



Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

Wealth You Can Bank On

Backed by bricks, not market swings. When stability matters, investors choose commercial property.

Unbiased market research at your fingertips

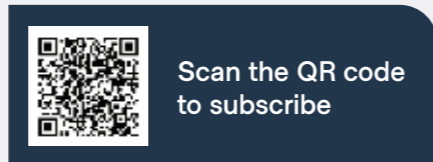
Subscribe to Industry Insights Reports

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

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

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

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



Welcome



Shaun Venables
Partner

SHAUN.VENABLES

Welcome to the May edition of Portfolio Magazine.

We are certainly in an interesting era, where share-market volatility is redefining the backdrop of investment.

We've witnessed a strong shift in buyers moving away from stocks, as recent losses exceeding \$100 billion highlight the growing uncertainty. In stark contrast, our latest Portfolio campaign results were a standout success, with over \$85 million transacted on behalf of our vendors.

This edition features an in-depth look at the growing appeal of branded, essential service real estate as an investment choice. With tenants like Bunnings, 7-Eleven and ALDI offering stability and long-term leases, we continue to connect investors with high demand, profitable opportunities.

It is with great pride we announce the launch of Portfolio SELECT, a curated collection of premium assets chosen for their exceptional value, prime locations, and long-term growth potential.

Each property in Portfolio SELECT represents the best in commercial real estate, providing investors with secure, consistent returns and significant future upside.

We also dive into the growing interest in Tasmania, where we are expanding our presence. The region is emerging as a key focus for local and interstate investors, with exciting opportunities on the horizon.

Lastly, with the upcoming Federal Election, both major parties have pledged increased funding for early education. This commitment is set to further enhance the value of childcare assets, creating attractive opportunities for astute investors.

Looking ahead, essential services continue to offer strong potential, and we remain focused on connecting investors with the best opportunities for sustained success.



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.



Where Value Lives

National tenants. Secure leases. Real returns.
It's beyond property, it's Australia's economic backbone.





SOLD: Hungry Jack's Campellfield VIC

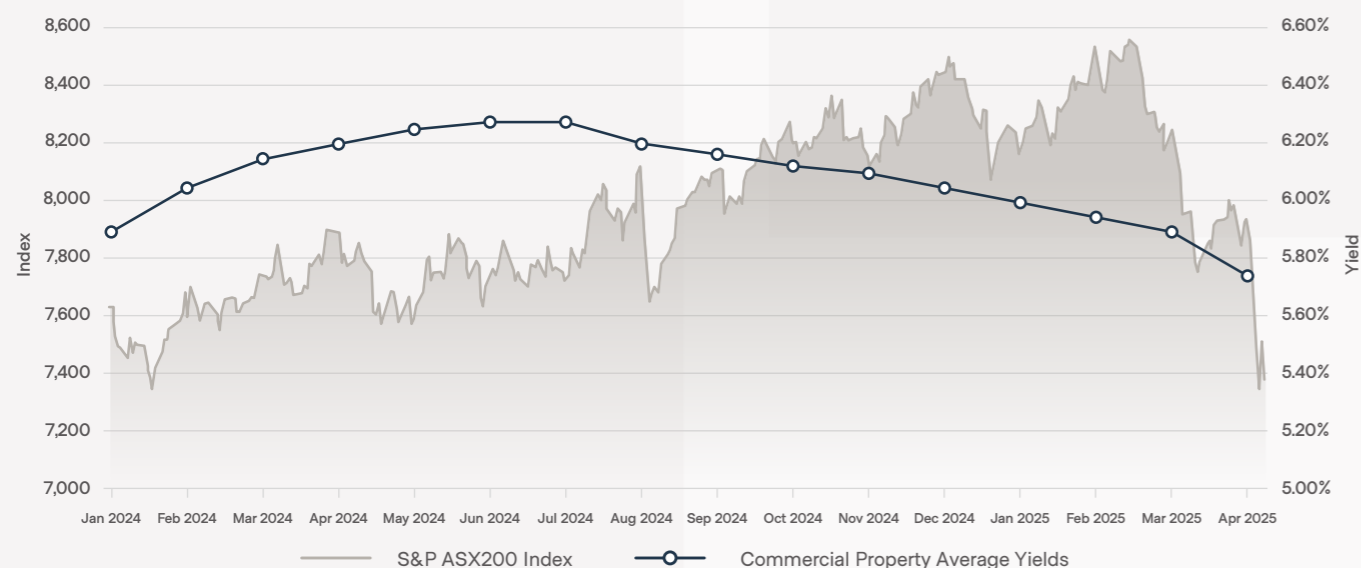
While the ASX continues to ride waves of volatility and global economic headwinds create uncertainty, commercial real estate backed by Australia's most trusted national brands proves its enduring strength.

These properties deliver something increasingly rare in today's investment landscape: reliability. They're income-generating assets anchored by businesses that have become essential parts of our daily lives. As market indices swing unpredictably, investors are turning to these brick-and-mortar investments that consistently deliver real, tangible returns.

Across every corner of Australia, brands like McDonald's, KFC, Hungry Jack's, Bunnings,

ALDI, Chemist Warehouse and 7-Eleven occupy prime retail positions in our cities, suburbs, and regional towns. These businesses are firmly embedded in our daily routines, ensuring the real estate they occupy maintains its value through economic cycles.

McDonald's properties continue to set the gold standard for commercial investment. The global giant has invested over \$1 billion in Australian produce, with plans to open 100 new locations nationwide, a testament to both the brand's strength and the enduring value of its real estate footprint. Similarly, Hungry Jack's reported a remarkable 15% sales increase in 2024 as it continues expanding, while KFC's steady growth reinforces its position as a premium tenant.



SOLD: Sunbury Showrooms Sunbury VIC

“The Reserve Bank of Australia has warned ASX chief executive Helen Lofthouse that it's lost confidence in the exchange's ability to manage critical market infrastructure.”

Australian Financial Review

Recent transactions underline the extraordinary value these properties command. A Hungry Jack's in Campbellfield recently sold for \$5.9 million at an impressive 4.06% yield, while a KFC in Springvale achieved \$4.8 million at a 4.2% return. The competitive bidding for these assets highlights the confidence investors place in the reliable income streams these established brands deliver.

The Large Format Retail (LFR) sector stands as a key pillar of this resilient market, spearheaded by powerhouse brands like Bunnings, Officeworks, The Good Guys, Petstock, and Rebel. These major retailers anchor LFR centres in strategic locations that ensure consistent customer traffic and long-term stability.

This sector continues its impressive trajectory, growing at 3-4% annually with national brands leading the charge. In 2024 alone, LFR generated an astounding \$102.3 billion in retail sales, representing nearly a quarter of all retail activity in Australia.

Institutional investors and REITs have taken notice, with companies like Charter Hall Retail REIT and BWP Trust strategically expanding their portfolios through acquisitions of properties leased to these trusted brands. With limited new supply entering the market and consistent rental growth, these assets remain a cornerstone for investors seeking both stability and performance.

Melbourne-based Kinglake Group exemplifies this trend, having recently acquired the fully-leased Sunbury Showrooms in a circa \$20 million off-market transaction. Anchored by The Good Guys and supported by national tenants including Repco, Total Tools, Petstock, and Worklocker, the centre delivers the long-term income security and tenant quality that discerning investors demand.

Convenience retail continues to show remarkable resilience, with brands like 7-Eleven, United, and On The Run/VIVA Energy leading the sector. 7-Eleven's network of over 750 stores nationwide reinforces its market dominance, while On The Run's innovative one-stop-shop model -

“On April 7, 2025, the current Australian share market experienced its largest one-day decline in nearly five years, with the index shedding over 4% to close at 7,343 points, erasing approximately \$100 billion in value.”



Yosh Mendis
Burgess Rawson
Partner NSW

combining fuel, fast food, groceries and more, has revolutionised the convenience retail experience and created exceptional investment opportunities.

The childcare sector has become particularly significant as we approach the federal election. With both major parties positioning early childhood education as a key policy battleground, childcare assets are capturing increasing investor attention.

The incoming government, regardless of which party wins, is expected to maintain or even expand support for this critical sector, making properties like Goodstart Early Learning in Wavell Heights NSW, which recently sold for \$4.12 million at a tight 3.72% yield, highly strategic acquisitions. These assets are not just backed by current demand but by bipartisan political commitment.

Recent market developments have only strengthened the case for commercial property investment. With the Reserve Bank signaling potential rate cuts in response to cooling inflation and global economic pressures, the property sector stands to benefit significantly.

While the ASX responded with initial enthusiasm to these signals, experienced investors recognise that equities remain vulnerable to international headwinds and profit-taking volatility. In contrast, the steady rental income from national-brand tenants offers protection against these market fluctuations.

At Burgess Rawson, we're at the centre of this market shift, consistently bringing Australia's most recognisable brand-backed properties to market.

Our national Portfolio campaigns serve as a clear indicator of investor sentiment, with thousands of qualified investors participating every six weeks.

The high success rates we achieve reflect both the quality of our offerings and the growing demand for these stable assets.

The trend is unmistakable: investors are seeking security, stability, and dependable income. They're moving capital away from unpredictable equity markets toward investments they can see and understand, properties leased to household names that Australians rely on daily. The activity is genuine, and so is the income these assets generate.

With inflation concerns moderating and interest rate relief potentially on the horizon, essential-service properties will continue delivering the steady returns that investors need. Combined with strong political support, established brands, and long-term leases, these assets represent a clear pathway through economic uncertainty.

Burgess Rawson will continue to lead the charge, connecting buyers with high-quality, brand-backed properties that offer unmatched performance and long-term potential. In a time of economic uncertainty, these are the assets cutting through the noise.

Portfolio 176 Highlights



On The Run (VIVA Energy) Moonee Ponds VIC

Net Income: \$481,734 pa* + GST Page 22



Pets Domain Portland VIC

Net Income: \$119,100 pa* + GST Page 26



Vinnies Portland VIC

Net Income: \$86,400 pa* + GST Page 26



7-Eleven Roselands NSW

Net Income: \$213,042 pa* + GST Page 35



Busy Bees Killarney Heights NSW

Net Income: \$401,833 pa* + GST Page 24



IGA Berwick VIC

Net Income: \$197,131 pa* + GST Page 49

Tasmania Transformed

The Island State's Investment Awakening

Affectionately known as the "Apple Isle," Tasmania has become a key destination for investment in Australia. With strong economic growth, record-breaking retail trade, and a rapidly evolving commercial property market, the state is firmly established as a hotspot for opportunities.

Beyond its natural beauty, Tasmania is earning recognition for its thriving industries, including tourism, food production, clean energy, and technology. The state's commitment to sustainability and green initiatives strengthens its investment appeal, with infrastructure upgrades further supporting growth. This evolution positions Tasmania as a prominent player in Australia's economy.



Tasmania’s economic performance continues to demonstrate resilience, underpinned by strong consumer confidence and steady investment growth. Economic forecasts indicate moderate Gross State Product (GSP) growth of 1.25% in 2024–25 and 2% in 2025–26, yet the state remains ahead of many other regions in overall economic momentum.

Private investment in Tasmania is gaining traction, with \$2.25 billion invested in 2024, a 16.3% increase compared to the previous year. Tasmania’s construction sector has also experienced impressive growth, with engineering construction rising to \$2.38 billion in 2024, marking a 4.9% increase.

This growth signals strong infrastructure development, further reinforcing Tasmania’s appeal as an investment destination.

With a stable economic outlook and key sectors showing sustained growth, Tasmania is cementing its position as an attractive market for investors seeking both security and long-term returns. These figures reflect strong consumer confidence, helping to solidify Tasmania as an attractive destination for investors seeking stability and growth.

Tourism plays a crucial role in Tasmania’s economy, injecting nearly \$4 billion annually and supporting thousands of jobs.

This thriving sector not only drives growth but also enhances the state’s cultural and social fabric.

This positive trend is further boosted by the state’s tourism sector, which has seen a significant rebound, with over 1.3 million international visitors recorded in the past year. As tourism expenditure grows nearly 30% since 2019, Tasmania is attracting increased demand for commercial real estate, particularly in retail, hospitality, and accommodation.

The state’s commercial property market, traditionally driven by “mum and dad” investors, is now seeing a surge in interstate and international capital. Tasmania’s relatively affordable property prices, combined with strong rental yields and growth potential, make it an attractive market for investors. This demand is reflected in recent high-profile property transactions across the state.

As the demand for commercial property services grows, Tasmania’s potential as a premium investment destination is becoming increasingly evident. The state’s combination of economic resilience, growing private investment, and a robust tourism sector provides compelling reasons for investors to look to Tasmania as a prime location for capital appreciation and solid rental returns.

Burgess Rawson Expands Tasmanian Presence

Recognising the continued potential for growth, Burgess Rawson has expanded our presence in Tasmania, positioning ourselves to better serve clients and capitalise on the increasing demand for high-quality assets across the state.

In response to the growing demand for commercial real estate services in Tasmania, we are excited to announce the appointment of leading sales agent, George Wilkinson to help ramp up our operations in this rapidly growing market.

George’s appointment comes as part of our agency’s strategic push to provide expert guidance and tailored solutions to the growing number of investors seeking to capitalise on Tasmania’s vibrant economic industry.

George joins the team with extensive experience in the commercial property sector, bringing deep market knowledge and a proven track record of success. In his new role, George will work closely with Burgess Rawson’s successful partner, Matthew Wright to further strengthen the firm’s ability to deliver outstanding results for our Tasmanian clients.

Together, they will bring a unique blend of expertise and a commitment to driving exceptional outcomes in Tasmania’s growing commercial property market.

Tasmania’s property market has seen a surge in interest from both domestic and international investors, driven by strong economic growth, increasing private investment, and a growing demand for long-term, secure leased assets.

It’s relatively affordable property prices, combined with strong rental yields and ongoing infrastructure development, make it an attractive destination for investors seeking stable returns and steady capital growth.

Through this expansion, Burgess Rawson aims to provide even greater insight and expertise to clients seeking to navigate the transformative Tasmanian market, capitalising on its investment opportunities, and securing long-term success.

“Investors are flocking to Tasmania, recognising its growing commercial property market and strong economic outlook.”



George Wilkinson
Burgess Rawson
Sales Executive

Portfolio 176 Tasmanian Opportunities

Forico Office

Kings Meadows (Launceston) TAS Page 44



Development Site

Hobart TAS Page 28





May Portfolio Campaign

SYDNEY
10:30AM AEST
TUESDAY
13 MAY

MELBOURNE
10:30AM AEST
WEDNESDAY
14 MAY

BRISBANE
10:30AM AEST
THURSDAY
15 MAY

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

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

New Properties For Sale



Multi Tenanted Complex

Tenant	Location	State	Income pa	Page
Iron Knob Square, Chemist Warehouse and Auto One	Fyshwick (Canberra)	ACT	\$948,673	18



Hotel, Accommodation, Liquor and Supermarket

Tenant	Location	State	Income pa	Page
Kooroora Hotel	Mount Buller	VIC	\$491,700	20
Golden City Hotel	Ballarat	VIC	\$388,589	46
Cooma Accommodation	Cooma	NSW	\$317,235	34
IGA + Liquor	Berwick (Melbourne)	VIC	\$197,131	49



Large Format Retail

Tenant	Location	State	Income pa	Page
Pets Domain	Portland	VIC	\$119,100	26
Cheap as Chips	Ararat	VIC	\$162,322	50
Pets Domain	Deniliquin (Echuca)	NSW	\$110,000	37
Vinnies	Portland	VIC	\$86,400	26

New Properties For Sale



Fast Food

Tenant	Location	State	Income pa	Page
KFC	Goulburn	NSW	\$184,533	36
Joya Restaurant	Berwick (Melbourne)	VIC	\$78,999	51
Chichha's	Cobblebank (Melton)	VIC	\$53,625	52
Oz Boys Pizza & Pasta	Boronia (Melbourne)	VIC	\$43,561	53



Convenience Retail

Tenant	Location	State	Income pa	Page
On The Run / Viva Energy	Moonee Ponds (Melbourne)	VIC	\$481,734	22
BP / X Convenience	Valley View (Adelaide)	SA	\$463,709	42
Chevron / Caltex	Crestmead (Brisbane)	QLD	\$338,712	39
7-Eleven	Roselands (Western Sydney)	NSW	\$213,042	35



Office

Tenant	Location	State	Income pa	Page
Forico	Kings Meadows (Launceston)	TAS	\$359,635	44



Industrial

Tenant	Location	State	Income pa	Page
Cobalt Glass	Berkeley Vale (Central Coast)	NSW	\$490,000	30
Vivid Glass	Mount Gambier	SA	\$258,123	43



Early Education

Tenant	Location	State	Income pa	Page
Only About Children	Tarneit (Melbourne)	VIC	\$528,515	45
Una Early Education	Albany Creek	QLD	\$451,340	38
Smartland Early Learning	Port Macquarie	NSW	\$432,000	31
Busy Bees	Killarney Heights (Sydney)	NSW	\$401,833	24
Thrive Early Learning Centre	Blakehurst (Sydney)	NSW	\$359,579	33
G8 Education	Kangaroo Flat (Bendigo)	VIC	\$303,133	47
G8 Education	Carrum (Melbourne)	VIC	\$217,935	48
Goodstart Early Learning	Bray Park (Brisbane)	QLD	\$146,959	40



Medical & Health

Tenant	Location	State	Income pa	Page
Cootamundra Medical Centre, Lavery Pathology and NSW Government	Cootamundra	NSW	\$404,109	32
Medical First Group	Kilcoy	QLD	\$118,450	41



Development Site

Tenant	Location	State	Income pa	Page
Wagner Frame Makers	Hobart	TAS	\$68,829	28



Immaculate 5,068sqm* Facility ASX Listed & National Tenants



Fyshwick (Canberra) ACT
17 Iron Knob Street

Longstanding occupancy history to a strong national tenant profile

Desirable fixed 2.5-4% annual increases ensuring income growth

Net Income: \$948,673 pa* + GST

+ Iron Knob Square: Landmark 10,163sqm* landholding improved by fully leased 5,068sqm* LFR centre anchored by Chemist Warehouse, Auto One & Ten Tops

+ Strategic location next to 'Canberra Outlet Centre' with 120 specialty stores near Bunnings

+ Secure on-grade & underground parking for 150+ cars

+ Fyshwick: 5km from the CBD & 3.5km from Canberra Airport

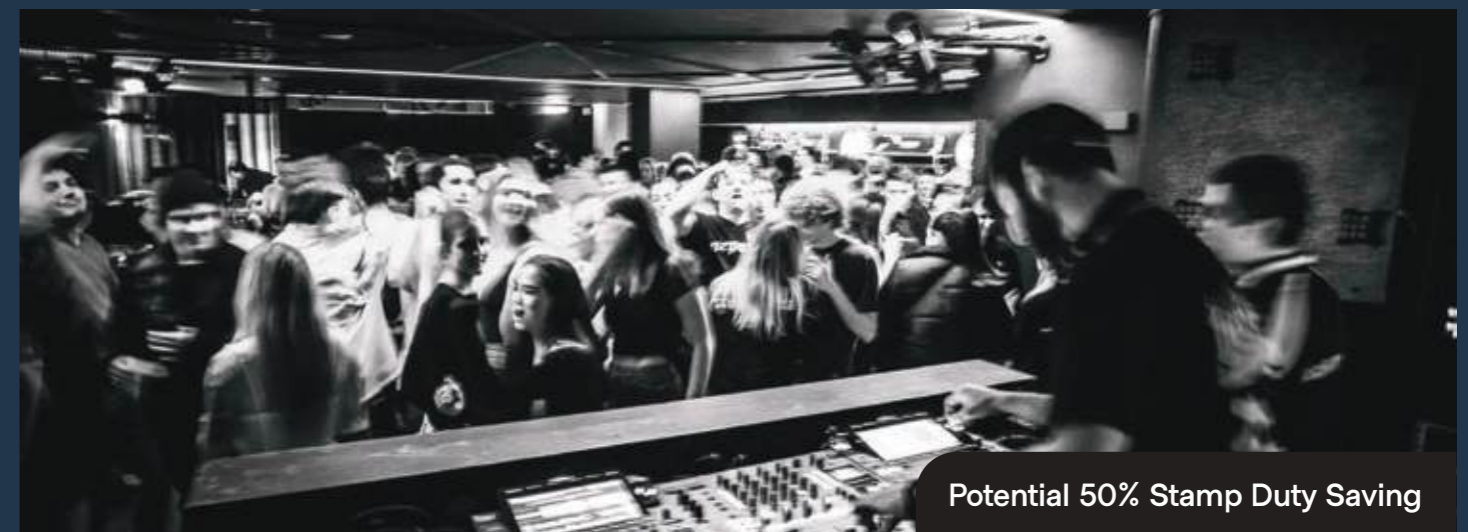
Contact
Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759
Guy Randell 0430 272 999

For Sale by Expressions of Interest
Closing 3pm AEST
Wednesday 21 May 2025

*Approx

Dominant Metro Large Format Retail Centre

Canberra's Major Commercial & Retail Hub



Potential 50% Stamp Duty Saving

Rare Opportunity in the Heart of the Victoria's Premier Ski Village

Venue Licensed for 869 Patrons

Proven Pub Venue On-site 50+ Years
Constructed 2019, Strong Depreciation



Mount Buller VIC
Lot RB1 & RG1, 2-4 The Avenue

New 8 year lease to 2032 plus options through to 2042
Fixed 3.5% annual rent increases

Prime position with enormous exposure to Village Square
Rent: \$491,700 pa* + GST

- + Kooroora Hotel: Mt Buller icon, on-site for 50+ years
- + Modern 811sqm* two level venue, rare 3am license, includes alfresco dining, plus secure car parking
- + Position perfect at foot of Bourke Street ski run overlooking Village Square, Mt Bullers meeting place
- + Mt Buller: Alpine tourist mecca, 500,000+ annual visitors, being 38% tourists to the Vic Slopes¹, 220km* from metro Melbourne

Contact
Mark Foster 0475 454 431
Raoul Holderhead 0413 860 304

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

*Approx
¹ARV Weekly Visitor Statistics 2024



Trophy Inner Melbourne Convenience Retail Freehold

Tenant Pays Multiple Holding Land Tax

**New 17 Year Triple Net Lease
Fixed 3.5% Annual Rent Increases**



Moonee Ponds (Melbourne) VIC
Cnr Pascoe Vale Rd & Buckley St

New 17 year lease to 2041 plus options through to 2076

Triple net lease, tenant pays all outgoings incl land tax plus structural maintenance & repairs

Net Income: \$481,734 pa* + GST

- + Viva Energy (ASX: VEA): blue-chip ASX200 company with 1,500 sites nationally
- + 1,532sqm* corner site with 77m* dual frontage & exposure to 29,400 vehicles passing daily¹
- + Built 2024, offering significant tax saving depreciation benefits
- + Moonee Ponds: well established inner northern metro Melbourne, 7km* from CBD, median house price \$1.475 million*

Contact
Raoul Holderhead 0413 860 304
Jamie Perlinger 0413 860 315
David Napoleone 0417 308 067

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

*Approx ¹GapMaps



High Performing Prestigious Sydney North Shore Childcare

16 Year Net Lease to Global Operator

Significant Future Uplift with Current Rental Substantially Below Market

Killarney Heights (Sydney) NSW
22 Tramore Place

Long 16 year net lease to 2034
plus 2 x 10 year options to 2054

Strong net lease: tenant pays
100% of outgoings incl. rates,
taxes, insurances & management

Net Income: \$401,833 pa* + GST

- + Busy Bees: one of the world's largest early education providers with 1,000+ centres globally
- + Attractive CPI + 1% annual rent reviews offering rental growth
- + 109 LDC place centre rated 'Exceeding', servicing an undersupplied catchment
- + Killarney Heights: exclusive North Shore Sydney suburb with median household income 87% higher than state average



Contact
Yosh Mendis 0434 413 188
Michael Vanstone 0403 580 528

Investment Portfolio Auction
10:30am AEST
Tuesday 13 May
Sydney Opera House

*Approx ¹NQS



Two Brand New Retail Showrooms Long Leases to Proven National Retailers

Portland VIC
1 & 2/175-177 Percy Street

Immaculate 2024 construction

Maximum depreciation benefits

12 shared car spaces

To be sold individually

- + High profile Percy Street location, Portland's premier retail arterial
- + Strategically positioned within 200 metres* of McDonald's, KFC, Mitre 10, Reece Plumbing, Repco, Tyrepower and Burson Auto
- + Port of Portland is Victoria's only natural deep-water port, supporting 45% of VIC's dry bulk cargo with 300 people working there each day
- + Portland: administrative hub of Glenelg Shire with annual GRP of \$1.16 billion, up a significant 5% since 2021
- + Glenelg Shire: home to 20,119 residents the region supports 5,666 registered animals and boasts a vibrant tourism sector, attracting 55,420 international overnight visitors annually



- + 5 year lease to 2029 plus options to 2039
- + Pets Domain: major national retailer with 70+ stores nationally
- + Annual CPI rent reviews
- + Immaculate 598sqm* retail showroom with loading
- + **Net Income: \$119,100 pa* + GST**

- + 7 year net lease to 2032 plus options to 2042
- + Vinnies: 628 stores nationally
- + Tenant pays all usual outgoings
- + Fixed 3.5% annual rent increases
- + Brand new 432sqm* store
- + **Net Income: \$86,400 pa* + GST**

Contact
Beau Coulter 0413 839 898
Sam Mercuri 0413 830 709

Investment Portfolio Auction
To be Sold Individually
10:30am AEST
Wednesday 14 May
Crown Casino, Melbourne

*Approx



Prime CBD Corner Site, with Future Potential for Development within the Beating Heart of Hobart

Hobart TAS, 65 Argyle Street, 31-33 & 35-37 Bathurst Street

Prime 1,495sqm* freehold site with attractive 'Central Business' Zoning offering significant development potential (STCA)

Holding Income: \$68,829 pa*

+ Surrounded by important social infrastructure projects including Royal Hobart Hospital (\$565M)¹ and UTAS Forestry Building Transformation (\$131M)²

+ Strategic position in the heart of Hobart's growing CBD and within 1km* of The Cat and Fiddle Arcade, Centrepoint Shopping Centre and Parliament Square

+ City of Hobart: economy worth \$9.15B in gross regional product³

Contact
Matthew Wright 0458 290 588
George Wilkinson 0439 173 049

For Sale by Private Treaty

*Approx ¹Fairborthor ²The Mercury ³REMLAN

Landmark CBD Development Opportunity

High Underlying Land Value



*Outline/Boundaries Indicative Only



Landmark 8,586sqm* Industrial Freehold Purpose-Built Glass Processing Facility



Berkeley Vale (Central Coast) NSW, 13 Newbridge Road

Brand new 5 year lease to 2030 plus option to 2035

Attractive annual increases: greater of 4% or CPI

Landlord friendly net lease

Net Income: \$490,000 pa* + GST

- + Cobalt Glass: part of The Logan Group, a major supplier in the construction industry
- + Prime 8,586sqm* freehold in highly 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
Kieran Bourke 0417 418 007
Flynn McFall 0481 187 191

Investment Portfolio Auction
10:30am AEST
Tuesday 13 May
Sydney Opera House

*Approx



Premium Childcare with 100% Occupancy New 20 Year Lease + Options to 2065



Port Macquarie NSW
85 Major Innes Road

Long 20 year net lease to 2045 plus options extending to 2065

Fixed 3% annual rent increases

Tenant pays 100% of outgoings

Net Income: \$432,000 pa* + GST

- + Smartland Boutique EL: family owned, strategically growing to 8 centres across QLD & NSW
- + State-of-the-art 108 place LDC purpose-built, boasting 100% occupancy
- + New 2024 construction offers significant depreciation benefits, situated on a 2,646sqm* site
- + Port Macquarie: fast growing population forecast to soar by 24% to over 112,484 by 2041

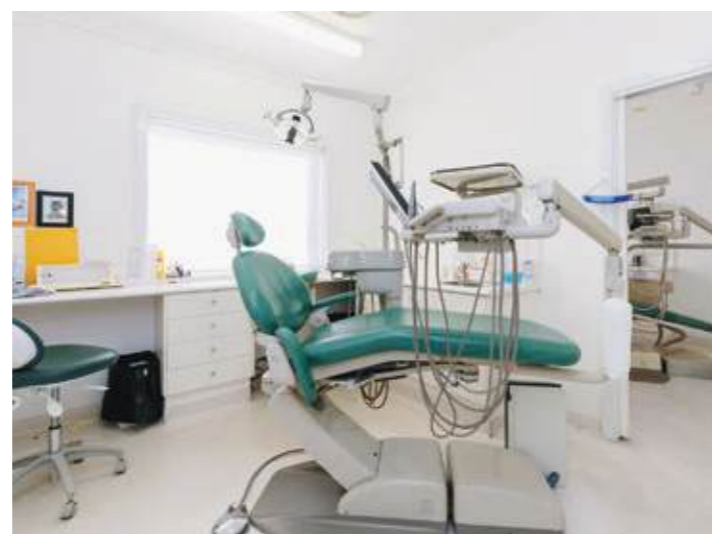
Contact
Andrew Havig 0478 010 990
Josh Scapolan 0484 229 829
Michael Vanstone 0403 580 528

Investment Portfolio Auction
10:30am AEST
Tuesday 13 May
Sydney Opera House

*Approx



*Outline/Boundaries Indicative Only



Purpose Built Medical & Dental Freestanding Centre Next to Hospital



Cootamundra (Riverina Region) NSW, 118-132 Mackay Street

Renewed leases to 2030 plus options (17+ year occupancy)

CPI annual rent reviews

Further development & expansion potential

Net Income: \$404,109 pa* + GST

- + Substantial 7,772sqm* freehold landholding improved by a 1,949sqm* immaculate medical & dental facility with 74 car spaces
- + Strategically located in the main medical & healthcare precinct, next to The Cootamundra Hospital, NSW Ambulance & Adina Aged Care
- + Anchored by Cootamundra Medical Centre, supported by Dental Surgery, NSW Government Health & Pathology Centre

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

For Sale by
 Expressions of Interest

Sydney Childcare Rated 'Exceeding' Long 10 + 10 + 10 Net Year Lease



Blakehurst (Sydney) NSW
 2B James St (cnr Princes Hwy)

10 + 10 + 10 year net lease to 2030 plus options to 2050

Greater of 3% or CPI increases

Net lease, tenant pays outgoings, as per the lease

Net Income: \$359,579 pa* + GST

- + Thrive ELC: established, multi-site operator catering to affluent, professional local demographic
- + 81 place LDC centre, rated 'Exceeding' by National Quality Standard benchmark
- + High-profile location with prominent signage to 62,000+ passing vehicles daily
- + 5 primary schools, servicing approx. 1,650 enrolments within 1.2km*

Contact
 Michael Vanstone 0403 580 528
 Rhys Parker 0451 101 042

Investment Portfolio Auction
 10:30am AEST
 Tuesday 13 May
 Sydney Opera House

*Approx



*Outline/Boundaries Indicative Only



7%+ Yield Anticipated

Fully Leased Accommodation Freehold Newly Built Providing Substantial Depreciation

Cooma (Snowy Mountains) NSW
8 Yulin Avenue

13 freestanding houses fully leased to December 2026

Modern construction offering significant depreciation benefits

Net Income: \$317,235 pa*

+ Leased to Future Generation: joint venture created to construct Snowy 2.0 on behalf of Snowy Hydro Limited

+ Snowy Hydro 2.0: largest renewable energy project in Australia, \$12B* project cost

+ Substantial 2,267sqm* landholding improved by 13 freestanding houses within a fully contained accommodation estate

Contact
Geoff Sinclair 0451 462 759
Kieran Bourke 0417 418 007
Luke Easton 0472 546 001

Investment Portfolio Auction
10:30am AEST
Tuesday 13 May
Sydney Opera House

*Approx



*Outline/Boundaries Indicative Only



Position Perfect Sydney 7-Eleven 126m* Frontage, 43,000+ Vehicles Daily



Roselands NSW, 91 Canaries Road (cnr King Georges Road)

7-Eleven: Australia's #1 convenience retailer 760+ sites

Recently acquired for \$1.71B* by 7-Eleven International operator of 46,000 sites globally
Net Income: \$213,042 pa* + GST

+ 15 yr lease to 2027 + opts to 2042
+ Compounding 4% annual rental increases, ensuring growth
+ Key 1,416sqm* corner landholding with 126m* combined frontage

+ 43,179* vehicles passing daily on King Georges Road which links Sydney's southern & northern suburbs

+ Near Roselands Shopping Centre anchored by Coles, Woolworths plus over 150 specialty stores

Contact
Darren Beehag 0411 226 223
Rhys Parker 0451 101 042
Luke Easton 0472 546 001

Investment Portfolio Auction
10:30am AEST
Tuesday 13 May
Sydney Opera House

*Approx



7.5% Yield Anticipated

Prime KFC Fast Food CBD Freehold Longstanding Occupancy 48+ Years



Goulburn NSW
259-261 Auburn Street

- + Southern Restaurants Group: Australia's largest privately owned KFC franchisee with 95 restaurants and growing, est 1991¹
- + 1,553sqm* landholding with drive-thru, latest KFC spec's & design
- + Strategic CBD main road location, neighbouring Coles & Kmart anchored Goulburn Square SC
- + Goulburn: population of 34,000+ with a GRP of \$1.84 billion*, connecting Sydney & Canberra²

12 year lease to 2029 + options to 2039 (longstanding occupancy)
Desirable net lease with tenant paying outgoings incl land tax
CPI annual rent reviews
Net Income: \$184,533 pa* + GST

Contact
Geoff Sinclair 0451 462 759
Flynn McFall 0481 187 191
Luke Easton 0472 546 001

Investment Portfolio Auction
10:30am AEST
Tuesday 13 May
Sydney Opera House

¹linkedin.com.au ²profile.id

New 10 Year Net Lease to Pets Domain Servicing 7,332 Registered Pets



Deniliquin (Echuca) NSW
289-291 Cressy Street

- + Pets Domain: a wholly owned subsidiary of Pet Solutions, 76 store locations across Australia
- + Prominent 487sqm* freehold central, well presented 450sqm* building refurbished in 2025
- + Deniliquin: important Riverina service centre and capital of the Edward River Council, with a strong 12,000 trade catchment population & 7,332 registered pets

Brand new 10 year net lease to 2035 plus options to 2045
Annual CPI rent reviews
Tenant pays usual outgoings
Net Income: \$110,000 pa* + GST

Contact
Shaun Venables 0411 860 865
Flynn McFall 0481 187 191

Investment Portfolio Auction
10:30am AEST
Tuesday 13 May
Sydney Opera House

*Approx



Proven Metro Brisbane Childcare 15 Year Net Lease to 2039 Plus Options



Albany Creek (Brisbane) QLD
2-6 Narrabeen Street

Two further ten year options
to 2059

Fixed 3% annual rent increases
13km* from Brisbane CBD

Net Income: \$451,340 pa* + GST

- + Una Kids: experienced private operator, 9 centres across SEQ
- + 860sqm* NLA single-lvl childcare facility licenced for 114 LDC places & rated 'Exceeding' (NQS)
- + Tenant pays 100% of outgoings including land tax
- + Substantial 2,640sqm* corner site with a high level of street exposure
- + Brisbane: population forecast to grow by 230% to 4.2M by 2050*

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

For Sale by Expressions of Interest
Closing 3pm AEST
Wednesday 21 May 2025

*Approx



*Outline/Boundaries Indicative Only



New Trophy Convenience Retail Asset \$1.5B Metro Brisbane Logistics Estate



Crestmead (Brisbane) QLD
522-524 Green Road

12 year net lease to 2034 plus
4 further 5 year options to 2054

Greater of CPI or 3% rent increases¹

Tenant pays all usual outgoings¹
Net Income: \$338,712 pa* + GST²

- + Chevron: global energy giant & world's 39th largest company with a \$413³ market cap. & 19,550 retail sites globally
- + Constructed in 2022 providing significant depreciation benefits
- + Strategic 2,202sqm* cnr freehold site adjoining global tenants
- + Crestmead: Brisbane's premier logistics hub, offering unrivalled access to major freight routes and key transport corridors

Contact
Craig Chapman 0427 110 132
Tom Lawrence 0428 626 117
Jamie Perlinger 0413 860 315

Investment Portfolio Auction
10:30am AEST
Thursday 15 May
Brisbane

*Approx ¹Excluding land tax
²As at July 2025 ³AUD



Rare 25+10+10 Triple Net Lease to 2065 2,527sqm* Brisbane Metro Landholding



Bray Park (Brisbane) QLD
4 Elmwood Dr (Samsonvale Rd)

Rare triple net lease: tenant pays 100% of outgoings including all capital expenditure, insurances and management fees

Fixed 3% annual rent increases
Net Income: \$146,959 pa* + GST

- + Goodstart EL: Australia's largest early education provider with over 660 centres nationally
- + Expansive 75 LDC place centre on a 2,527sqm* metropolitan Brisbane landholding
- + Current rental below market with market review every 5 years, next due in November 2025
- + Moreton Bay: 30 mins to Brisbane CBD, population set to grow 95% by 2046

Contact
Yosh Mendis 0434 413 188
Adam Thomas 0418 998 971
Josh Scapolan 0484 229 829

Investment Portfolio Auction
10:30am AEST
Tuesday 13 May
Sydney Opera House

*Approx

Entry Level Freehold Medical Opportunity 10 Year Net Lease + Options to 2044



Kilcoy QLD
34 Williams Street

New 10 year net lease to 2034 plus options to 2044

Fixed 3% annual rental increases, ensuring rental growth

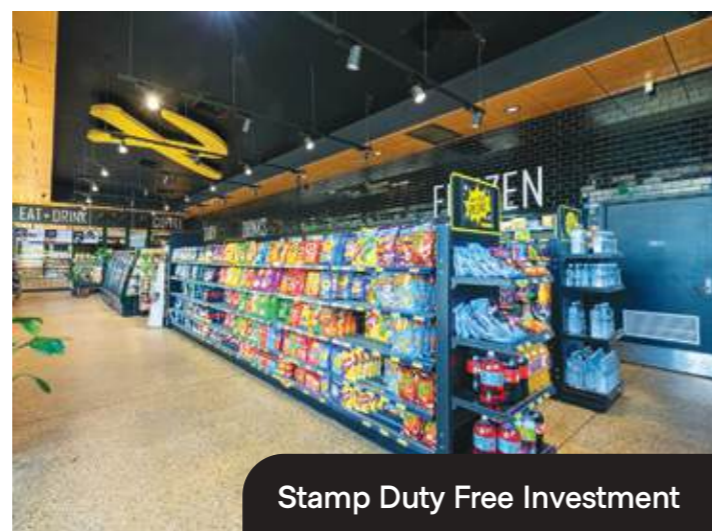
Net Income: \$118,450 pa* + GST

- + Medical First Group: well-established national medical network operating 15 centres across 4 states, and growing
- + Attractive net lease with tenant responsible for 100% of outgoings, including land tax
- + Tenant scheduled upgrade works plus expansion potential (STCA)
- + Strategic medical position, amongst Kilcoy Hospital and Ambulance Station

Contact
Darren Beehag 0411 226 223
Craig Chapman 0427 110 132
Matt Smith 0497 263 244

Investment Portfolio Auction
10:30am AEST
Thursday 15 May
Brisbane

*Approx



Stamp Duty Free Investment



Stamp Duty Free Investment

15 Year Net Lease to 2034 Plus Options British Petroleum: Global Energy Giant



Valley View (Adelaide) SA
829-839 North East Road

15 year lease to 2034 plus
10 year options to 2054

Fixed 3% annual rent increases
Tenant pays usual outgoings
incl land tax & management fees
Net Income: \$463,709 pa* + GST

+ BP: major global energy company, dual listed LSE:BP & NYSE:BP with combined \$132.42 billion market cap

+ Significant 4,401sqm* site with 72 metre* frontage and 48,000+ vehicles passing daily

+ Strategic metro Adelaide location with Westfield Tea Tree SC (11.3M visitors), Bunnings, plus the Modbury Hospital Health Precinct undergoing \$130M* redevelopment all within 1.5km*

Contact
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Jamie Perlinger 0413 860 315
David Napoleone 0417 308 067
RLA 327401

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

*Approx

Modern Impressive Industrial Facility 15 Year Lease to Leading Glazier Firm



Mount Gambier SA
2 Bodey Circuit cnr Calula Drive

15 year lease¹ through to
October 2038

Annual fixed 3% rent increases
Tenant pays usual outgoings
as per the lease
Rent: \$258,123 pa* + GST

+ Vivid: glass, window and door solutions, now with 6 sites across 3 states and growing

+ 5,580sqm* site entrance to industrial precinct next to modern BP Truck Stop

+ Immaculate 2,037sqm* high clearance facility with significant depreciation benefits

+ Mt Gambier: South Australia's second largest urban city with a growing pop. of circa 30,000

Contact
Justin Kramersh 0460 349 605
Raoul Holderhead 0413 860 304
RLA 327401

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

*Approx ¹15-year written lease with termination clause every 5 years



Renewed Lease to Forico to 2030 + Opts Owned by ASX Listed Perpetual Limited



Kings Meadows (Launceston)
TAS, 16 Techno Park Drive

Renewed 5 year lease to June
2030 plus options to 2040

Annual CPI rent reviews

Tenant pays usual outgoings
including land tax

Net Income: \$359,635 pa* + GST¹

+ Forico: Tasmania's leading
forestry management company,
wholly owned by ASX listed
Perpetual Limited (Market cap
\$1.90 billion AUD)

+ State-of-the-art 905sqm*
building on expansive
15,390sqm* landholding

+ Techno Park: Launceston
business park also home to
Centrelink, Westpac and TasRail



Contact
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Matthew Wright 0458 290 588
George Wilkinson 0439 173 049



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

*Approx ¹As at June 2025

Strategic Metropolitan Childcare Investment in High-Growth Corridor



Tarneit (Melbourne) VIC
19-25 Turva Avenue

20 year net lease to 2034 plus
two 10 year options to 2054

Modern 1,190sqm* centre
licensed for 143 LDC places

Annual CPI reviews

Net Income: \$528,515 pa* + GST

+ Only About Children: leading
early education provider with a
network of 80+ centres

+ 3,003sqm* site centrally located
adjoining Tarneit maternal
health centre, metres from
Woolworths anchored Tarneit
Gardens Shopping Centre

+ City of Wyndham: 76% of the
population comprises families
with children¹



Contact
Natalie Couper 0413 856 983
Zomart He 何梓轩 0488 220 830
Justin Kramersh 0460 349 605



**For Sale by
Expressions of Interest**
Closing 3pm AEST
Wednesday 21 May 2025

*Approx ¹ABS



Circa 8.5%+ Yield Anticipated



Golden City Hotel - Ballarat Icon Est. 1856 Renewed Lease, Major CBD Freehold



Ballarat CBD VIC
429 Sturt St (cnr Dawson St Sth)

Renewed 5 year lease to 2029 plus
5 year options through to 2054

Annual rent reviews

Tenant pays usual outgoings
as per the lease

Rent: \$388,589 pa* + GST

- + Golden City Hotel: a Ballarat landmark 169 years in the making, experienced proprietor, trading 7 days including breakfast
- + Beautifully renovated two-level Victorian building with bar, bistro, conference rooms & alfresco dining
- + Commanding 567sqm* cnr site with important 56 metre* frontage
- + Ballarat: capital of Western Victoria, population forecast to surge 32% to 164,365 by 2046

Contact
Romanor Falconer 0413 830 808
Raoul Holderhead 0413 860 304

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

*Approx

High-Profile Centre Opposite Primary School 22-Year Net Lease to National Provider to 2043



Kangaroo Flat (Bendigo) VIC
84 Olympic Parade

Tenant pays all outgoings, incl
land tax & management fees
Fixed 2.5% annual rent increases
Strong-performing 98-place
LDC centre
Net Income: \$ 303,133 pa* + GST

- + G8 Education: Australia's largest listed early education provider with 400+ locations nationally
- + Strategic 2,000sqm* main road corner site directly opposite Kangaroo Flat Primary School
- + Close proximity to Kangaroo Flat retail precinct, Bendigo Homemaker Centre & Lansell Square, anchored by ALDI, Coles, Kmart, Woolworths, McDonald's & KFC

Contact
Natalie Couper 0413 856 983
Paul Tran 0413 860 317

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

*Approx



Renewed 10 + 10 Year Net Lease to 2044 Sought-after CPI + 2% Rent Increases



Carrum (Melbourne) VIC
106 Mcleod Road

- + G8 Education: Australia's largest listed early education provider with 400+ locations nationally
- + Strong-trading 52 LDC place centre
- + 938sqm* main road site within 2km* of five schools, servicing 2,974* full-time students
- + City of Kingston: GRP of \$13.06 billion and a population set to increase to 192,026 by 2046

CPI + 2% annual rent increases and 5-year market reviews with ratchet provisions
Tenant pays 100% of outgoings, including land tax
Net Income: \$217,935 pa* + GST¹

Contact
Adam Thomas 0418 998 971
Natalie Couper 0413 856 983

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

*Approx ¹Assuming 2% CPI Increase

Prized IGA Supermarket Plus Liquor 10 Year Lease to Oct 2034 Plus Options



Berwick (Melbourne) VIC
36 Adakite Drive

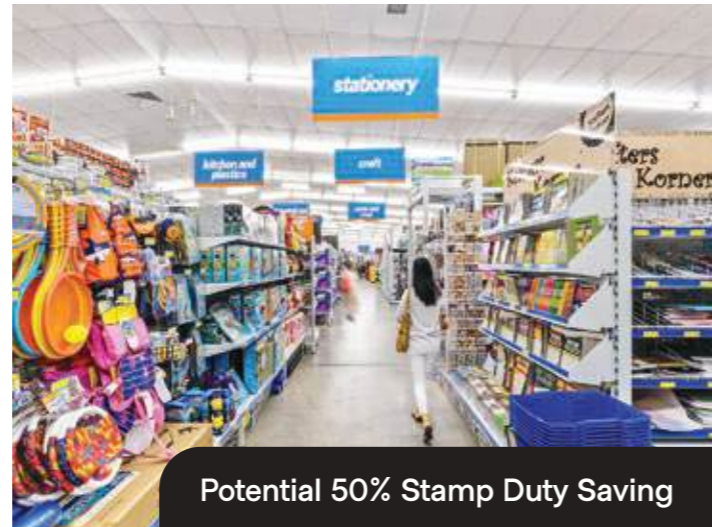
- + IGA Plus Liquor: modern supermarket with all usual departments including Liquor
- + Well presented 1,000sqm* premises with rear loading dock and supported by Direct Chemist, childcare, dental & medical centre
- + Alira Village: fast growing estate in the heart of Berwick
- + City of Casey: population forecast to increase 45% (204,677) by 2046¹

Long 10 year lease to October 2033 plus options to 2043
Fixed 3% annual rent increases
Tenant pays usual outgoings
Net Income: \$197,131 pa* + GST

Contact
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David Napoleone 0417 308 067
Zomart He 何梓轩 0488 220 830

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

*Approx ¹forecast/id



Potential 50% Stamp Duty Saving



Dominant Freehold | National Tenant 4,284sqm* Site Opposite ALDI & IGA



Ararat VIC
40 Moore Street

10 year lease to April 2032 plus options to 2042

Annual CPI reviews

Net Income: \$162,322 pa* + GST

- + Cheap as Chips: national discount goods retailer, est. 1985 with a network of 50+ stores
- + Significant 4,284sqm* site with a low 29% site coverage providing opportunity to extend STCA
- + Well-maintained 1,256sqm* showroom with rear loading and 28 car spaces on title
- + Ararat: gateway to the Grampians, 25,000+ catchment

Contact
Romanor Falconer 0413 830 808
Shaun Venables 0411 860 865

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

*Approx

New 10 Year Net Lease to June 2034 + Option Thriving South-East High-Growth LGA

Berwick VIC
10 Adakite Drive

New 10 year lease to June 2034 plus option to 2039

Fixed 3% annual rent increases

Tenant pays usual outgoings

Net Income: \$78,999 pa* + GST

- + Modern middle eastern restaurant trading breakfast, lunch & dinner, offering dine-in, take away and delivery services
- + 114sqm* high exposure premises with expansive 19.5m* shop front
- + Prominent corner position within Alira Village shopping precinct supported by IGA, Discount Chemist and Anytime Fitness
- + City of Casey: population forecast to incr 48% to 614,075 by 2046

Contact
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Hamish Bowen 0413 856 984

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

*Approx



Attention \$800k+ Buyers

New 7 Year Lease to 2031 Plus Options Booming North Western Growth Corridor

Cobblebank (Melton) VIC
Shop 6, 223 Bridge Road

New 7 year lease to April 2031
plus option to 2041

Fixed 4% annual rent increases

Tenant pays usual outgoings

Net Income: \$53,625 pa* + GST

+ Chichha's: new modern Indian restaurant with dine in, take away and delivery options, 48 Google reviews at 4.6 star ratings

+ Prominent 84qm* corner premises with impressive new tenant fit-out

+ New construction providing tax saving depreciation benefits

+ City of Melton: population anticipated to surge to over 416,000 by 2051, a 98% increase

Contact
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David Napoleone 0417 308 067
Hamish Bowen 0413 856 984

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

*Approx

High Profile Corner Freehold Renewed 5 Year Lease to 2030

Boronia (Melbourne) VIC
98 Boronia Rd (cnr Torrens Ave)

New 5 year lease to 2030 plus
options to 2040

Fixed 3% annual rent increases

Tenant pays usual outgoings

Net Income: \$43,561 pa* + GST

+ Oz Boys Pizza & Pasta: licensed pizza restaurant with dine-in, takeaway and delivery options

+ Well presented 238sqm* building on highly exposed 256sqm* corner site with 50m* combined frontage

+ Supported by complementary national retailers Woolworths, Coles, Kmart and Dan Murphy's

+ Boronia: population forecast to grow 14% to over 27,947 by 2046

Contact
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Romanor Falconer 0413 830 808
Hamish Bowen 0413 856 984

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

*Approx



Q&A

with Asset Management Experts

CHRIS HOPKINS, JESSICA KNOLES & TONY ISAAC

Burgess Rawson's asset management services are centred on driving success through strong partnerships and expert insights, unlocking the full potential of every asset. It's our people who drive this success, combining their expertise with a commitment to long-term growth and profitability.

Integral to this success are Jessica Knoles, Tony Isaac, and Chris Hopkins, who bring deep expertise and strategic vision to our team. Jessica, based in Victoria, excels in managing diverse portfolios, while Tony, from Queensland, focuses on driving asset performance and strategic governance. Chris leads the New South Wales team, leveraging over 15 years of commercial property management experience to build strong client relationships and identify new growth opportunities.

In this Q&A, they offer valuable insights into what makes Burgess Rawson a dynamic and trusted partner for clients, stakeholders, and staff alike.

“It's not just about managing assets, it's about unlocking potential, building relationships, and driving real results.”

What inspires you most about working at Burgess Rawson?

Jessica: The variety. I get to see incredible assets and play a role in creating wealth for clients. It's rewarding to work with tenants, landlords, and stakeholders, ensuring fairness and balance while integrating everyone's needs.

Tony: The ability to draw on my strategic expertise to enhance asset performance and create long-term value. Whether it's optimising portfolios, aligning assets with organisational goals, or overseeing capital projects, I enjoy the challenge of making a tangible impact.

Chris: Definitely the relationships. I've been in commercial property management for 15 years, and now in my 5th year at Burgess Rawson. In that time, I've built strong connections with clients and the team, which makes a big difference in driving successful outcomes.

What keeps you motivated in this role?

Jessica: The challenges. No two days are the same. I enjoy finding ways to add value and grow portfolios. Whether it's lease negotiations or asset management, there's always an opportunity to make a difference.

Tony: I'm driven by results. Conducting feasibility studies, identifying development opportunities, and staying ahead of market trends keeps me engaged. The evolving nature of the industry means there's always room to refine strategies and improve performance.

Chris: Seeing the financial performance of assets improve. I really enjoy renegotiating leases to improve value and working with a diversified portfolio, especially industrial properties and specialised assets.

How has Burgess Rawson supported your professional growth?

Jessica: The firm encourages a hands-on approach, which has allowed me to develop a well-rounded skill set. I've been able to work across different aspects of asset management, strengthening my expertise.

Tony: The collaborative environment is key. There's a wealth of knowledge here and being able to draw on that while also contributing my own insights has been invaluable for professional development.

Chris: Moving into a leadership role as NSW Team Leader has been a great opportunity. Burgess Rawson fosters a strong culture of growth, and I've been able to expand my expertise while mentoring others.

What sets Burgess Rawson apart in asset management?

Jessica: It's the people. There's a strong sense of teamwork and a shared goal of delivering value for clients. That culture makes all the difference.

Tony: The ability to combine strategic thinking with hands-on execution. Burgess Rawson is not just about managing assets, it's about enhancing them, driving performance, and staying ahead of industry shifts.

Chris: The breadth of assets we manage. From industrial to specialised properties, we work across diverse sectors, which keeps things interesting and ensures we're always learning and growing.



Left to right: Chris Hopkins, Jessica Knoles & Tony Isaac



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

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