

Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

Brands you know.
Returns you want.
Value you expect.

Unbiased market research at your fingertips

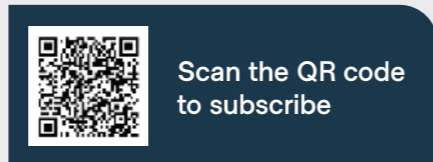
Subscribe to Industry Insights Reports

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



Matthew Wright
Partner

MATTHEW.WRIGHT

Welcome to Portfolio Magazine 177.

With the federal election behind us and the RBA trimming the official cash rate to 3.85%, investor appetite for commercial property has intensified. Enquiries are up, competition is fiercer, and yields continue to tighten as buyers focus on secure assets leased to nationally recognised and valued brands.

Australia's economic footing remains firm, with steady job creation and resilient consumer demand providing a solid base for ongoing expansion and economic growth.

Our latest auction capitalised on this strong market momentum, delivering over \$80 million in transactions and achieving an outstanding 88% success rate nationally.

This month we're extremely proud to have launched possibly the largest commercial property portfolio event of the year, showcasing rare, high-demand assets including premium properties leased to McDonald's that will certainly capture the market's full attention.

Also featured in our final campaign of FY25 are high-quality investments with secure leases to iconic brands such as Hungry Jack's, El Jannah, Starbucks, 7-Eleven, Bunnings and more, delivering exclusive access to some of Australia's most sought-after investment opportunities.

In this edition, we explore the fast food sector through the lens of McDonald's, a brand with an extraordinary history and an incredible journey from a humble burger stand to the world's number one fast food powerhouse and recognised brands.

We also celebrate longevity, marking key milestones for our CEO, Ingrid Filmer and partners, Jamie Perlinger and Shaun Venables, reflecting the strength and stability of our own brand alongside the trusted names we represent.

Finally, we shine a spotlight on Newcastle, the coastal jewel of New South Wales. The city's growing vibrancy and strong fundamentals make it a standout market that deserves centre stage for investors seeking quality opportunities.



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.



Brands You Know. Returns You Want. Value You Expect.

In commercial property, not all tenants are created equal. While location matters, it's often the brand behind the lease that sets the gold standard for investors. Brands offer something few other investment metrics can: recognition, trust and reliability.

This Portfolio campaign features some of the strongest brand covenants in the country, from McDonald's, 7-Eleven and Hungry Jack's, to Starbucks, Chevron, Shell, IGA, Goodstart Early Learning, Petbarn and Bunnings. These aren't just names; they're embedded in daily life, with proven performance and long-term appeal.



McDonald's: The Evolution of a Global Icon

McDonald's, a name that evokes images of golden arches, familiar comforts, and the unmistakable scent of french fries, has grown from humble beginnings in 1940s California to become one of the most successful and recognisable brands in the world.

Its journey is not only a case study in franchising and branding but also a story of adaptability, resilience, and sustained growth, traits that have made McDonald's a highly sought-after rare asset among investors, consistently achieving record low yields.

It began with Richard and Maurice McDonald, who operated a drive-in selling hot dogs and hamburgers in San Bernardino. By 1948, the brothers had developed a new system that would revolutionise the industry: the "Speedee Service System."

Focused on speed, efficiency, and consistency, it introduced an assembly line-style kitchen that allowed food to be prepared faster and at lower cost, without compromising quality.

The pivotal moment came in 1954 when Ray Kroc, then a milkshake machine salesman, visited the original McDonald's site and saw an opportunity far beyond a single location. By 1955, he had opened the first franchise in Des Plaines, Illinois, and established McDonald's Corporation.

After acquiring the business from the McDonald brothers in 1961 for \$2.7 million, Kroc set about building an empire anchored in standardisation and operational excellence.

From the outset, every McDonald's followed a uniform design, kitchen layout, and training system. This approach delivered a consistent

Fast Food average yield	:	McDonald's average yield
4.19%		3.31%

experience to customers, whether locally or, later, in cities across the globe. The introduction of the now-iconic Golden Arches became a beacon of quality and speed, and the launch of Ronald McDonald in the 1960s further cemented its appeal to families.

Throughout the 1970s and 1980s, McDonald's expanded internationally, becoming one of the first global fast-food brands to successfully adapt its model for different cultural contexts while retaining its core values. This balancing act of local relevance and global consistency became a foundation of its continued success.

Facing mounting pressure during the 2000s from a health-conscious public and evolving dietary expectations, McDonald's again proved agile. The menu expanded to include salads, fruit, grilled chicken, and more recently, plant-based options. Its digital transformation has also been noteworthy, with the rollout of mobile ordering, self-service kiosks, delivery partnerships, and a customer loyalty program enhancing convenience.

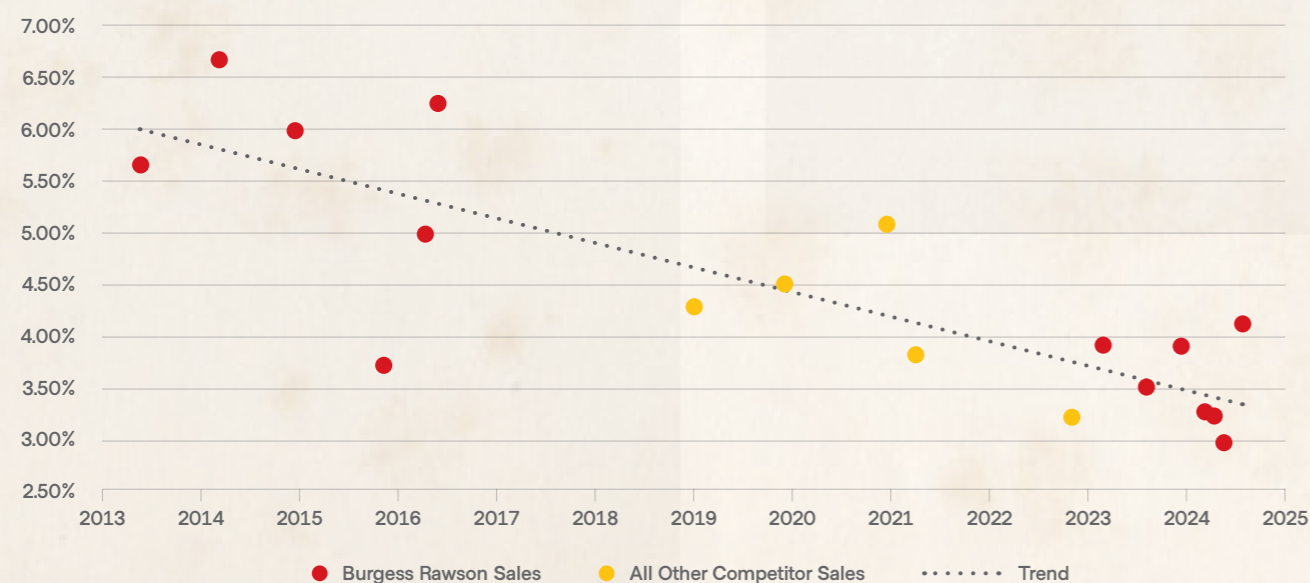
McDonald's has become deeply embedded in Australian culture since opening its first local restaurant in Yagoona, Sydney in 1971.

Today, it operates more than 1,000 stores nationwide, serving millions of customers each week. Its strong market presence, reliable income streams, and long-term lease structures make McDonald's a sought-after tenant and the foundation of commercial property investment portfolios across the country.

McDonald's operates more than 39,000 restaurants worldwide. Its ability to evolve while preserving its foundational principles such as speed, consistency, and value has not only maintained its status as a global leader in food service but also solidified its reputation as a blue-chip investment.

The brand continues to draw the attention of astute investors, who recognise the security, scale, and reliability that McDonald's brings to the commercial property market.

McDonald's Sales 2013 - 2025 YTD





In many ways, the story of McDonald's is the story of modern franchising: a visionary concept, executed with discipline, and continuously refined to meet the demands of a changing world.

While McDonald's remains the most established and widely known brand in the sector, it's far from the only name driving demand in the commercial property market.

Other leading brands such as KFC, Starbucks and Hungry Jack's have also established widespread footprints and strong consumer loyalty, underpinned by proven long-term performance and prime site selection.

Meanwhile, Guzman y Gomez and now El Jannah are spearheading a new wave of fast casual dining, with rapid expansion and strong sales growth capturing the attention of younger consumers and investors alike.

Together, these brands reflect the strength and adaptability of the sector, with fast food assets continuing to attract investor demand thanks to their resilient trading performance, long leases, and the stability that comes with household-name tenants.



Beyond the Big Names

Recognising Tomorrow's Brands Today

While McDonald's remains the benchmark for brand-backed investments, a new wave of emerging names is drawing attention and capital.

El Jannah may not yet be global, but its rise is strikingly familiar. Just like Guzman y Gomez before it, El Jannah has captured hearts (and market share) with a scalable model, loyal following, and expanding national footprint.

For investors, it represents first-mover advantage in securing long leases with rising brands before they hit their peak.

Established in Sydney in the late 1990s, El Jannah built its following on authentic Middle Eastern flavours, with its charcoal chicken, fresh tabbouleh and house-made sauces now widely recognised.

But it's the brand's clarity, consistency and scalable model that set it apart in the eyes of investors.

El Jannah offers what today's buyers are looking for: a growing national presence, reliable lease covenants and a strong track record. The brand's expansion is underpinned by well-structured leases, often with long terms and fixed annual increases that deliver security and stable returns.

Many of its sites are high-profile locations that have been either purpose-built or significantly upgraded, reflecting a clear long-term commitment. These investments in fit out and positioning also enhance underlying land value, supporting long term capital growth.

A loyal customer base drives consistent foot traffic and strong sales. As a result, properties leased to El Jannah typically attract strong enquiry and competitive yields, underpinned by brand strength, operational success and strategic main road location.

In an interview with the AFR earlier this year, the chief executive of El Jannah said the cult charcoal chicken chain expects revenues of up to \$300 million this financial year and has ambitions to nearly triple the number of its stores by 2027.





McDonald's St Albans VIC | Page 28



El Jannah St Albans VIC | Page 28

Smart Site Selection, Smarter Investments

The success of global brands such as McDonald's, Starbucks, and El Jannah depends heavily on strategic site selection, a principle clearly demonstrated by the three St Albans VIC fast food assets offered separately in our latest Portfolio Auction.

These purpose-built assets offer investors the advantage of new long-term leases with tenants committed to the locations. As the surrounding area continues to grow, these properties are well positioned to achieve increased capital appreciation alongside stable trading performances.

All three are positioned in the same high-traffic, fast-growing development corridor that provides exceptional exposure and sustainable growth.

Importantly, each asset caters to a distinct food offering, ensuring there is no replication of food users and creating a complementary dining precinct that appeals to a wide customer base.

Located homebound on Sunshine Avenue in St Albans VIC, the development benefits from immediate access to the Western Ring Road and exposure to approximately 40,000 vehicles daily.



“Successful global brands prioritise locations that combine expanding populations, high traffic volumes, and a strong mix of complementary retail offerings to maximise their long-term growth and visibility - we have managed to combine all of these here at Sunshine Avenue in St Albans.”

Jaryd Misios, Vernacular Property

Positioned at a key gateway to Melbourne Airport and the CBD, the location also enjoys the advantage of a rapidly expanding residential catchment.

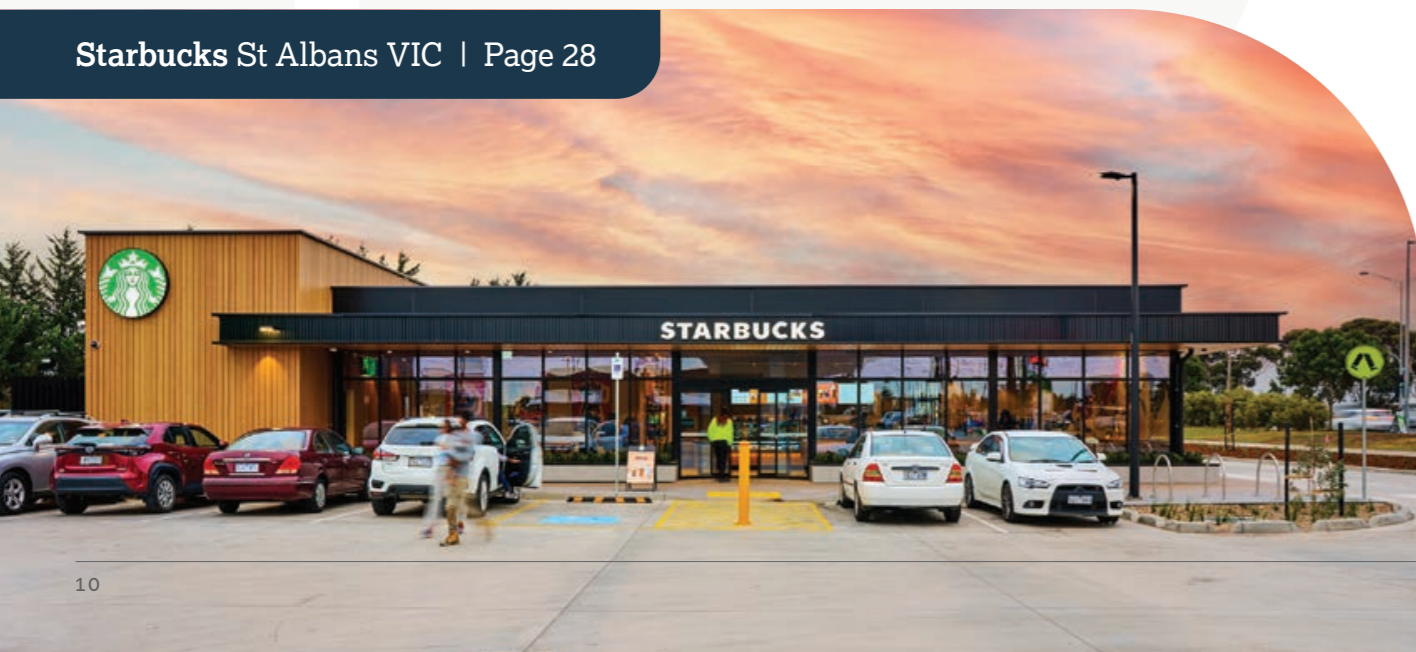
One of the offerings in the development features a rare net ground lease to McDonald's, the first of its kind to be offered in Victoria since 2015, providing investors with a secure, long-term income stream and growth potential.

Separately, the Starbucks and El Jannah assets also deliver strong trading outcomes and capital growth potential, supported by their own loyal

customer bases and well-established surrounding retail environments.

The developer's disciplined focus on location, tenant quality, and complementary yet diverse food offerings underscore why these assets continue to attract savvy investors seeking dependable returns secured by globally recognised brands.

Whether global giants or rising contenders, the common denominator is clear: strong brands, prime locations, and smart tenancy mix drive value, and investor demand.



Starbucks St Albans VIC | Page 28

Portfolio 177 Fast Food Investment Opportunities



McDonald's & 7-Eleven Greystanes NSW

Page 24



El Jannah Nowra NSW

Page 34

Behind the Scenes

The Commitment Driving 50 Years of Success

A Legacy Built on Dedication and Trust

Success in commercial property isn't measured by time alone, but by the relationships built, trust earned and contributions made along the way. At Burgess Rawson, we understand that true longevity lies not just in milestones, but in the people who have helped achieve them.

As we celebrate 50 years of success, we honour those who have shaped our journey, individuals who've built enduring client partnerships, mentored the next generation and helped strengthen our business through dedication, expertise and integrity. Their impact continues to define who we are today and drives the standards we set for the future.

Our long-standing team members aren't just employees; they're the backbone of our business. They've weathered market shifts, built lasting client relationships and driven Burgess Rawson's reputation as a leader in the Australian property market.

Their commitment, knowledge and passion have made a real impact, not just on the company, but on the wider industry.

This milestone is especially significant for key leaders, such as CEO, Ingrid Filmer, Partner and Head of Agency VIC, Jamie Perlinger and Partner, Shaun Venables.

Each has dedicated over 20 years to the company, driving its success through market shifts, industry changes and an unwavering commitment to excellence. Their leadership has been instrumental in steering Burgess Rawson to its current position as a trusted leader in the property sector.

As we mark this achievement, we honour their contributions and successes, which have built a legacy that inspires the next generation and ensures Burgess Rawson remains at the forefront of commercial real estate for years to come.





Ingrid Filmer CEO

“Joining Burgess Rawson marked the start of something bigger than I ever imagined. On my first day, I met Raoul Holderhead, a country boy who was genuine, honest and straightforward. A few weeks later, Shaun Venables and Jamie Perlinger joined the team.

It was before marriage, before kids, before we had any clear idea of what we would build together. What united us then was a shared sense of possibility and that bond has only grown stronger as we’ve created something truly special and significant.

Back then, things were very different. We had typists because computers couldn’t transcribe, we filled envelopes late into the night and there were more valuers than asset managers.

I started at Auction 15, where the first property was Bank of Queensland Shepparton. At the time, it paid \$99,000 in rent and sold for \$1,510,000. We sold it again in 2021, a reminder that great commercial property stands the test of time. What I enjoy most is that many clients from day one are still with me today. That is Burgess Rawson: long-term partnerships, deep expertise and consistent results year after year.

As Burgess Rawson celebrates its 50th year, I couldn’t be prouder of what we have built. And yet, I know the best is still ahead.”

Shaun Venables Partner

“I joined not knowing that it would become the foundation of my professional success and closest friendships. At the beginning, I began working with Jamie and as our professional partnership developed, we started crossing paths at social events, including weddings, where both our personal and professional connections grew.

Longevity in this industry isn’t accidental; it’s built on consistency, deep market knowledge and a steadfast commitment to delivering the best outcomes for clients. My father, Ray Venables, played for North Melbourne alongside Murray Holderhead, the father of Burgess Rawson Partner, Raoul. That connection reinforced a key lesson: success is about building strong, lasting relationships and earning trust over time.

One of my most rewarding deals was the multimillion-dollar sale of the equine hospital in Shepparton, leased to Melbourne University. With no suitable training facilities in Melbourne, they turned to regional Victoria. The challenge was to value such a specialised asset with state-of-the-art surgical and imaging facilities, but the result was a major win for both the buyer and seller.

Two decades in, the formula remains unchanged: expertise, trust and results. That’s what drives me every day and that’s why I’m as committed as ever to Burgess Rawson’s continued success.”



Jamie Perlinger Partner & Head of Agency VIC

“I joined Burgess Rawson within weeks of Shaun. I came from the country; he was from the coast. Different backgrounds, but the same ambition, to make a difference in commercial real estate.

From day one, the culture at Burgess Rawson set the tone for success. The original founders, Chris Burgess and Gerald Rawson, instilled principles that we still live by today. Hard work, integrity and meticulous attention to detail aren’t just ideals, they’re the foundation of everything we do.

Trust is everything in this industry. When Coles needed to acquire seven properties on Riversdale Road, Camberwell VIC for their flagship superstore, they entrusted us to deliver. It was a two-year process that began on a handshake and required absolute confidentiality. These are the defining moments of a career and a successful agency, earned through trust, upheld by integrity and executed with strategic care.

The strength of Burgess Rawson lies not only in the deals we close but in our people. We retain staff at an exceptional rate, especially within our sales team. After 20 years, we will practice the same disciplines as Chris and Gerald lead with back then. It’s what built our success and that’s what will carry us into the future.”



Raoul Holderhead Partner

“24 years have flown by and if there’s one thing I’ve learned, it’s that this business is all about people. I’ve seen markets rise and fall, industries transform, but the fundamentals never change. Strong assets, great tenants and smart investors always win in the long run.

Burgess Rawson has always been more than just a workplace to me, it’s a team that backs each other, pushes each other and celebrates wins together.”



Darren Beehag Partner

“Marking 31 years is not just a milestone, it’s a reflection of enduring relationships and market expertise. A recent standout moment was seeing three generations of the same family attend our auctions, a client I first worked with decades ago, now passing that trust down.

Longevity isn’t just about time; it’s about trust and consistently providing value while ensuring clients receive the best outcomes.”

Newcastle: A Regional Powerhouse on the Rise

Strategic infrastructure investment, consistent population growth, and a diversifying economy have reshaped the city into one of Australia's fastest growing regional markets. No longer defined solely by its manufacturing past, Newcastle now presents a balanced mix of economic stability and forward momentum. The city's Gross Regional Product (GRP) reached \$22.76 billion in the 2023/24 financial year, reflecting a 7.2% increase from the previous year and demonstrating long-term expansion across key sectors.

Furthermore, Newcastle's population was estimated at 176,860 in June 2024 and is projected to exceed 205,000 by 2046. This demographic expansion is driving demand for everyday services.

Traditional industries such as mining, steel production and port logistics remain central to the economy, while the city continues to diversify. Education, healthcare and professional services have experienced significant growth, with the University of Newcastle alone contributing over \$1.3 billion annually and playing a vital role in attracting and retaining skilled workers.

Urban renewal is visibly reshaping the city's landscape. The Honeysuckle precinct is emerging as a vibrant mixed-use district, with major developments in Broadmeadow and the East End creating fresh lifestyle and commercial hubs that are drawing national capital.

Significant upgrades are driving demand for medical assets including centres, day surgeries and specialist healthcare facilities. The \$835 million John Hunter Health and Innovation Precinct is set to become one of Australia's largest medical hubs, delivering both world-class healthcare and substantial economic benefits.

Emerging sectors such as technology, renewable energy, and advanced logistics are driving Newcastle's transition to a modern, diversified economy. At the same time, significant road and rail upgrades are improving regional connectivity, while the Port of Newcastle's expansion into container handling and renewable energy further strengthens its position as a vital logistics hub and trade gateway.

Newcastle's industrial legacy continues to underpin its strong performance in the industrial property

sector. The rise of e-commerce is reshaping supply chains, and combined with Newcastle's affordability, robust transport links, and lower land costs compared to Sydney, the city remains an ideal base for last-mile logistics and manufacturing operations.

These broader attributes are supporting increased demand for essential services like fast food, convenience retail and large format retailing, driven by strong consumer activity and growing urban density.

As capital flows into regional markets, Newcastle stands out for its unique balance of affordability, liveability and long-term potential. Investors are increasingly focused on assets that support essential community needs and show resilience to broader economic cycles.

In contrast to speculative investments, Newcastle offers strong structural fundamentals. These include its growing and diverse population, sustained infrastructure development, and stable demand across key service sectors. Together, they underpin a commercial market known for consistent performance and low volatility.

The convergence of long-term growth drivers such as population, infrastructure investment and economic diversification positions Newcastle as a strategic and resilient investment destination. It offers an attractive alternative to capital city markets, especially for investors seeking dependable, community-focused assets.

For investors seeking a combination of security, value and growth outside the metropolitan core, Newcastle represents one of the most compelling opportunities on Australia's east coast. Its revolution isn't just happening - it's accelerating.

Boasting a revitalised waterfront, a proud industrial heritage and flourishing private and public sector investment, New South Wales' coastal jewel, Newcastle has transformed into a thriving commercial hub with broad-based economic appeal.



June Portfolio Campaign

SYDNEY
10:30AM AEST
TUESDAY
24 JUNE

MELBOURNE
10:30AM AEST
WEDNESDAY
25 JUNE

BRISBANE
10:30AM AEST
THURSDAY
26 JUNE

There are three ways to bid. Via phone, online or in-person. Discuss with our agents which bidding option is the best for you and available in-person bidding locations.

New Properties For Sale



Fast Food

Tenant	Location	State	Income pa	Page
McDonald's, 7-Eleven & Harry's Cafe	Greystanes (Sydney)	NSW	\$730,378	24
El Jannah	St Albans (Melbourne)	VIC	\$371,000	28
Starbucks	St Albans (Melbourne)	VIC	\$251,000	28
El Jannah	Nowra (South Coast)	NSW	\$250,000	34
McDonald's	St Albans (Melbourne)	VIC	\$175,000	28



Convenience Retail

Tenant	Location	State	Income pa	Page
Viva Energy/Shell	Annerley (Brisbane)	QLD	\$614,013	26
Chevron/Caltex	Park Holme (Adelaide)	SA	\$338,900	50
Ampol	Berrinba (Brisbane)	QLD	\$332,080	43
Viva Energy/Shell	Charlestown (Newcastle)	NSW	\$321,886	32
Viva Energy	The Gap (Brisbane)	QLD	\$278,689	45
Viva Energy	Diamond Creek (Melbourne)	VIC	\$278,100	53



Supermarket

Tenant	Location	State	Income pa	Page
IGA	Woree (Carins)	QLD	\$198,328	48

New Properties For Sale



Multi Tenanted Retail

Tenant	Location	State	Income pa	Page
Bluebird, Swim School, QLD Government & Lifeline	Berrinba (Brisbane)	QLD	\$908,285	22
Retail Centre / Tackle World	Bundaberg Central	QLD	\$132,800	49



Retail & Leisure

Tenant	Location	State	Income pa	Page
Pro Futsal	Mount Evelyn (Melbourne)	VIC	\$90,000	56
Sweet India	Armstrong Creek (Geelong)	VIC	\$78,025	57
Acai Paradise	Hampton (Melbourne)	VIC	\$59,025	58
Victoria's Pizza	Armstrong Creek (Geelong)	VIC	\$49,425	60
Local Laundry Lounge	Armstrong Creek (Geelong)	VIC	\$45,105	61
Nailology Coffee & Nails	Hampton (Melbourne)	VIC	\$38,500	58



Large Format Retail

Tenant	Location	State	Income pa	Page
Tool Kit Depot	Invermay (Launceston) TAS	TAS	\$420,000	51
Petbarn	Potts Point (Sydney)	NSW	\$285,000	38



Early Education

Tenant	Location	State	Income pa	Page
Amaze Early Education	Beaudesert	QLD	\$418,295	42
Advanced Early Learning	Merrylands (Sydney)	NSW	\$320,000	37
Goodstart Early Learning	Indooroopilly	QLD	\$281,713	44
Una Kids & Fitstop	Sippy Downs (Sunshine Coast)	QLD	\$258,363	46
Goodstart Early Learning	Cranbrook	QLD	\$250,920	47
Little Kindy	Forbes	NSW	\$203,918	41



Medical & Health

Tenant	Location	State	Income pa	Page
Sonic Healthcare	Kogarah (Sydney)	NSW	\$347,025	36
Kip Melbourne South East	Dandenong South (Melbourne)	VIC	\$273,181	54
I-MED Radiology & Medical First	Traralgon	VIC	\$126,274	55



Automotive

Tenant	Location	State	Income pa	Page
Carworks	Wendouree (Ballarat)	VIC	\$419,817	52
Sydney RV Caravans & Motorhomes	Penrith	NSW	\$279,392	39



Blue Ribbon Defensive Essential Services Major Retail Epicentre

**Built 2023, Max Depreciation Benefits
Long Term Rental Growth - 8 Yr WALE**

Modern High Specification Design Early Education & Government Facility



Berrinba (Brisbane) QLD
5-7 Peter Way (Browns Plains Rd)

Exceptional tenancy mix to QLD
Government, Childcare, Swim
School & Uniting Church

Greater of 2.5% or CPI, fixed
2.5%, 3% & 3.5% pa rent reviews

Net Income: \$908,285 pa* + GST

• 2,260sqm* multi level centre with
dual frontage on significant
3,157sqm* corner site with 40 car
parks on-title & 100 Berrinba
Central shared car parks

• Anchored by latest specification
secured government tenancy &
high performing 86 place childcare

• Next to McDonald's, KFC, United,
Bridgestone, Starbucks, Salvo's,
new Berrinba Central medical/
health hub and Woolworths SC

Contact
Yosh Mendis 0434 413 188
Josh Scapolan 0484 229 829

Investment Portfolio Auction
10:30am AEST
Tuesday 24 June
Sydney Opera House

*Approx



Generational Trophy Sydney Freestanding McDonald's & 7-Eleven

**Irreplaceable Gateway Western Sydney
5,584sqm* Landholding, 25 mins to CBD**

Ultra Rare Dual Freestanding Site Global Giants McDonald's & 7-Eleven



Greystanes (Sydney) NSW
601-605 Great Western Highway

Long term leases up to 20 years plus options through to 2059
Compounding fixed 3% increases
Significant depreciation benefits and substantial replacement value
Net Income: \$730,378 pa* + GST

- McDonald's: global fast food giant 41,800+ locations in 100+ countries
- 7-Eleven: Aus #1 convenience retailer with 760+ stores, recently purchased for \$1.71B* by 7-Eleven International LLC with 46,000 sites
- Position perfect, two major Sydney highway's & direct connection to 2.1 million vehicles weekly
- High profile 5,584sqm* highway site with 91 metres* of frontage and high underlying land value

Contact
Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759
Zomart He 何梓軒 0488 220 830

Investment Portfolio Auction
10:30am AEST
Tuesday 24 June
Sydney Opera House

*Approx



High Yielding Investment

Land Rich Inner-City Brisbane Convenience Retail Freehold

350,000* Vehicles Passing Weekly

**15 Year Lease to Viva Energy to 2031
Rent Paid Annually in Advance**



Annerley (Brisbane) QLD
338 Ipswich Road

15 year lease to December 2031
plus 4x5 year options to 2051

Tenant pays all usual outgoings
including single holding land tax

**Estimated Net Income:
\$614,013 pa* + GST**

- Viva Energy Group Limited (ASX: VEA): bluechip \$4.51 billion* ASX200 company with 1,500 sites nationally
- Land rich 2,464sqm* site servicing 350,000* vehicles passing weekly
- Desirable CPI annual reviews
- Annerley: affluent metro suburb, 4km* from Brisbane CBD with a median house price of \$1,300,000
- By 2035, Brisbane population forecast to grow to over 2.9 million

Contact
 Jamie Perlinger 0413 860 315
 Tom Lawrence 0428 626 117
 David Napoleone 0417 308 067

Investment Portfolio Auction
 10:30am AEST
 Thursday 26 June
 The Westin, Brisbane

*Approx

Rare Metro Freestanding McDonald's - Brand New 20 Year Ground Lease



Premium Freestanding Fast Food Portfolio Brand New McDonald's, Starbucks & El Jannah

St Albans (Melbourne) VIC
Convenience Retail Centre

Brand new 20, 20 & 12 year leases

Fixed, compounding 3% and 4% annual rental increases

Sunshine Avenue carries over 252,000* vehicles weekly

To be sold individually

- St Albans Convenience Retail Centre: premium fast food and convenience retail centre completed in 2025, strategically positioned on the high-traffic homebound side of Sunshine Avenue, directly connecting to Keilor Central Shopping Centre
- Gateway site, metres from the on and off ramps to Western Ring Road(M80) an important arterial and freight corridor to metropolitan Melbourne carrying a further 128,000* vehicles daily
- Brand-new 2025 construction featuring a strong mix of national food and beverage tenants, each with major tenant-funded fit-outs to their latest corporate designs and layouts
- St Albans: 28km* from Melbourne's CBD, the suburb's population is forecast to grow 27% by 2046

St Albans (Melbourne) VIC
53 Sunshine Avenue - McDonald's



- Brand new 20 year ground lease to 2045 plus 2 x 10 year options to 2065
- McDonald's: global fast food giant with 40,000+ restaurants in over 119 countries
- Fixed 3% compounding annual rent increases ensuring rental growth
- Investor preferred net lease structure - McDonald's pays 100% of outgoings including land tax, all repairs & maintenance, and structural expenditure¹
- Brand new state-of-the-art restaurant with pivotal dual lane drive-thru and ample on-site parking
- Significant high profile 2,955sqm* site with 252,000* vehicles passing weekly
- **Net Income: \$175,000 pa* + GST**



Contact

Jamie Perlinger 0413 860 315
Beau Coulter 0413 839 898
Matthew Wright 0458 290 588
Yosh Mendis 0434 413 188
Zomart He 何梓轩 0488 220 830



**Investment Portfolio Auction
To be sold individually**

10:30am AEST
Wednesday 25 June
Crown Casino, Melbourne

¹Approx ¹As per the lease

Two Metro Melbourne Fast Food Investments



St Albans (Melbourne) VIC
53 Sunshine Avenue

El Jannah



Brand new construction built in 2025, offering maximum tax saving depreciation benefits

Prominent and highly exposed location with 252,000* vehicles passing weekly

To be sold individually

- Brand new 20 year net lease to 2045 plus 2 x 15 year options to 2075
- El Jannah: a market-leading, vertically integrated family-owned fast food business with over 27 years' experience and a growing national network of 35+ locations
- Highly sought-after, fixed 4% annual rent increases ensuring growth
- Attractive net lease structure – El Jannah paying all usual outgoings, excluding land tax¹
- State-of-the-art fast food restaurant including major tenant funded corporate fit-out and design, prominent 2,316sqm* site with important dual lane drive-thru
- **Estimated Net Income: \$371,000 pa* + GST**

Starbucks



- Brand new 12 year net lease to 2037 plus 4 x 5 year options to 2057
- Starbucks: the world's largest and most recognisable coffee chain with 32,000+ stores across 80 different countries
- Fixed 3% annual rent increases ensuring compounding income growth
- Investor preferred net lease structure – Starbucks paying all usual outgoings, excluding land tax¹
- Immaculate, brand-new 330sqm* fast food restaurant positioned on a prominent 1,546sqm* site, featuring key drive-thru access and ample on-site parking
- **Estimated Net Income: \$251,000 pa* + GST**

Contact
 Jamie Perlinger 0413 860 315
 Beau Coulter 0413 839 898
 Matthew Wright 0458 290 588
 David Napoleone 0417 308 067
 Zomart He 何梓轩 0488 220 830

**Investment Portfolio Auction
 To be sold individually**
 10:30am AEST
 Wednesday 25 June
 Crown Casino, Melbourne
*Approx ¹As per the lease



*Outline/Boundaries Indicative Only



Newcastle's Best Landbank Opportunity

2,229sqm Site with 140m Triple Frontage

Strategic Convenience Retail Site with Future Development Upside (STCA)

Charlestown (Newcastle) NSW
128 Pacific Highway

14 year net lease to 2030 + opts
Tenant pays all usual outgoings inc multiple holding land tax & structural maintenance & repairs
Fixed 3% annual rent increases
Net Income: \$321,886* pa + GST

- Viva Energy Group Limited (ASX: VEA): bluechip \$4.51 billion* ASX200 company with 1,500 sites nationally
- Prominent 2,229qm* corner site with future value-add development upside (53m height limit) STCA
- Strategic location opposite Charlestown Square SC anchored by Coles & Woolworths & brand new 'Charlestown Health Hub'
- Newcastle: A major Commercial Hub population of 205,445 by 2046



Contact
 Jamie Perlinger 0413 860 315
 Geoff Sinclair 0451 462 759
 David Napoleone 0417 308 067

Investment Portfolio Auction
 10:30am AEST
 Tuesday 24 June
 Sydney Opera House

*Approx



Brand New Fast Food Freehold in Major Service Centre

Built 2025 - Max Depreciation Benefits

Exceptional Purpose-Built Facility Brand New 10 Year Net Lease to 2035

Nowra (South Coast) NSW
10 Haigh Avenue

Brand new 10 year net lease to 2035 plus 2 x 10 year opts to 2055

Fixed 3% annual rent increases

Net Lease - tenant pays all outgoings incl land tax & mgmt

Net Income: \$250,000 pa* + GST

- El Jannah: 27+ yrs of experience with 40+ locations nationally
- Strategic CBD location near McDonald's, Officeworks, Petbarn, 7-Eleven & Woolworths anchored Nowra Plaza Shopping Centre
- High specification design with pivotal drive-thru capabilities
- Valuable Princes Hwy exposure to 74,000* vehicles passing daily
- Booming South Coast population expected to surge 30% by 2051

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

Investment Portfolio Auction
10:30am AEST
Tuesday 24 June
Sydney Opera House

*Approx





New 7 Year Net Lease Medical Centre Strategic St George Hospital Precinct



Kogarah (Sydney) NSW
12 & 13/ 13 Belgrave Street

New 7 year lease to Castlereagh Imaging (wholly owned by Sonic Healthcare) to 2031 + options

World leading healthcare provider, market cap of \$12.9B+

Net Income: \$347,025 pa* + GST

- Medical Centre includes Castlereagh Imaging & Douglas Hanly Moir Pathology
- Opposite St George Hospital, \$411m: redevelopment set to be completed in 2026
- Immaculate fit-out - significant tenant CapEx investment
- 8 valuable on site parking spaces
- Net lease with rental increases of CPI + 0.25% annually

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

Investment Portfolio Auction
10:30am AEST
Tuesday 24 June
Sydney Opera House

*Approx

Dominant Childcare - 100% Occupancy New 15 Year Lease to 2040 + Options



Merrylands (Sydney) NSW
30 Walker Street

Brand new 15 year net lease to 2040 plus options to 2060

Income growth: greater of 3% or CPI annual rental increases

Net Income: \$320,000 pa* + GST

- Advanced ELC: leading locally dominant multi-centre operator
- Merrylands: a rapidly growing Sydney suburb, forecast to grow 35% by 2046 and popular with young growing families
- Ideal childcare location: 1.5 km* catchment there are 8 primary schools and 46% more under-5s than the Sydney average

Contact
Michael Vanstone 0403 580 528
Rhys Parker 0451 101 042

Investment Portfolio Auction
10:30am AEST
Tuesday 24 June
Sydney Opera House

*Approx



Prestigious Sydney Eastern Suburbs Brand New 6 Year Net Lease to Petbarn



Potts Point (Sydney) NSW
Lot 70, 46a Macleay Street

Brand new 6 year net lease to
2031 plus options to 2041

Fixed 3.5% annual increases

Significant 422sqm* tightly held
Eastern Suburbs showroom

Net Income: \$285,000 pa* + GST

- Petbarn: national network of 240+ locations, owned by Greencross Vets, subsidiary of NASDAQ listed TPG Capital, Australian Super and Ontario Pension Plan
- Desirable net lease structure with tenant paying all outs incl land tax & property management
- Potts Point: affluent Sydney suburb with annual income per capita 50% higher than the NSW average only 2km* to CBD



Contact

Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759



Investment Portfolio Auction

10:30am AEST
Tuesday 24 June
Sydney Opera House

*Approx

Land Rich 4,853sqm* Industrial Freehold Strategic High Growth Penrith Location

Penrith NSW
9-12 Lemko Place

Established tenant on lease to
April 2026 plus option to 2029

Significant rental reversion
potential - uncapped market
review in April 2026

Net Income: \$279,392 pa* + GST¹

- Sydney RV: owned by ASX listed Tourism Holdings Rentals Ltd
- Penrith: Major Western Sydney growth hub, population forecast to soar 31.6% to 289,142 by 2036²
- Tightly held highly sought-after industrial precinct
- Net lease, tenant pays outgoings, as per the lease
- Greater of CPI or 4.5% annual rental increases



Contact

Rhys Parker 0451 101 042
Flynn McFall 0481 187 191



For Sale by Expressions of Interest

Closing 3pm AEST
Thursday 10 July 2025

*Approx ¹As of 21/07/25
²Penrith City Council



The Ultimate Investment Property Arena

Burgess Rawson delivers unparalleled market expertise in commercial real estate, backed by the power of our huge national presence.

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Sydney	Melbourne	Brisbane
Sydney Opera House	Crown Casino	The Westin
24 June 2025	25 June 2025	26 June 2025
5 August 2025	6 August 2025	7 August 2025
17 September 2025	16 September 2025	18 September 2025

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

For further details, visit burgessrawson.com.au



Nationally Tenanted Childcare Centre 15 Year Net Lease - 3.5% PA. Increases



Forbes NSW
11 Thomson Street

15 year net lease to 2039 plus options extending to 2059
Minimum 3.5% rent increases
Net Income: \$203,918 pa* + GST

- Little Kindy: experienced national operator with 21 centres¹
- Brand new 62 place LDC offering maximum depreciation benefits
- Strategically located 150m* from Forbes North Public School –
- 270 enrolments in 2024²
- High-growth Central West & Orana region, forecast to reach 325,000 residents by 2041³

Contact
Kieran Bourke 0417 418 007
Ben Parsonage 0455 331 841
Michael Vanstone 0403 580 528

Investment Portfolio Auction
10:30am AEST
Tuesday 24 June
Sydney Opera House

*Approx ¹littlekindy.com.au
²schoolinfrastructure.nsw.gov
³planning.nsw.gov.au



7.50% Yield Anticipated

Strong-Trading Childcare Investment Long 23 Year Net Lease to 2044



Beaudesert QLD
202-216 Brooklands Drive

Tenant pays 100% of outgoings, including land tax, management fees and repairs & maintenance
Fixed 3% annual rent increases
Two 10 year options to 2064
Net Income: \$418,295 pa* + GST

- Amaze: longstanding operator with 4 centres currently, and a proven 15+ year history
- State-of-the-art childcare centre licensed for 116 LDC places
- Dominant 4,123sqm* corner site with 140m* of triple-street frontage to Brooklands Drive
- Beaudesert: booming suburb only 1 hour drive from Brisbane, with a 58% increase in the median house price since June 2020



Contact
Adam Thomas 0418 998 971
Josh Scapolan 0484 229 829



For Sale by Expressions of Interest
Closing 3pm AEST
Wednesday 2 July 2025

*Approx

High Yielding Brisbane Truck Stop Located in Key Industrial Epicentre

Berrinba (Brisbane) QLD
40 Forest Way

5 year net lease to 2028 plus 3x5 year options to 2043
Tenant responsible for 100% of outgoings including land tax
CPI annual reviews (min 3.5%)
Net Income: \$332,080 pa* + GST¹

- Ampol (ASX: ALD): ASX100 listed company with 1,800 sites & a \$6.29B market cap
- Strategic Logan Mwy corridor surrounded by major logistics players – Charter Hall, Frasers, GPT, Toll, Google & Woolworths
- Expansive 4,300sqm freehold site located in the heart of significant logistics & commercial precinct
- Berrinba: booming Sth Brisbane growth corridor - 18km from CBD



Contact
Jamie Perlinger 0413 860 315
Tom Lawrence 0428 626 117
David Napoleone 0417 308 067



Investment Portfolio Auction
10:30am AEST
Thursday 26 June
The Westin, Brisbane

*Approx ¹As at July 2025



Triple Net Lease to 2038 + Options to 2058 Large 2,120sqm* Site with Future Dev. Upside



Indooroopilly (Brisbane) QLD
51 York Street

Tenant pays 100% of outgoings, including: land tax, management fees and all capital (including structural) expenditure

Min 2.5% annual rent increases
Net Income: \$281,713 pa* + GST

- Goodstart: Australia's largest early education provider with over 660 centres nationally
- Expansive 2,120sqm* site with desirable 'Medium Density Zoning'
- Established 102 LDC place centre
- Current rental below market, with market reviews every 5 (five) years
- Indooroopilly: highly sought-after location, 5km* from CBD and with median apartment price \$770,000



Contact

Adam Thomas 0418 998 971
Josh Scapolan 0484 229 829



Investment Portfolio Auction

10:30am AEST
Thursday 26 June
The Westin, Brisbane

*Approx

Metro Brisbane Freehold - 7km* to CBD Directly Opposite Coles & ALDI SC



The Gap (Brisbane) QLD
983 Waterworks Road

16 year net lease to 2033 plus 4x10 year options to 2073

Tenant pays 100% of outgoings incl multiple holding land tax & fuel infrastructure replacement

Net Income: \$278,689 pa* + GST¹

- Viva Energy Group Limited (ASX: VEA): blue-chip \$4.51B* ASX200 company with 1,500 sites
- High profile 2,294sqm* corner site on major 4-lane arterial connecting directly to CBD
- Fixed 3% annual rent increases
- The Gap: metro suburb, with a \$1.35m* median house price
- By 2035, Brisbane population forecast to grow to 2.9+ million



Contact

Jamie Perlinger 0413 860 315
Tom Lawrence 0428 626 117
David Napoleone 0417 308 067



Investment Portfolio Auction

10:30am AEST
Thursday 26 June
The Westin, Brisbane

*Approx ¹As at 13 August 2025



Premium Dual Income Asset Leading Childcare Provider & Fitstop



Sunshine Coast QLD
Lot 22/8 Fairfax Street

Anchored by brand new 15 year net lease plus opts. to Una Kids
Significant depreciation benefits
44 place kindergarten trading at 90%+ occupancy
Net Income: \$258,363 pa* + GST

- Una Kids: experienced operator, 9 centres across SEQ
- Fitstop: fastest growing fitness franchise, 150+ locations globally
- Exceptional 891sqm* two-storey building constructed in 2023
- Situated within a major retail & education precinct
- Sunshine Coast: population forecast to increase 43.9% to 540,000 by 2046

Contact
Josh Scapolan 0484 229 829
Fin Hume 0488 008 975

Investment Portfolio Auction
10:30am AEST
Thursday 26 June
The Westin, Brisbane

*Approx

36 Year Triple Net Lease to 2054 + Options Australia's Largest Childcare Provider



Cranbrook (Townsville) QLD
9-13 Alice Street

Tenant pays 100% of outgoings, including: land tax, management fees and all capital (including structural) expenditure
Min 2.5% annual rent increases
Net Income: \$250,920 pa* + GST

- Goodstart: Australia's largest early education provider with over 660 centres nationally
- Large 2,781sqm* corner site with 'Neighbourhood Centre' zoning
- Purpose-built 102 LDC place centre
- Current rental below market, with market reviews every 5 (five) years
- Townsville: economic capital of FNQ, with a population to increase by 54% to 300,000 people by 2041

Contact
Adam Thomas 0418 998 971
Neville Smith 0400 068 205
Josh Scapolan 0484 229 829

Investment Portfolio Auction
10:30am AET
Thursday 26 June 2025
The Westin, Brisbane

*Approx



Proven IGA Supermarket | 10 Year Lease to 2031 + Fixed Increases



Woree (Cairns) QLD
1/12-20 Toogood Road

10 year lease to 2031 plus options to 2051

Fixed 2.5% annual increases

Long term tenant operating from this site for over 30 years

Net Income: \$198,328 pa* + GST

- IGA: one of Australia's leading supermarket networks, over 1,200 stores nationwide
- High profile 899sqm* ground floor tenancy with extensive fit-out
- Located within 100m of Mulgrave Road, a major arterial servicing over 35,000 + vehicles daily
- Cairns: thriving region with population expected to grow over 37.71% by 2050



Contact

Neville Smith 0400 068 205
Michael Hooper 0488 332 682
Tony Isaac 0484 051 748



Investment Portfolio Auction

10:30am AEST
Thursday 26 June
The Westin, Brisbane

*Approx

Entry-Level Retail Centre | 100% Occupied Brand New Leases Across All Tenants



Bundaberg Central QLD
47 Bourbong Street

Mixture of CPI & fixed 3% annual reviews

Prominent 2,019sqm* CBD site with dual street frontage

Attractive 4.34 year WALE

Net Income: \$132,800 pa* + GST

- Anchored by brand new 5 year lease to Tackle World to 2030
- Supported by new 3 year leases to complementary allied health and beauty retailers
- Significant 1,820sqm* NLA double-storey retail centre
- Bundaberg: booming regional city with population forecast to increase 45% to 148,000 by 2041



Contact

Josh Scapolan 0484 229 829
Fin Hume 0488 008 975



Investment Portfolio Auction

10:30am AEST
Thursday 26 June
The Westin, Brisbane

*Approx



10 Year Lease to Global Energy Giant Chevron - Market Cap \$365 Billion¹



Park Holme (Adelaide) SA
606 Marion Rd cnr Nilpena Ave

New 10 year lease to 2035 plus options through to 2045

Fixed 3% annual rent increases

Tenant pays usual outgoings incl land tax as per the lease

Net Income: \$338,900 pa* + GST

- Chevron Australia: subsidiary of Chevron Corporation (NYSE): the worlds 52nd largest company, 360+ retail sites across the nation
- Rent paid annually in advance
- Prime 2,015sqm* corner freehold
- Established metro location with 43,300* vehicles passing daily
- City of Marion: inner metro Adelaide - population 99,821, annual economic output \$9.34B*

Contact
Raoul Holderhead 0413 860 304
Jamie Perlinger 0413 860 315
David Napoleone 0417 308 067
RLA 327401

Investment Portfolio Auction
10:30am AEST
Wednesday 25 June
Crown Casino, Melbourne

^{*}approx
¹companiesmarketcap.com May 23rd

Tool Kit Depot – ASX Top 10 Backed Brand New 8 Year Net Lease



Invermay (Launceston) TAS
80 Lindsay Street

100% leased to Bunnings Group Limited, a subsidiary of ASX listed Wesfarmers

8 year net lease to 2033 plus options to 2063

Net Income: \$420,000 pa* + GST

- Newly constructed in 2024 with significant depreciation benefits
- Freestanding 1,600sqm* building with 28 car spaces on-title
- Tenant pays all usual outgoings including land tax (SHB)
- Expansive 3,698sqm* freehold directly in front of Bunnings
- Adjoining national brands Petstock, Officeworks, JB Hi-Fi and RSEA

Contact
Darren Beehag 0411 226 223
Matthew Wright 0458 290 588
George Wilkinson 0439 173 049

Investment Portfolio Auction
10:30am AEST
Wednesday 25 June
Crown Casino, Melbourne

^{*}Approx



5,030sqm* Mixed Use Site | Develop and/or Occupy Valuable High-Yielding Holding Income

Wendouree (Ballarat) VIC
1051 – 1099 Howitt Street

Potential 50% Stamp Duty savings

Well maintained existing improvements with low site coverage suits development and/or expansion (STCA)

Net Income: \$419,817 pa* + GST

- High-profile 5,030sqm* 'Mixed Use Zone' site across 3 titles with an expansive 68m* frontage to busy Howitt Street (20,000 VPD)
- Dominant retail, automotive & medical precinct, only metres from Woolworths, McDonald's, Lake Imaging, Jax Tyres & more
- City of Ballarat: capital of Western VIC, population forecast to surge 31% to 164,365 by 2046

Contact
Romanor Falconer 0413 830 808
Shaun Venables 0411 860 865

For Sale by Expressions of Interest
Closing 3pm AEST
Wednesday 2 July 2025

*Approx



10 Year Net Lease + Options to 2054 ASX Listed Convenience Retail Giant



Diamond Creek (Melbourne) VIC
52 Chute St (Cnr Diamond St)

10 year net lease to Viva Energy to 2034 plus options till 2054

Tenant pays usual outgoings, including land tax as per lease

Fixed 3% annual rent increases

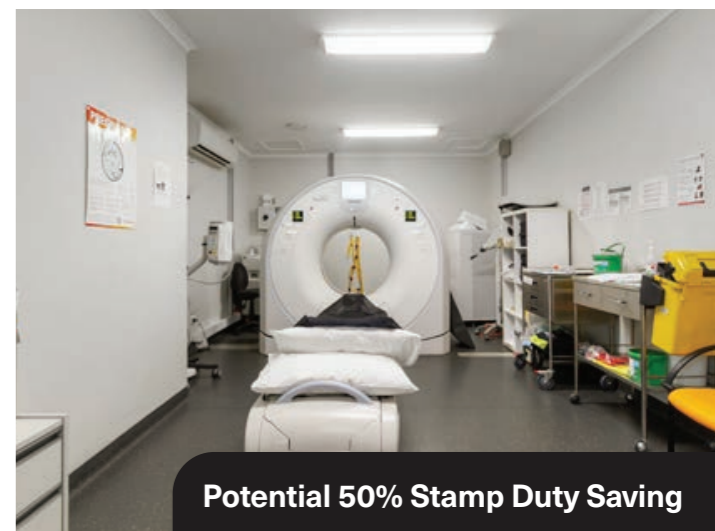
Net Income: \$278,100 pa* + GST

- Viva Energy: ASX listed industry leader with 1,500+ locations, Market Cap \$3.04 billion¹
- Substantial 2,432sqm^{2*} freehold with 110 metre* frontage
- High profile commuter road, 20,400+* vehicles passing daily
- Includes Happywash Carwash under Viva Energy lease
- Growth north-east metro suburb only 21km* to Melbourne CBD

Contact
Darren Beehag 0411 226 223
Raoul Holderhead 0413 860 304
Mark Foster 0475 454 431

Investment Portfolio Auction
10:30am AEST
Wednesday 25 June
Crown Casino, Melbourne

*Approx
¹marketindex.com.au at 23/05/2025
²landchecker.com



20 Year Triple Net Lease to 2042 Land Rich 3,996sqm* Freehold Site

Dandenong (Melbourne) VIC
59-61 Ordish Road

Long 20 year triple net lease to 2042 plus 4 options to 2082
Fixed 3% annual rent increases
Tenant pays 100% of outgoings incl. land tax & structural R&M
Net Income: \$273,181 pa* + GST

- Kip Happy Stays: Australia's leading pet boarding & daycare provider, 29 sites nationally
- Modern 2,000sqm* facility which includes \$1M+ of purpose-built kennel infrastructure
- Irreplaceable 3,996sqm* IN2Z with strong underlying land value and 17 on-title car spaces
- City of Greater Dandenong: home to 167,298 residents & \$62B annual economic output



Contact
Neville Smith 0400 068 205
Sam Mercuri 0413 830 709

Investment Portfolio Auction
10:30am AEST
Wednesday 25 June
Crown Casino, Melbourne

*Approx

Medical Freehold Opposite Woolworths Long 15 Year Net Lease to 2037

Traralgon VIC
39 Breed Street

15 year net lease to Feb 2037 plus options to 2062
Annual rent increases to the greater of 2.5% or CPI
Tenant pays all usual outgoings
Net Income: \$126,274 pa* + GST

- Medical First Group: 16 locations across VIC, NSW, QLD and SA, trading as I-MED for 15+ years under sub-lease agreement
- Well-presented 291sqm* radiology clinic incorporating CT, MRI, X-Ray & Ultrasound
- Strategic 729sqm* ACZ1 freehold landholding with 20m* frontage
- Traralgon: retail & commercial capital of Latrobe Valley, 126,800+ trade catchment



Contact
Sam Mercuri 0413 830 709
Beau Coulter 0413 839 898

Investment Portfolio Auction
10:30am AEST
Wednesday 25 June
Crown Casino, Melbourne

*Approx



Significant Development/Reposition Opportunity Permit Approved With 103m* Frontage

Mount Evelyn (Melbourne) VIC
19-23 Hereford Road

Irreplaceable 5,014sqm* site

Favourable Neighbourhood
Residential Zone (NRZ3)

Holding Income: \$90,000 pa*

- Permit approved for 104 place childcare centre
- Surplus land to develop QSR, fast food, residential, medical, aged care or hospitality STCA
- Existing 3,827sqm* building
- Moments to IGA, Australia Post, Mount Evelyn Tennis Club and York Road commercial precinct
- Mt Evelyn: metro Melbourne suburb 37km* from CBD



Contact
David Napoleone 0417 308 067
Jamie Perlinger 0413 860 315



For Sale by Expressions of Interest
Closing 3pm AEST
Wednesday 2 July 2025

*Approx



7 Year Lease to 2032 Plus Options Leading Indian Sweets/Dessert Chain

Armstrong Creek (Geelong) VIC
4A/364-368 Horseshoe Bend

New 7 year lease to February
2032 plus options to 2042

Fixed 4% annual rent increases

Tenant pays usual outgoings

Net Income: \$78,025 pa* + GST

- Sweet India: Est 2010. Aus/NZ leading manufacturer, retailer and caterer of Indian sweets & desserts with 16 locations
- Prominent 132sqm* corner premises with prime frontage to Horseshoe Bend Road
- Armstrong Creek: planned to accommodate 65,000 residents and 22,000 jobs with population forecast to increase 70% by 2046



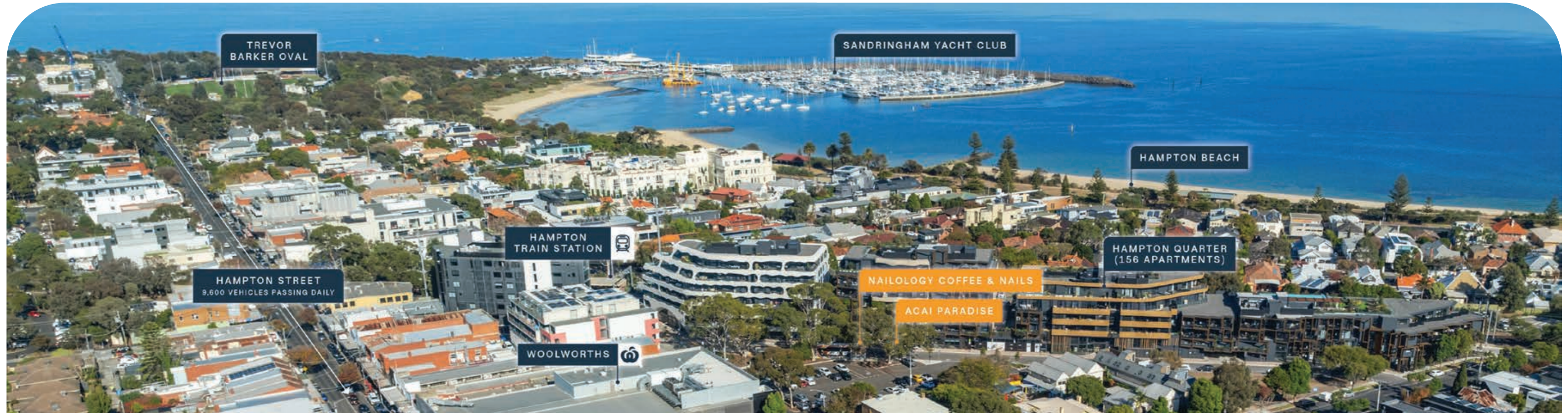
Contact
Shaun Venables 0411 860 865
Romanor Falconer 0413 830 808
Hamish Bowen 0413 856 984



Investment Portfolio Auction
10:30am AEST
Wednesday 25 June
Crown Casino, Melbourne

*Approx





\$980K / 6% Buyers



\$670K / 5.75% Buyers

Two Brand New Bayside Retail Investments Opposite Woolworths & Hampton Train Station

Hampton (Melbourne) VIC
14 Koolkuna Lane

New 10 year leases to Oct/Sept 2034 plus opts to 2044 & 2039

New construction, maximum depreciation benefits

Tenants pay usual outgoings

To be sold individually

- Part of the new 'Hampton Quarter' Mixed Use development with 156 apartments and complemented by supportive adjoining retailers
- Opposite Woolworths, Hampton Train Station and only metres from Hampton Beach
- Strategically located fronting public car park and nearby high-foot traffic Hampton Street with 9,600 vehicles passing daily
- Hampton: affluent Bayside suburb with a median house price of \$2,310,000
- Bayside: City Council: population forecast to increase 15% to 217,886

Hampton (Melbourne) VIC
Shop 3, 14 Koolkuna Lane

- 10 year lease to September 2034 plus option to 2039
- Nailology Coffee & Nails: Established nail salon with 4 locations in Melbourne
- Brand new 77sqm* premises with high-end corporate fit-out
- Highly rated google reviews of 4.7 stars
- **Net Income: \$38,500 pa* + GST**

Hampton (Melbourne) VIC
Shop 4, Koolkuna Lane

- New 10 year lease to October 2034 plus options to 2044
- Acai Paradise: trendy acai bowl/smoothie shop with customer seating, take away & delivery options
- Immaculate 112sqm* premises with AAA tenant fit-out
- Favourable 5 star rated google reviews
- **Net Income: \$59,025 pa* + GST**



Contact

Shaun Venables 0411 860 865
Romanor Falconer 0413 830 808
Hamish Bowen 0413 856 984



**Investment Portfolio Auction
To be Sold Individually**

10:30am AEST
Wednesday 25 June
Crown Casino, Melbourne

*Approx



Attention \$820,000 + Buyers



Attention \$750,000 + Buyers

Long 10 Year Lease to 2032 Plus Option Established Chain with 11 Locations



Armstrong Creek (Geelong) VIC,
5/364-368 Horseshoe Bend Road

New 10 year lease to December
2034 plus option to 2039

Fixed 3.5% annual rent increases

Tenant pays usual outgoings

Net Income: \$49,425 pa* + GST

- Victoria's Pizza: established pizzeria chain with 11 locations across Victoria
- Prominent 84sqm* premises supported by complimentary retail
- Armstrong Creek: rapidly expanding residential precinct between Geelong and Torquay, evidenced by new Coles, McDonald's, KFC, Woolworths and Dan Murphy's



Contact

Shaun Venables 0411 860 865
Romanor Falconer 0413 830 808
Hamish Bowen 0413 856 984



Investment Portfolio Auction

10:30am AEST
Wednesday 25 June
Crown Casino, Melbourne

*Approx

New 7 Year Lease to 2032 Plus Options Booming Greater Geelong Growth Corridor



Armstrong Creek (Geelong) VIC
4C/364-368 Horseshoe Bend

New 7 year lease to April 2032
plus options to 2042

Fixed 4% annual rent increases

Tenant pays usual outgoings

Net Income: \$45,105 pa* + GST

- Local Laundry Lounge: laundromat with two locations within Armstrong Creek
- Prominent 77sqm* premises with dual retail frontage
- Significant tenant funded fit-out, long trading hours, low overheads
- Armstrong Creek: high-growth suburb central to Geelong, the Bellarine and the Surf Coast



Contact

Shaun Venables 0411 860 865
Romanor Falconer 0413 830 808
Hamish Bowen 0413 856 984



Investment Portfolio Auction

10:30am AEST
Wednesday 25 June
Crown Casino, Melbourne

*Approx

Q&A

with Chelsea Anderson

HEAD OF ASSET MANAGEMENT | VICTORIA

A standout leader in the property industry, Chelsea's homecoming in 2024 and her subsequent promotion mark significant milestones for both her and Burgess Rawson. Having launched her career with the agency, her decision to return reflects the strength of its culture, industry reputation, and commitment to professional development.

Now leading asset management in Victoria, Chelsea brings extensive experience, including working with global institutions, to enhance asset performance, mentor her team and drive strong investment outcomes.

Having launched your career with Burgess Rawson, what made you decide to return?

When I came back last year, it felt like the right move. There's a real sense of trust and familiarity, which made the transition easy. What stands out to me is how long people stay here - it speaks volumes about the supportive culture and the team's commitment to one another.

Being in an environment where you already know the ropes and the people makes it feel like home, that's exactly what drew me in. It's that blend of a solid reputation and a strong, long-standing team that gave me the confidence to make the move.

What excites you most about stepping into the role of Head of Asset Management, Victoria?

I'm excited about stepping into this role because it gives me the chance to mentor and guide the team, help them grow, enhance their skills and watch them develop professionally. Building a strong, supportive environment is key, and I'm eager to foster a collaborative culture where everyone can feel

empowered to reach their potential, both individually and as part of the broader group.

How has your experience working with global institutions shaped your approach to asset management?

Working with global institutions has taught me to be strategic, efficient, and always focused on long-term value. Managing a shopping centre for ISPT reinforced the importance of proactive asset management, boosting occupancy, strengthening tenant relationships, and streamlining operations to drive performance. It also highlighted the need for strong governance, sustainability, and staying ahead of market trends. Every decision must add real value ensuring long-term success.

How does Burgess Rawson position itself to navigate market fluctuations and maintain strong asset performance?

We position ourselves as market leaders by specialising in resilient asset classes like retail, childcare, industrial, convenience retail, and fast food. These sectors are underpinned by strong tenant demand and long-term lease structures, providing stability even during market fluctuations. Our expertise allows us to identify high-performing opportunities and guide investors toward assets that offer security, consistent returns, and long-term growth.

By working with nationally recognised brands and essential-service tenants, we give investors confidence in the reliability of their income streams. Our data-driven approach ensures we stay ahead of market shifts, continuously assessing economic trends, consumer behaviour, and sector performance.

“Asset management is as much about strategic thinking as it is about relationships. Understanding tenant and landlord needs, market trends, and investor expectations is key.”

This ability to adapt and provide strategic insights enables us to maintain strong asset performance, helping clients navigate changing conditions while securing valuable, long-term investments.

What are your immediate priorities in this role?

My immediate priorities are to strengthen asset performance, enhance tenant relationships, and identify opportunities for value creation. I'm focused on ensuring efficient operations, maximising returns, and staying ahead of market trends to deliver strong investment outcomes.

What advice would you give to professionals looking to build a career in asset management?

Build a strong foundation in finance, property markets, and investment principles, but also develop a keen eye for identifying value and managing risk. Asset management is as much about strategic thinking as it is about relationships, understanding tenant and landlord needs, market trends, and investor expectations is key.

Stay curious, keep learning, and be adaptable. The market is always evolving, and those who can anticipate changes and make data-driven decisions will stand out. Most importantly, gain hands-on experience, whether through managing properties, analysing deals, or working with industry leaders, because practical knowledge is invaluable in this field.





Burgess Rawson

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national understanding and
unparalleled collective expertise.

VICTORIA/TASMANIA

Melbourne

T 03 9613 0400

A Level 20, 150 Lonsdale Street
Melbourne VIC 3000

E melbourne@burgessrawson.com.au

Mildura

T 03 5022 1377

A Suite 3, 76 Lime Avenue
Mildura VIC 3500

E mildura@burgessrawson.com.au

NEW SOUTH WALES

T 02 9232 6288

A Level 11, 9 Castlereagh Street
Sydney NSW 2000

E sydney@burgessrawson.com.au

SOUTH AUSTRALIA

T 03 9613 0400

A Level 20, 150 Lonsdale Street
Melbourne VIC 3000

E melbourne@burgessrawson.com.au

QUEENSLAND/NORTHERN TERRITORY

Brisbane

T 07 3062 7325

A Level 4, 260 Queen Street
Brisbane QLD 4000

E qld@burgessrawson.com.au

Townsville

T 07 3184 0139

A Ground Floor, 61-73 Sturt Street
Townsville QLD 4810

E qld@burgessrawson.com.au

WESTERN AUSTRALIA

T 08 9288 0288

A Level 10, 225 St Georges Terrace
Perth WA 6000

E perth@burgessrawson.com.au

AUSTRALIAN CAPITAL TERRITORY

T 02 6152 9113

A Level 5, 23 Challis Street
Dickson ACT 2602

E canberra@burgessrawson.com.au