4th Most Valuable Company in the World

Amazon: Global Powerhouse Tenant In NSW's Fastest Growing Corridor¹

West Gosford NSW
9 Marstan Close

Brand new 7 year lease to 2030 plus options to 2040
Fixed 3.25% annual rent increases
New state-of-the-art construction, significant depreciation benefits
Net Income: \$514,565 pa* + GST²

- + Amazon: global giant tenant, the 4th largest company in the world. Employing 1.5 million people with a market cap of USD \$2 trillion*
- + Prime 6,008sqm* freehold landholding in sought-after Central Coast industrial precinct
- + Strategic location near Central Coast Highway, Pacific Highway and M1 Pacific Highway which now connects to Sydney (1 hour*) via NorthConnex



Contact
Yosh Mendis 0434 413 188
Rhys Parker 0451 101 042
Zomart He 何梓轩 0488 220 830

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

*Approx ¹Central Coast Regional Plan 2036 ²As at March 2025



Tenant Pays all Outgoings Including Multiple Holding Land Tax

Leases to 2028 & 2032 plus 7 further 10 year options

Annual, fixed compounding 3% rent increases

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

Tenant also responsible for all structural maintenance, repairs and replacement, (including fuel tanks and equipment)

Launceston TAS
69 Wellington St (cnr York St)

- + Prominent 1,980sqm* CBD corner site with over 98 metres* of combined dual frontage
- + Strategic convenience retail location directly opposite Woolworths Supermarket & BWS
- + Launceston: a major administrative and commercial centre of Northern Tasmania with a trade catchment of over 155,000¹
- + **Net Income: \$385,112 pa* + GST**

Glenorchy (Hobart) TAS
418 Main Road (corners Chapel Street and Swallow Parade)

- + Prominent 2,040sqm* corner site with over 105 metres* of combined triple street frontage
- + Highly desirable 'Commercial' zoned freehold site allowing for future value-add, upside or development - STCA
- + Centrally located site opposite Northgate SC with Woolworths, Coles, 45 specialty shops, 843 car spaces & 4.6 million * shoppers annually²
- + Northgate Shopping Centre total trade area catchment 106,000 people², located in the Glenorchy LGA, just 7km* from Hobart³
- + Hobart: Capital of Tasmania with a total population forecast to grow by 15.8% to 292,000 by 2034⁴
- + **Net Income: \$264,315 pa* + GST**



Contact
 Jamie Perlinger 0413 860 315
 David Napoleone 0417 308 067
 Matthew Wright 0458 290 588

Investment Portfolio Auction
 To be sold individually
 10:30am AEDT
 Wednesday 11 December
 Crown Casino, Melbourne

*Approx ¹City of Launceston Prospectus 24/25 ²Vicinity Centres ³Glenorchy City Council ⁴Centre for Population



Woolworths Group Investment 10 Year Lease to 2032, Early Termination at Landlord Discretion Significant Underlying Land Value

Rare High Street Freehold Opportunity With Huge Upside

Prahran VIC
476-478 High Street

10 year lease to 2032

Developers/Owner Occupiers:
Early lease termination if
required, in favour of Landlord
Tenant pays all usual outgoings
Net Income: \$217,350 pa* + GST

- + PETstock: majority owned by Woolworths Group, Aus #1 retailer with sales of \$67.9B* in FY24
- + Impressive rent increases of up to 12% pa, assuring huge rental growth
- + Prime 1,206sqm* corner site with over 98m* of triple street frontage
- + Prahran: affluent inner-city suburb, only 7km* from Melbourne CBD
- + Commercial 1 Zoning allowing multi-storey development (STCA)



Contact
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Justin Kramersh 0460 349 605
David Napoleone 0417 308 067

Investment Portfolio Auction
To be sold individually
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx

National PETstock Portfolio



Leeton NSW



Barham NSW



Cohuna VIC



Gordonvale QLD

Premium Leases to Petstock

PETstock: majority owned by Woolworths Group, Australia's #1 retailer with sales of \$67.9 billion* in FY24

Each property is solely leased to PETstock under a head lease covering the entire site

Attractive 3% rental increases guaranteeing strong growth

Cohuna (Murray Region) VIC
6371 Murray Valley Highway

- + 15 year lease to 2037 plus options to 2051
- + Enormous 10,593sqm* freehold site on major thoroughfare
- + Potential 50% stamp duty savings
- + Murray Region: strong population including 6.2M* visitors annually, injecting \$2.4B* into local economy
- + **Net Income: \$86,145 pa* + GST**

Barham (Riverina) NSW
16 Moulamein Road

- + 15 year lease to 2037 plus options to 2051
- + Expansive 3,365sqm* freehold main road landholding
- + Wide 61 metre* retail frontage
- + Riverina Region: supporting 82,500+ workers and producing a GRP of \$34.4 billion*
- + **Net Income: \$61,787 pa* + GST**

Leeton (Riverina) NSW
27-29 Acacia Avenue West

- + 15 year lease to 2037 plus seven year option to 2044
- + Strategic high exposure 1,834sqm* site
- + Immaculately presented freehold investment
- + Riverina Region: home to NSW's largest inland city, supporting a population of 174,000+
- + **Net Income: \$74,348 pa* + GST**

Gordonvale (Cairns) QLD
12-14 George Street

- + 15 year lease to 2037 plus options to 2047
- + Prime corner landholding with 49 metres* of dual street frontage
- + Cairns: Australia's 5th largest regional city with a rapidly growing population forecast to exceed 265,000 by 2050*
- + **Net Income: \$40,845 pa* + GST**



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

*Approx

Two Freestanding Vets Leased to ASX Listed Apiam Animal Health



Renewed 10 and 7 Year Leases with Fixed 3.5% Annual Increases

Fur Life Vet: a wholly owned subsidiary of the ASX listed Apiam Animal Health Limited, one of Australia’s leading rural veterinary businesses with 78 sites nationally

Landlord favourable Net leases, with Apiam Animal Health Ltd responsible for all outgoings including council rates, building insurance plus single holding land tax

Echuca: renewed 10 year lease to 2034 plus options to 2044

Deniliquin: renewed 7 year lease to 2031 plus options to 2041

Deniliquin NSW
389 Poitiers Street

- + Established clinic for 30+ years
- + Prime 1,765sqm* CBD freehold with ample on-site car parking
- + Coles, IGA, McDonald’s, Harvey Norman, Repco and Deniliquin Health Service all within 550m*
- + Deniliquin: Riverina region an important agricultural centre with 12,000 trade catchment
- + **Net Rent: \$79,139 pa + GST**

Echuca VIC
332 High Street (Northern Highway)

- + High profile 1,101sqm* corner site with 17,600+* vehicles passing daily¹
- + Long established & thriving veterinary practice on-site for over 18 years
- + Well-maintained 333sqm* clinic with reception, radiology, surgery, office rooms and more
- + Located only 200 metres* from the Echuca Regional Hospital, currently undergoing \$15.3 million+ upgrade
- + Echuca: popular Murray River tourist location with a trade catchment of circa 50,000* people plus year-round holiday influx
- + Potential 50% stamp duty savings
- + **Net Rent: \$100,000 pa + GST**

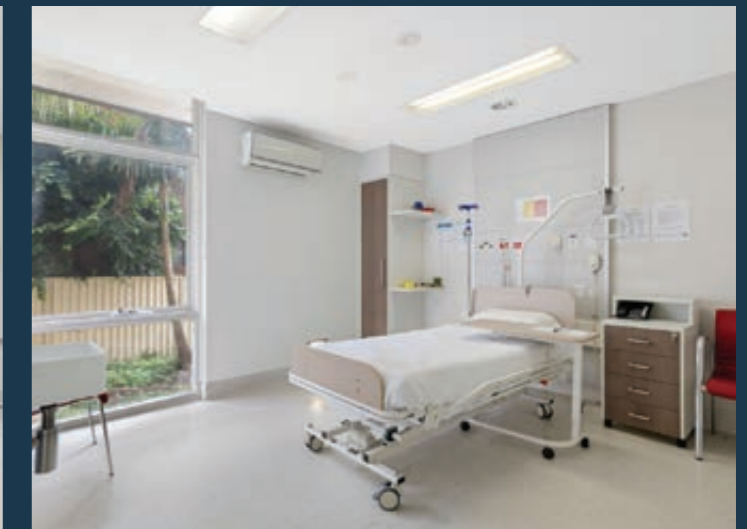


Contact
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Sam Mercuri 0413 830 709
Kieran Bourke 0417 418 007



Investment Portfolio Auction
To be sold individually
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx ¹GapMaps



Generational Inner West Sydney Freehold

Positioned 350m* from Burwood North Metro Station¹

Established 1,748sqm* Medical Facility Irreplaceable Value Upside Opportunity

Concord (Inner West Sydney) NSW, 55-57 Burwood Road

Huge 1,960sqm* landholding

Substantial medical facility offered with vacant possession

R3 Zoning: allowing medium density residential (STCA)

- + 3 level 1,748sqm* private hospital featuring 17 beds & 3 operating theatres
- + Situated less than 350m* from Burwood North Metro Station & close to Burwood Train Station
- + Perfect location in Sydney's Inner West and strategic proximity to the Great Western Highway
- + Concord: popular Canada Bay suburb with LGA population of 94,000+, 15min* drive Sydney CBD

Contact
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Luke Easton 0472 546 001

For Sale by Expressions of Interest
Closing 3pm AEDT
Thursday 5 December 2024

*Approx ¹Under Construction



Exceptional Childcare Investment with Long-Term Security



Charnwood ACT
35 Lhotsky Street

- + Desirable annual rental increases of 3.5%
- + Established National operator with over 66 centres and pipeline
- + Tenant pays all outgoings, as per lease
- + Close proximity to high quality primary and secondary schools
- + Belconnen is projected to grow by 8.3% by 2041

15 year net lease with options to 2057

Recently constructed 158 place childcare facility

Net Income: \$621,402 pa* + GST

Contact
Guy Randell 0430 272 999
Michael Vanstone 0403 580 528

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

*Approx

Nationally Tenanted Childcare Investment



Ngunnawal ACT
56 Yarrowonga Street

- + Desirable annual rental increases of 3.5%
- + Established National operator with over 66 centres and pipeline
- + Tenant pays all outgoings, as per lease
- + Close proximity to high quality primary and secondary schools
- + Gungahlin is projected to grow by 15% by 2041

15 year net lease with options to 2057

Recently constructed 115-place childcare facility

Net Income: \$494,857 pa* + GST

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

*Approx



ASX Convenience Retail Investment High Profile Major Sydney Arterial



Thornleigh (Sydney) NSW
192-198 Pennant Hills Road

20 year net lease to 2034 plus options to 2054

Tenant pays all usual outgoings as per the lease

Net Income: \$678,254 pa* + GST¹

- + Ampol (ASX:ALD): top 100 ASX listed company with 1,800+ sites & market cap. of \$6.7 billion²
- + High profile 2,840sqm* landholding with enormous 81 metre* frontage
- + Strategic location close to major national brands incl. McDonald's, Bunnings & Woolworths
- + Gateway to M1, servicing NSW's fastest growth corridor between Sydney & Newcastle

Contact
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John Ingui 0486 011 406

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

¹Approx ²March 2025 assuming 2.9% CPI ³Marketindex.com.au

Trophy Western Sydney Convenience Retail Opposite Major Homemaker Centre



Liverpool (Sydney) NSW
53-59 Orange Grove Road

15 year net lease to 2031 plus options to 2041

Tenant pays all usual outgoings as per the lease

Net Income: \$410,111 pa* + GST¹

- + EG Group: multinational fuel and convenience retailer with \$33 billion annual revenue & 6,612+ locations globally²
- + Perfect position directly opposite Harvey Norman, McDonald's, Dan Murphy's & Officeworks
- + Massive 3,780sqm* site with exposure to 41,129 vehicles daily*
- + High growth corridor near new Sydney Airport, population to soar by 40.26% by 2046³

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

¹Approx ²March 2025 assuming 2.9% CPI ³EG Group ⁴Forecast.id



Fully Leased Freehold Investment Epicentre of Thriving Retail Precinct



Coffs Harbour NSW
27-29 Walter Morris Close

100% leased to long established
and proven tenants with tenures
up to 15 years

Massive 3,402sqm* site
Net Income: \$390,156 pa* + GST

- + Market leading brands including Petstock, Toyworld, Sportspower & Ventoux Cycles
- + Easy access with 20 valuable car spaces plus kerbside parking
- + Directly adjacent McDonald's, neighbouring Park Beach Plaza and Pacific Highway
- + Coffs Harbour: high growth population forecast to grow to 106,575 (29%*) by 2041¹

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

*Approx ¹forecast.id

Dominant Sydney Childcare Investment 10 Year Lease to 2031 - 100% Occupancy



Merrylands (Sydney) NSW
368 Merrylands Road

10 + 10 + 10 + 10 to 2061
Recently constructed 80 place
LDC - high depreciation
Full 100% occupancy + waitlist
Net Income: \$320,990 pa* + GST¹

- + 4-mins* to M4 Motorway & 6-mins* to Parramatta CBD
- + Advanced ELC: leading locally dominant multi-centre operator
- + Merrylands: rapidly growing established Sydney suburb, popular among young growing families
- + Ideal childcare location: 21 primary schools within 5 minutes & 32% more under 5 year olds than the Sydney average

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

*Approx ¹As at February 2025



*Outline/Boundaries Indicative Only



*Outline/Boundaries Indicative Only



Affordable Supermarket Freehold Proven Store with Liquor & Fuel



Norris Park (North Albury) NSW
545 Union Road (cnr John Cres)

Renewed 5 year lease plus options through to 2048

Annual CPI rent reviews

Tenant pays all usual outgoings including insurance & land tax

Net Income: \$164,713 pa* + GST

- + Modern 810sqm* supermarket, established 1990, extended 2007 with usual departments incl liquor
- + 2,680sqm* freehold landholding with 106 metre* dual frontage
- + Important 24 on-title car spaces
- + Union Rd, major link connecting North Albury with the Hume Hwy
- + Albury/Wodonga: fast growing population forecast to soar by 24% to more than 120,000 by 2036



Contact
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Geoff Sinclair 0451 462 759



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

*Approx

Veterinary Giant Tenant Investment Prime Freehold Corner Landholding



West Wollongong NSW
424 Crown Street (Princes Hwy)

Long established vet practice with 5 year net lease to 2027

Landlord friendly net lease, tenant pays outgoings, as per lease

Net Income: \$120,239 pa* + GST

- + Greencross Vets: Australia's largest vet provider, wholly owned by TPG Group (NASDAQ:TPG), \$229 billion* in assets & 300+ companies¹
- + Wollongong: NSW's third largest City, expanding coastal catchment population of 220,000+ residents²
- + High profile 614sqm* Princes Highway landholding
- + Substantial veterinary building plus valuable on-site car parking



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

*Approx ¹tpg.com ²forecast.id



Rare Entry Level Freehold Investment Renewed Net Lease to Westpac



Casino (Northern Rivers) NSW
43 Walker St (cnr Barker St)

Renewed 3 year lease to
Westpac plus options to 2033

Landlord friendly net lease, tenant
pays outgoings, as per lease

Net Income: \$70,000 pa* + GST

- + Westpac: top 5 ASX listed banking giant serving 13 million customers, with a market cap of \$110.69B*
- + Compounding fixed 3% annual rental increases, ensuring income growth
- + Substantial 1,144sqm* CBD corner freehold, close to Woolworths & ALDI improved with impressive two storey building with ATM
- + Casino: known as the beef capital of Australia, home to 10,914 residents¹

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

*Approx ¹Census 2016

Brand New Freehold KFC Investment New 12 Year Head Office Lease (ASX: CKF)



Clinton (Gladstone) QLD
20 Ballantine Street

Options through to August 2054

Fixed 3.25% pa rent increases

Collins Foods pays all outgoings
as per the lease

Net Income: \$280,000 pa* + GST

- + Collins Foods: ASX listed fast food giant with 280 KFC stores in AUS and market cap of \$1.06B*
- + Brand new trophy KFC restaurant with dual lane drive-thru, offering outstanding depreciation benefits
- + High-profile 3,076sqm* corner site with dual frontage & 24 car spaces
- + Gladstone: thriving industrial economy with QLD's largest multi-commodity port & a \$5.62B* GRP

Contact
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Josh Scapolan 0484 229 829
Fin Hume 0488 008 975

Investment Portfolio Auction
10:30am AEST
Thursday 12 December
The Hilton, Brisbane

*Approx



Impressive New Freehold Fast Food Investment Prime Position in Retail Epicentre



Burpengary (Brisbane) QLD
148E Station Road

15 year net lease to 2038 plus options to 2058

Tenant responsible for 100% of outgoings including land tax

Net Income: \$257,500 pa* + GST

- + Banjo's Bakery Café: leading operator with 50+ stores nationally
- + Constructed in 2023, offering significant depreciation benefits
- + Expansive 2,612sqm* freehold adjoining McDonald's & 7-Eleven
- + Fixed 3% annual rent increases
- + Burpengary: booming North Brisbane growth corridor located 30km* from the CBD

Contact
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Craig Chapman 0427 110 132

Investment Portfolio Auction
10:30am AEST
Thursday 12 December
The Hilton, Brisbane

*Approx

Affordable Childcare Investment 20 + 10 Year Triple Net Lease to 2050



Highland Park (Gold Coast) QLD
91 - 93 Alexander Drive

Fixed 3% annual rent increases

Triple net lease: tenant pays all outgoings inc insurances, capex (inc structural) & mgmt fees

Net Income: \$139,243 pa* + GST

- + Goodstart: Australia's largest early education provider with over 660 centres nationally
- + Long-established 74 LDC place centre with expansive outdoor play scapes
- + Below market rental with market review every 5 years
- + Gold Coast: world famous location with a Gross Regional Product of \$45.38 billion*

Contact
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Adam Thomas 0418 998 971

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

*Approx



Rare Brand New Freehold Medical Investment 10 Year Net Lease Plus Options to 2044

Bundamba (Ipswich) QLD
47 Hawkins Crescent

New 10 year lease to 2034 plus options to 2044

Tenant responsible for 100% of outgoings including land tax

Net Income: \$139,050 pa* + GST¹

- + Bundamba Discount Pharmacy: leading independent operator with 15+ sites nationally
- + Brand new, max depreciation
- + Expansive 1,681sqm* freehold site with 17 on-site car parks
- + Located in the 350ha* Citiswiv Business Park & opposite Costco, KFC, Banjo's & car wash
- + Ipswich: 8th fastest growing LGA in Australia

Contact
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Investment Portfolio Auction
10:30am AEST
Thursday 12 December
The Hilton, Brisbane

*Approx ¹As at March 2025

Entry-Level Childcare Investment 20 + 10 Year Triple Net Lease to 2051

Beaudesert QLD
17-19 Brisbane St (cnr Jane St)

Fixed 3% annual rent increases

Triple net lease: tenant pays all outgoings inc insurances, capex (inc structural) & mgmt fees

Net Income: \$123,195 pa* + GST

- + Goodstart: Australia's largest early education provider with over 660 centres nationally
- + Prominent corner site with over 74 metres* of street frontage
- + Well-maintained 75 LDC place centre, current rental below market & with market reviews every 5 yrs
- + Beaudesert: booming suburb only 1 hour drive from Brisbane, with a 58% increase in the median house price since June 2020¹

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

*Approx ¹realestate.com.au



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*Outline/Boundaries Indicative Only



Stamp Duty Free Childcare Investment New 15 Year Lease + Options to 2059



Angle Vale (Adelaide) SA
113 Heaslip Road

Fixed 3% annual rent increases
Tenant pays all usual outgoings

New construction offering significant depreciation

Net Income: \$329,995 pa* + GST

- + Children First: established and highly experienced operator with 18 centres nationally
- + Brand new 664sqm* purpose-built centre licensed for 92 LDC places
- + Prominent 2,015sqm* site opposite the Drakes-anchored Angle Vale Village shopping centre
- + City of Playford: one of the state's fastest-growing regions, with the population forecast to increase by 67%, to 183,894 by 2041¹

Contact
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Adam Thomas 0418 998 971
RLA 327401

Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx ¹forecast.id.com.au/playford/



*Facade Impression Only



Stamp Duty Free Investment



Stamp Duty Free Investment

Head Office Lease to Safety Xpress National Safety Equipment Supplier



Port Adelaide SA
1/35 Eastern Parade

- + Safety Xpress: Australia's premier safety equipment supplier, est. 2015 with locations in VIC, NSW, QLD and SA
- + Impressive 1,206sqm* high clearance showroom warehouse incorporating office and amenities
- + New 2024 construction, providing max tax depreciation benefits
- + Port Adelaide: Port City and commercial hub, Adel CBD 14km*

New 4 year lease to September 2028 plus options to 2036

Fixed 3.25% annual rent increases, tenant pays outgoings including management fees

Net Income: \$187,000 pa* + GST



Contact
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Beau Coulter 0413 839 898
RLA 327401



Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx

Brand New 2024 Showroom Warehouse New Lease to Established Tenant



Port Adelaide SA
2/35 Eastern Parade

- + Deluxe Powder Coating: well-established protective metal finishing specialist, in operation 10+ years
- + Prime 1,025sqm* high clearance warehouse with 40ft* container loading capability
- + Unrivalled transport access via Port River Expressway & North-South Motorway
- + Port Adelaide: Port City and commercial hub, Adel CBD 14km*

New 5 year lease to October 2029 plus options to 2034

Fixed 3.5% annual rent increases, tenant pays outgoings including management fees

Net Income: \$167,500 pa* + GST



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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx



Reading Cinema Complex Plus Govt Office

Long Term Tenants, Proven History



Devonport TAS
7-9 Best Street

Reading: 20 year lease to 2029
plus 10 year option to 2039

Annual CPI reviews

Tenants pay usual outgoings

Net Income: \$523,531 pa* + GST

- + Reading: NASDAQ listed business, 61 locations across US, NZ & AUS
- + Modern 3,034sqm* multi-level complex incl 4 screen cinema (801 seats), Govt office plus cafe
- + 2,644sqm* site next to McDonald's, opposite \$55M* Waterfront precinct including Novotel Hotel
- + Devonport: largest North-West Coast city, Tasmania's busiest shipping port & major tourism link, catchment 70,000 within 35km*

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx

High-Performing Childcare Investment within Major School Catchment Area



Newstead (Launceston) TAS
59B Amy Road

Brand new 15 year lease to 2039
plus 2 x 10 year options to 2059

Annual rent reviews to the
greater of CPI or 3%

Tenant pays all outs inc land tax
Net Income: \$381,600 pa* + GST

- + Newstead CCC: privately owned provider operating 20+ years with extensive wait-list
- + Well-maintained 899sqm* childcare facility licensed for 108 LDC places & rated Exceeding under the NQS
- + Significant 5,593sqm* site in strong schooling catchment – 4 schools (1km*) servicing 2,465+ students
- + Newstead: affluent metro suburb, 59.2% median house price growth since Nov 2020¹

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx ¹realestate.com.au



Ritchies IGA Anchored Freehold - High Yield Proven Trader, Huge 5,475sqm* Site



Red Cliffs (Mildura) VIC
1-13, 15 & 17 Ilex Street

- + Ritchies: one of Australia's largest independent supermarket chains, \$1.4 billion* revenue FY24, 29% owned by Metcash
- + Large 5,475sqm* site (two titles), quadruple frontage, 50 car spaces
- + Combined 2,528sqm* complex, which includes busy drive thru liquor plus two retail shops
- + Red Cliffs: 16km* south of Mildura CBD, trade catchment 6,156¹

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx ¹AreaSearch

Ritchies: 14 year lease to 2030 plus 10+10 year options to 2050
Annual CPI reviews plus % rent
Tenants pay usual outgoings
Net Income: \$487,030 pa* + GST

Impressive Childcare Investment 15 Year Net Lease to 2038 + Options



Berwick (Melbourne) VIC
322 Centre Road

- + Bluebird: highly experienced national operator with a network of over 20 centres
- + As new, state-of-the-art facility, licensed for 100 places and offering depreciation benefits
- + Ideally positioned within the Alira Village estate, supported by an IGA Supermarket and both dental and medical centres
- + The City of Casey: population forecast to grow to 504,800 by 2041¹

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx ¹casey.vic.gov.au

Three 10 year options to 2068
Annual rent increases to the greater of CPI or 3%
Tenant pays all out outgoings inc land tax & management fees
Net Income: \$342,792 pa* + GST



Brand New Convenience Retail Investment Long 12 Year Lease to 2036 Plus Options



Cranbourne North (Melbourne)
VIC, 1589 Thompsons Road

- + Jasbe: Est 1988 with 60+ locations across VIC and NSW
- + Strategic key corner position evidenced by Woolworths, Chemist Warehouse, and KFC, Nandos, Harry Brown opening 2025
- + New 2024 construction provides significant tax saving depreciation benefits
- + City of Casey: population forecast to increase 45% (204,677) by 2046

Long 12 year lease to October 2036 + options through to 2056

Fixed 3% annual rent increases, tenant pays usual outgoings

Net Income: \$329,025 pa* + GST

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx

CFA South East HQ Investment Land Rich 6,027sqm* C2Z Landholding



Chirnside Park VIC
272-274 Maroondah Highway

10 year lease to 2029 plus 2 further 5 year options to 2039

Fixed 3% annual rent increases
3.5 Star NABERS Rating

Net Income: \$313,004 pa* + GST

- + CFA: one of world's largest volunteer emergency service & community fire safety organisations protecting 6.3 million Victorians
- + Modern 1,444sqm* facility featuring a state-of-the-art fit-out, inclusive of emergency control rooms
- + Substantial 6,027sqm* C2Z site adjoining LFR precinct underpinned by Bunnings
- + Chirnside Park: 30km* from Melb, 20% population growth by 2046

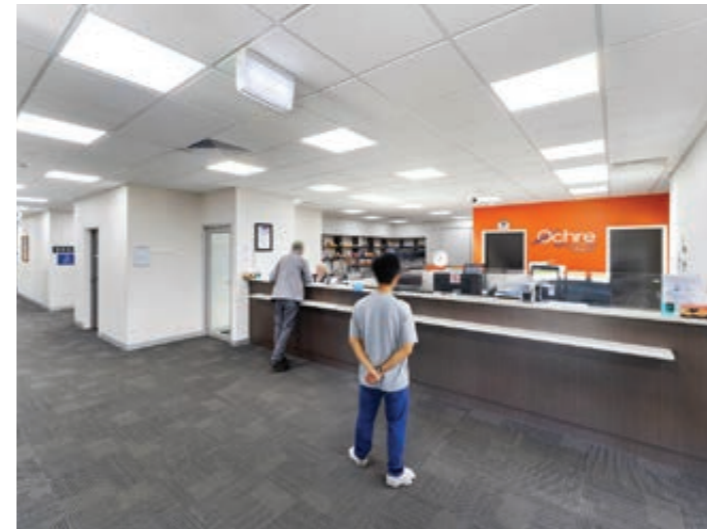
Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx



*Outline/Boundaries Indicative Only



Potential 50% Stamp Duty Saving

New 5 Year Net Lease to 2029 | Industrial Investment in Booming South East



Dandenong South VIC
1 England St (cnr Abbots Rd)

+ Rangedale Group: National drainage services company with 12 locations on the east coast, with over 350 vehicles in the fleet

New 5 year net lease to 2029 plus option to 2034

+ Significant industrial facility of 1,270sqm* including office, warehouse, hardstand & up to 40 cars spaces

Low 33% site coverage

Tenant pays all usual outgoings including land tax

+ Freehold 3,648sqm* Industrial 1 Zoned (IN1Z) site, with favourable dual street access

Net Rent: \$300,000 pa* + GST



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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx

Immaculate Freehold Medical Centre Renewed Lease to National Provider



Alfredton (Ballarat) VIC
19 Leopold Street

+ Ochre Health: est. 2002, leading regional healthcare provider with 65+ locations nationally

Renewed 5 year lease to Nov 2029 plus options to 2049

+ As new 580sqm* clinic including 8 consult rooms, allied health, nursing, treatment and dedicated Ambulance entry

Favourable annual CPI reviews

Tenant pays all usual outgoings including building insurance

+ Significant 2,422sqm* freehold site with 112 metre* frontage and 17 important on-title car spaces

Net Income: \$195,531 pa* + GST

+ Ballarat: population forecast to surge 34.72% to 164,365 by 2046



Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx



*Outline/Boundaries Indicative Only



The Iconic 'Rochester Castle Hotel' Great Operator | Brand New Lease

Fitzroy (Melbourne) VIC
202-204 Johnston Street

New 5 year lease to Aug 2029 plus options to 2049

Fixed 3% annual rent increases

Tenant pays usual outgoings excluding land tax

Net Income: \$180,872 pa* + GST

- + Thriving Fitzroy landmark est 1852
- + Surrounded by several apartment/mixed use projects (1,000+ units)
- + High-profile 412sqm* C1Z cnr site with a combined 46m* frontage
- + Extensive 2 level building with bar, dining area, kitchen, beer garden, event space and outdoor seating
- + Fitzroy: booming inner metro suburb, 1.1km* from the CBD, pop to grow 61.74% by 2046



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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Saving

7 Year Lease to ASX Listed Endeavour Group Australia's Largest Liquor Retailer



Heathcote VIC
61 High Street (Northern Hwy)

Brand new 7 year lease to 2031 plus options to 2071

Fixed 3% annual rent increases

Endeavour Group Limited (ASX:EDV) \$8.5B* market cap
Estimated Income: \$126,740 pa*

- + BWS: one of Australia's most recognised liquor retailers with over 1,400 outlets nationally, part of the ASX listed Endeavour Group
- + Newly upgraded building providing BWS's latest corporate fit-out and design offering significant depreciation benefits
- + High profile 1,014sqm* cnr site, dual bay drive through & 8 car spaces
- + Heathcote: 90min* from Melbourne, with over 300,000 visitors annually

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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx



Potential 50% Stamp Duty Saving

Proven Medical Tenant On-Site 30+ Years Renewed 5 Year Net Lease to 2028



Romsey VIC
99 Main Street

Renewed 5 year net lease to
Romsey Medical to 2028

Fixed 4% annual rent increases
Tenant pays all usual outgoings

Net Income: \$101,950 pa* + GST

- + Romsey Medical: leading Macedon Ranges medical provider trading 30+ years, with a further location in Lancefield
- + Well maintained 451sqm* medical facility offering GP, pathology, podiatry & physiotherapy services
- + Strategic 728sqm* C1Z town centre landholding with ample on-site car spaces, 65m* from IGA
- + Romsey: population forecast to surge 61%+ by 2046¹



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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx ¹Forecast.id



*Outline/Boundaries Indicative Only



Longstanding Peninsula Automotive Investment Court Ordered - Must Be Sold

Balnarring VIC
2994 Frankston-Flinders Road

New 7 year net lease to 2031

Fixed 3% annual rent increases

Tenant pays all usual outgoings

Net Income: \$79,450 pa* + GST

- + Balnarring Motors: longstanding auto business on-site since 1972
- + Prominent 410sqm* building incl retail shop, mechanic workshop with 5 hoists, storage, amenities & drive-through warehouse
- + Expansive 981sqm* landholding, valuable Commercial 2 Zoning
- + Balnarring: Mornington Peninsula coastal destination with a median house price of \$1,320,000¹

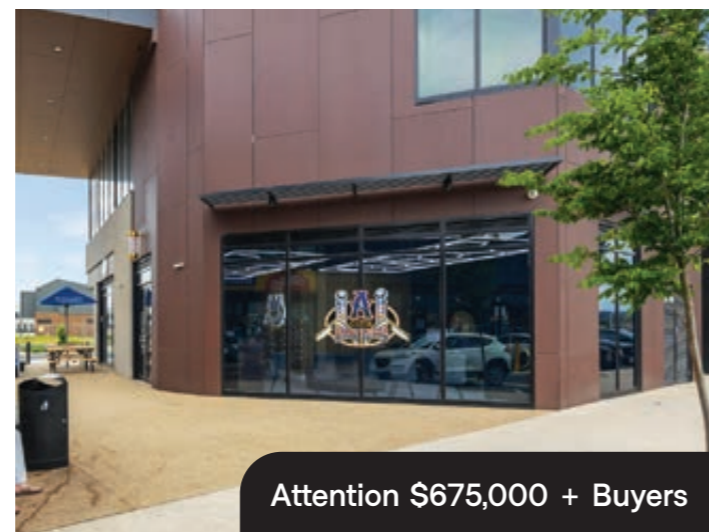


Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx ¹RealEstate.com.au



Attention \$675,000 + Buyers



Attention \$575,000 + Buyers

Long 7 Year Lease to 2031 Plus Option Immaculate Barber Shop Investment



Berwick (Melbourne) VIC
12 Adakite Drive

- + A-One Barber: Established barbershop with two locations and 5 star google reviews
- + Prominent 63sqm* premises in high traffic position opposite IGA Supermarket, childcare, pharmacy, dental and medical
- + Alira Village: fast growing estate in the heart of Berwick
- + City of Casey: population forecast to increase 45% (204,677) by 2046

Long 7 year lease to June 2031 plus option to 2036

Fixed 3% annual rent increases, tenant pays usual outgoings

Net Income: \$40,098 pa* + GST

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx

Long 10 Year Lease to 2034 Plus Options Brand New Cafe Investment

Berwick (Melbourne) VIC
14 Adakite Drive

- + The Wheels Cafe: Modern cafe open 7 days with 5 star google reviews offering dine in, takeaway and catering service
- + Dual fronted 49sqm* premises supported by IGA Supermarket, childcare, pharmacy, medical centre, dental, and laundromat
- + Alira Village: fast growing estate in the heart of Berwick
- + City of Casey: population forecast to increase 45% (204,677) by 2046

Long 10 year net lease to July 2034 plus options to 2044

Fixed 4% annual rent increases
Tenant pays usual outgoings

Net Income: \$33,675 pa* + GST

Contact
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Investment Portfolio Auction
10:30am AEDT
Wednesday 11 December
Crown Casino, Melbourne

*Approx



Ultra Rare Retail Investment in Tightly Held Large Format Precinct



Edgewater (Joondalup) WA
6 The Gateway

7 year leases plus options
CPI & fixed 3.5% annual rent increases
Immaculate 2,705sqm* building
Combined Net Income: \$525,716 pa* + GST

- + RetraVision: leading retailer with 60+ years of experience, operating 22 stores nationally
- + Ape Escape: widely known children's gymnastics & play centre
- + Significant 8,071sqm* landholding fronting Joondalup Drive, surrounded by national tenants including Bunnings, Spotlight, Amart, and other major retailers
- + Joondalup: located in Perth's thriving northern corridor and only 26km* from the CBD

Contact
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Natalie Couper 0413 856 983
Richard Giorgi 0468 697 093

Investment Portfolio Auction
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*Approx

Exceptional Riverside Childcare Investment Highly Sought-After Inner-City Location



South Perth WA
Level 1, 96 Mill Point Road

Brand new lease to 2039 plus options to 2059
Fixed 3.5% annual rent increases
Tenant pays all outgoings incl land tax & management fees
Net Income: \$523,000 pa* + GST

- + South Perth Early Learning School: long-term operator with multiple services across WA
- + As new, inner-city facility licensed for 80 LDC places
- + Strategic position within the South Perth Esplanade retail precinct
- + South Perth: highly sought-after riverside location just 3km* from Perth's CBD, featuring a median house price of \$1,775,000

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*Approx



*Outline/Boundaries Indicative Only



Impressive Childcare Investment New 15 Year Net Lease to 2039 + Options



Koondoola (Perth) WA, 96
Callison Way (cnr Marangaroo Dr)

Three 10-year options to 2069
Fixed 3% annual rent increases
Tenant pays all outgoings incl
land tax and management fees
Net Income: \$389,025 pa* + GST

- + Buttercups: experienced operator with a network of 13 centres
- + High quality 100 LDC place centre offering depreciation benefits plus 22 designated car spaces
- + Prominent 2,202sqm* corner site, with 11,000 vehicles passing daily*
- + The City of Wanneroo: 16km* from the Perth CBD, with a population projected to increase by 85.18%, to 437,016 residents by 2046

Contact
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Adam Thomas 0418 998 971

Investment Portfolio Auction
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Immaculate Childcare Investment Significant Tax Depreciation Benefits



Vasse (Busselton) WA
5 Minion Court

15 year net lease to 2034 plus
an additional option to 2044
Fixed 3% annual rent increases
Tenant pays all outgoings incl
land tax and management fees
Net Income: \$249,012 pa* + GST

- + Discovery At Play: bespoke & boutique WA childcare operator, growing network of 3 locations
- + Immaculate 77 LDC place childcare centre, rated Exceeding under NQF
- + Strategic 1,737sqm* freehold landholding metres from Coles Supermarket & Vasse Village Farmers Market, to open Q4 2024
- + City of Busselton: booming Sth West Region, 41,000+ residents & \$4.6B* annual economic output¹

Contact
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¹REMPlan

Q & A

with Wendy Thomson

GENERAL MANAGER | VICTORIA

As the highly regarded General Manager for Victoria, Wendy is a renowned all-rounder in the property industry, having built an impressive reputation across various real estate sectors. Her expertise spans commercial sales, leasing, and management, excelling in negotiation, strategic thinking, and client relationships. Wendy's dedication to mentoring has significantly shaped the next generation of professionals, while her active involvement with the Australian Academy of Property has played a pivotal role in advancing careers and driving success within the industry.

You've built a reputation as an all-rounder in the property industry. What key skills or areas of expertise do you believe are essential for success in such a diverse field?

Success in the property industry requires a broad skill set that blends technical knowledge with strong interpersonal skills. Understanding the market, whether commercial or residential, is crucial, as are communication and negotiation abilities for securing deals and building relationships.

Having previously run my own agency and consultancy, it's reinforced the value of strategic thinking and problem-solving, especially when navigating challenges. Attention to detail, managing risk, and ensuring compliance are also essential. Staying organised and proactive helps manage diverse portfolios and ensures success.

How has your regional background influenced your approach to real estate?

Coming from a regional background has taught me

not to take "it can't be done" as an answer and to always remain curious. This perspective isn't just beneficial in regional areas but translates across city and metro markets too. Connecting with people on a personal level, understanding their needs, and offering solutions that are practical yet creative is what sets successful professionals apart in any real estate market.

With several decades of experience in the property industry, what are the most significant changes you've witnessed, particularly in regional Victoria?

Regional Victoria has undergone a tremendous transformation over the past 20 years. One of the most notable changes has been the lifestyle shift. People are no longer just escaping the city - they're choosing regional towns for the work-life balance, space, and sense of community they offer. This shift has propelled growth, turning once-quiet towns into vibrant hubs of innovation.

What's exciting is the evolution of these communities, which are not merely replicating urban life but developing their own ecosystems. We now see local entrepreneurs meeting the demand for high-quality goods and services, from gourmet dining to first-class healthcare. Regional areas are emerging as thriving, self-sufficient alternatives to city living.

Regional Victoria, and Australia in fact, has become an attractive market, offering the perfect blend of modern convenience and a community-driven lifestyle. It's an exciting time to be involved in property in these areas, as they redefine themselves in new and exciting ways.

“Staying resilient and thinking strategically helps you stand out in a competitive industry. Cultivating curiosity and embracing challenges will push your career forward, turning obstacles into opportunities.”

What should investors look for?

Regional areas can offer commercial investments at more affordable entry points than metropolitan markets, attracting investors who may not have previously considered commercial properties.

While commercial properties in these areas may come at lower price points, they still offer solid returns. It's crucial, however, to engage a professional property manager familiar with the local market to help maximise rental income and minimise risk.

Post-COVID growth in both population and business activity in regional areas makes now an opportune moment for long-term capital growth. Investors targeting areas with strong infrastructure development, new projects, and a solid local economy are well-positioned to benefit from the rising demand for commercial spaces and the corresponding increase in property values.

Looking ahead, what trends or shifts do you foresee for the future of the property industry?

Regional Victoria continues to attract significant interest from global and national businesses, especially in industries such as manufacturing, agriculture, food production, and solar energy. This influx of investment is driving demand for industrial and commercial properties, as well as for infrastructure to support these growing industries.





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

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