

# Portfolio

RESEARCH  
1. HEALTHCARE  
2. MEDICAL DEVICES  
3. PHARMACEUTICALS



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# Portfolio

MAGAZINE

- + PEOPLE
- + LEADERSHIP
- + NEW PROPERTIES

## Prescribing Profits

Healthcare assets are in peak condition for long-term growth.

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# Welcome

Neville Smith  
Senior Director



Welcome to the spring edition of Portfolio Magazine 179.

Momentum is building across the commercial property sector, with buyer confidence surging and competition intensifying. This vibrant market backdrop set the stage for Burgess Rawson from CBRE's most recent Portfolio Auction event, which delivered another strong result, transacting \$88.57 million in assets at an impressive 84.4% success rate and an average yield of 5.62%.

Early education assets dominated proceedings, accounting for nearly \$40 million of the total sales and achieving yields as sharp as 3.89 per cent. This strong performance across key markets is clear evidence of sustained investor confidence in quality, long-lease childcare centres, reflecting the sector's solid fundamentals and long-term appeal.

This edition turns the spotlight to the health, medical, and life science sectors - an investment class experiencing sustained growth on the back of demographic trends, technological advancements, and rising

demand for essential healthcare services. From single-tenant practices to multi-disciplinary health hubs, these assets are proving some of the most resilient in the market, offering both reliable income streams and strong long-term capital growth potential.

We explore what the recent RBA interest rate cut and the significant drop in the Consumer Price Index mean for commercial property investors. With further rate cuts widely anticipated, this monetary easing is poised to strengthen investor confidence, reduce borrowing costs, and fuel greater activity.

Our regional focus this issue is Albury, a thriving border city renowned for its diversified economy, robust infrastructure and enviable lifestyle, all factors that continue to attract strong investor interest and drive sustained growth.

Portfolio 179 campaign offers standout opportunities in the health sector alongside a diverse selection of convenience retail and early education assets, providing investors with access to a compelling mix of quality, resilient, and sought-after investments.



## Portfolio Team

EDITOR Olwyn Conrau  
PRODUCTION MANAGER Alexis Omwela  
DESIGN Bryan Karman, Ty Layton, Ethen Curtis  
PHOTOGRAPHY Various

Burgess Rawson from CBRE 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 offices across Australia, working collaboratively and each contributing their unique skill set to bring you a magazine we're proud to call our own.

[BURGESSRAWSON.COM.AU](http://BURGESSRAWSON.COM.AU)

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

*In the spirit of reconciliation, Burgess Rawson from CBRE 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.*



# Prescribing Profits

Healthcare assets are in peak condition for long-term growth.

**Healthcare property is more than real estate, it's a vital necessity for our communities, anchored by indispensable services, strong government backing, and long-term leases. This sector delivers exceptional value and enduring growth.**

**For investors, medical assets offer a unique opportunity to support critical care while securing sustainable returns.**



**Driven by long-term demographic trends and increasing demand for specialised healthcare infrastructure, medical assets have become one of Australia’s most sought-after and reliable investment sectors. The integration of advanced technology and diversification of services improve operational efficiency, lowering costs and enhancing tenant stability.**

Combined with stable lease structures and the essential nature of healthcare, these factors continue to bolster investor confidence and the sector’s enduring appeal.

Recent performance data reflects the sector’s strength, with vacancy rates at or near record lows, rental growth accelerating, and institutional capital deepening its presence.

According to research by CBRE, Australia has a robust Healthcare and Life Sciences industry, supported by population growth, ageing demographic, reputation for scientific research and Government support. The Healthcare sector comprises \$270 billion of spending, growing at +3.5% per annum.

Federal investment continues to build momentum. The Australian Government is set to increase total health and aged care spending to approximately \$142.4 billion in 2024–25, with projections rising to approximately \$125 billion in health alone by 2027–28, according to the 2024–25 Federal Budget.

New Medicare incentives include funding increases of up to 103% in remote regions and 62% in metro areas for common GP consultation items, addressing long-standing gaps in bulk-billed services and adding further stability to the healthcare sector.

Performance across major healthcare property funds reinforces this outlook.

Dexus Healthcare Property Fund reported full occupancy and a WALE of 17.5 years as of December 2024, reflecting strong institutional-grade leasing and tenant retention.

HealthCo Healthcare & Wellness REIT delivered a 5% increase in funds from operations (FFO) per unit in the first half of FY25, reflecting stronger income performance across its portfolio.

The REIT also maintained 99% occupancy and achieved 100% rent collection, reinforcing its reputation for stability and disciplined asset management. Meanwhile, Barwon Investment Partners reported an annualised return of 6.86% and 97% portfolio occupancy across its national healthcare fund.

Together, these results highlight the sector’s ability to generate consistent income and deliver resilient performance, even in a shifting economic environment. Properties supported by government funding remain in high demand, particularly in regional centres and growth corridors where population pressures are straining existing infrastructure. Sales data supports the sector’s momentum. Healthcare assets continue to trade on tight yields, particularly those with national tenants, long leases, and strategic locations.

Properties leased to medical centres, diagnostic services, and day hospitals are frequently transacting in the high 4% to mid-5% yield range in premium metro markets.

Even in softer conditions, these assets attract multiple offers due to the secure tenancy profiles and essential nature of services provided. Buyer interest extends beyond capital cities. Regional and peri-urban markets such as Ballarat, Bendigo, Albury, Dubbo, Cairns and areas of southeast Queensland are attracting investor attention, particularly where planning constraints limit future supply.



PRP Diagnostic Imaging Denistone NSW | Page 26

These locations offer long-term income potential, strong land fundamentals, and future opportunities for asset enhancement or repositioning. Burgess Rawson from CBRE’s latest Healthcare Industry Insights Report found that radiology and dental assets experienced the most significant cap rate compression over 2024/2025, falling by 95 and 92 basis points respectively.

The broader investment climate supports this trajectory. As interest rates stabilise and capital seeks defensive asset classes, healthcare continues to appeal with its essential-service profile, favourable lease terms, and government-backed funding.

In a commercial landscape where office and discretionary retail remain challenged, healthcare stands apart. Its performance is tied not to consumer trends or workplace patterns, but to population growth and the delivery of essential care.

With the right asset, operator, and location, healthcare offers investors the opportunity for

secure, long-term returns underpinned by some of the most reliable covenants in the market.

Australia’s healthcare property sector has matured. The fundamentals are solid, government support is unwavering, and demand shows no signs of slowing. For investors seeking both long-term income and impact, few opportunities rival what the health sector continues to deliver.

Opportunities exist across the entire spectrum, including research & development labs, medical manufacturing, hospitals, medical offices, medical centres, and warehousing.

Looking ahead, the sector is well positioned to benefit from shifts in how healthcare is delivered. Australia’s ageing population, rising rates of chronic illness, and growing demand for accessible, local services are increasing the need for modern medical facilities.

Greater focus on mental health, preventative care, and early intervention is also reshaping tenant requirements and influencing investor strategy.

Lake Imaging Melton VIC | Page 24



UMC Doctors & Denture Clinic North Lakes QLD | Page 46



# Albury NSW Acceleration: Riding the Wave of Revival

**From its origins as a vital river crossing on the Murray to its present-day emergence as a vibrant regional centre, Albury's story is one of transformation and resilience. Steeped in a rich heritage that has shaped its community spirit and character, the city is now riding a wave of unprecedented growth and innovation.**

Backed by consistent economic gains, Albury is stepping confidently into its role as a leading regional centre, driving growth across business, education, commerce, and community life.

In 2024, the city's economy continued its upward trajectory, with a Gross Regional Product (GRP) estimated at \$5.253 billion, affirming Albury's standing as a key contributor to regional prosperity. This robust performance is underpinned by a well-diversified economy, with significant value-added growth over the past financial year in sectors such as education and training (+62%), administrative and support services (+53%), and accommodation and food services (+40%).

Albury has experienced an average annual population growth rate of 1.3% since 2018, outpacing the regional NSW average of 0.9%. By 2040, the population is projected to reach

72,443. This demographic expansion is matched by a 15.6% increase in university student enrolments across Albury and Wodonga, totalling 4,562 students in 2024. The growing student population further supports the region's appeal as a centre for education, innovation, and talent retention.

In response to this momentum, AlburyCity Council has committed to significant infrastructure investment. The 2024–2025 budget includes \$65 million allocated to capital works programs and a further \$5.5 million earmarked for new operating initiatives. Major projects include upgrades to Albury Airport, a comprehensive review of the CBD master plan, and vital sewer rehabilitation programs, all designed to strengthen infrastructure and support a growing community.

Complementing council investment is a surge in project activity across the private sector. Albury continues to attract large-scale private investment, with developments such as the \$50 million Volt Lane project and the \$65 million Mann Central development underscoring the region's appeal to investors targeting high-growth regional markets.

In total, an estimated \$1.4 billion in projects is expected to commence construction between 2024

and 2026. These include 147 major developments, with a strong focus on infrastructure and mixed-use construction. The volume of mixed-use projects is forecast to increase further in 2025, reflecting Albury's ongoing transition into a sophisticated urban environment with integrated housing, retail, and community assets.

Commercial property investment is experiencing dynamic shifts, particularly within the industrial sector. As of the fourth quarter of 2024, the median net lease rate for industrial properties surged to \$120 per square metre, marking a significant 32.9% increase from \$90 per square metre in the same period the previous year. This sharp rise is largely driven by a limited supply of industrial space, coupled with a shortage of new industrial developments in the 2025 pipeline. The result is increased competition among tenants and rising lease rates across the board.

The Thurgoona-Wirlinga area, spanning approximately 4,590 hectares, has been identified as Albury's principal growth zone. The Thurgoona-Wirlinga Precinct Structure Plan is guiding coordinated development in the area, determining where and when new roads, housing, parks, schools, and retail services will be delivered.

To help fund this growth, the draft 2025 Albury Infrastructure Contributions Plan proposes updated contribution rates to ensure infrastructure delivery remains on time and on budget.

Healthcare is also a key focus area, with the \$558 million redevelopment of Albury Base Hospital representing one of the most significant public health infrastructure investments in the region's history. This redevelopment aims to address existing service demand and provide future capacity, delivering a modern, expanded facility that will better serve the needs of the growing regional population.

Looking ahead, Albury's "Towards Albury 2050" plan outlines a strategic, long-term vision for the city's continued transformation. The plan focuses on building a sustainable economy, enhancing the natural environment, and creating stronger, more connected communities. With a growing population, a diversified economic base, and targeted public and private investment, Albury is well positioned to continue its rise as one of regional Australia's most vibrant, liveable, and resilient centres.

# RESERVE BANK

## Rate Cut Sparks New Momentum for Commercial Property

**As economic conditions continue to strengthen, the latest rate reduction by the Reserve Bank of Australia (RBA) is set to further energise the commercial property sector.**

The recent decision by the RBA to reduce the official cash rate to 3.60% marks a pivotal turning point for the commercial property market. This easing of borrowing costs is already encouraging renewed investor activity and boosting business confidence across multiple sectors.

At the start of 2025, the official cash rate stood at 4.35%, however, as economic indicators improved, the RBA began to ease monetary policy, aligning with forecasts published in a previous edition of Portfolio Magazine that anticipated substantial rate reductions over the year. The recent cut represents a significant step in this expected trajectory, reinforcing optimism within the commercial property sector.

With consumer price growth slowing to 2.1% over the past year, the RBA has been able to lower rates without compromising its inflation targets.

This improved economic environment supports stronger demand for commercial properties anchored by secure tenants.

Lower interest rates have eased financing costs, boosting investor returns and sparking renewed activity across the market.

Previous rate cuts have also helped sustain consumer spending, particularly on fast food, convenience retail, large format retail, health, and childcare assets. This steady retail spending has boosted tenant sales performance, which in turn supports rental growth and income stability for landlords across these sectors.

Recent data from the Australian Bureau of Statistics shows retail spending rose by 1.2% in July 2025, indicating a broad uplift in consumer activity following the interest rate cuts. Mid-year sales events further stimulated spending, especially on discretionary items such as furniture, electrical goods, and clothing. Household goods retailing grew by 2.3%, while other retail categories increased by 1.9%.

ABS data indicates that lower interest rates have contributed to increased household spending across various sectors. In May 2025, total household spending rose by 0.9% compared to the previous month and 4.2% compared to May 2024.

This uptick in consumer expenditure is particularly evident in discretionary categories. For instance, spending on household goods, including furniture and electrical appliances, saw notable increases, reflecting a resurgence in consumer confidence and purchasing capacity.

Consumers are benefitting from lower mortgage repayments and reduced business costs, enhancing spending power. This improvement in household and business finances supports tenant performance across key retail sectors, reinforcing income stability for investors.

Beyond Australia's major metropolitan areas, regional and growth corridor markets are attracting increased investor interest.

The recent interest rate cuts have improved borrowing conditions, encouraging investment in these areas where population growth, infrastructure upgrades, and housing affordability underpin solid rental prospects, making them appealing for portfolio diversification and long-term strategies.

While the full impact of the RBA's rate reductions will continue to unfold, early indicators suggest a healthier investment climate. Easier access to finance, strong tenant demand, and stable inflation are creating favourable conditions for sustained growth in the commercial property sector.

In summary, the RBA's recent cash rate cut, together with anticipated further reductions, provides a timely boost to Australia's commercial property market. Investors focused on resilient and essential asset classes are well positioned to capitalise on improved financing conditions, rising consumer demand, and growing market confidence.



# September Portfolio Campaign

**MELBOURNE**  
10:30AM AEST  
TUESDAY  
16 SEPTEMBER

**SYDNEY**  
10:30AM AEST  
WEDNESDAY  
17 SEPTEMBER

**BRISBANE**  
10:30AM AEST  
THURSDAY  
18 SEPTEMBER

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



### Medical & Health

Tenant	Location	State	Income pa	Page
UMC North Lakes Doctors & Denture Clinic	North Lakes (Brisbane)	QLD	\$613,548	46
Lake Imaging / Integral Diagnostics	Melton (Melbourne)	VIC	\$444,405	24
PRP Diagnostic Imaging	Wollongong (South Coast)	NSW	\$420,226	26
PRP Diagnostic Imaging	Denistone (Sydney)	NSW	\$344,963	26
Melbourne Specialist Vet Hospital	Glen Waverley (Melbourne)	VIC	\$313,635	57
PRP Diagnostic Imaging	Maitland (Newcastle)	NSW	\$286,700	26
PRP Diagnostic Imaging	Tuggerah (Central Coast)	NSW	\$212,452	26



### Early Education

Tenant	Location	State	Income pa	Page
Eden Academy	West Footscray (Melbourne)	VIC	\$782,510	18
Montessori Academy	St Marys (Sydney)	NSW	\$540,000	22
Mayfield	Sandringham (Melbourne)	VIC	\$305,612	58
Lil'Antz	Alice Springs	NT	\$287,949	42
Little Zak's Academy	Charlestown (Newcastle)	NSW	\$261,000	38
G8 Education	Wangarrata	VIC	\$206,000	62



### Accommodation

Tenant	Location	State	Page
Athelstane House	Queenscliff (Geelong)	VIC	67

# New Properties For Sale



## Fast Food & Liquor

Tenant	Location	State	Income pa	Page
Starbucks	Deagon (Brisbane)	QLD	\$260,000	30
KFC & Salvos	Yagoona (Sydney)	NSW	\$226,129	34
Oporto	Rockhampton City	QLD	\$197,542	36
Zambrero	Cranbourne North (Melbourne)	VIC	\$171,500	64
Zarrafa's	Rockhampton City	QLD	\$145,000	36
Oporto	Minto (Campbelltown)	NSW	\$142,862	39
Bean Squeeze	Armstrong Creek (Geelong)	VIC	\$83,397	28
Bottlemart	Armstrong Creek (Geelong)	VIC	\$62,670	28



## Convenience Retail

Tenant	Location	State	Income pa	Page
Ampol	Boyne Island (Gladstone)	QLD	\$663,886	20
Pearl Energy	Rothwell (Brisbane)	QLD	\$582,206	47
BP	Kilcoy	QLD	\$521,775	49
Chevron / Caltex	Woodridge (Brisbane)	QLD	\$405,366	50
BP / X Convenience	Burton (Adelaide)	SA	\$350,000	52
Ampol	Armstrong Creek (Geelong)	VIC	\$331,800	28
BP / Jasbe	Williamstown (Melbourne)	VIC	\$328,575	56
BP & Friendly Grocer	Caulfield South (Melbourne)	VIC	\$240,725	60
United Petroleum / Astron	Tweed Heads (Gold Coast)	NSW	\$229,473	32
Ampol	Noosaville (Sunshine Coast)	QLD	\$146,136	20
Ampol	Warana (Sunshine Coast)	QLD	\$84,550	20
EG Group / Ampol	Wellington (Dubbo)	NSW	\$69,000	40



## Large Format Retail

Tenant	Location	State	Income pa	Page
BCF	Colac	VIC	\$234,000	59
Pets Domain	Naracoorte (Limestone Coast)	SA	\$162,000	55
Mooroopna Hardware	Mooroopna (Shepparton)	VIC	\$127,371	65
TRP Parts	Hastings	VIC	\$109,910	66



## Office & Government

Tenant	Location	State	Income pa	Page
Mackay Police Station	Mackay	QLD	\$667,129	43
Quantum Support Services	Morwell (Traralgon)	VIC	\$201,740	63
South Australia Police	Whyalla	SA	\$185,000	54



## Multi Tenanted Retail

Tenant	Location	State	Income pa	Page
Sea Pearl Mooloolaba	Mooloolaba (Sunshine Coast)	QLD	\$917,683	44
Multi-Storey Residential and Retail Complex	Tannum Sands (Gladstone)	QLD	\$568,685	48
Retail Complex	Mount Gambier	SA	\$227,229	53
Dymocks Bookstore	Bundaberg Central	QLD	\$194,113	51



## Development Site

Tenant	Location	State	Page
Development Site	Blacktown (Sydney)	NSW	41

# Commanding City-Fringe Childcare Investment

Population forecast to grow 76% by 2050



## Stunning 2,228sqm\* Triple Level Centre | 20 Year Net Lease to 2040



West Footscray (Melbourne) VIC  
282 Geelong Road (cnr Robbs Rd)

One further option to 2050

Fixed 3% annual rent increases  
Strong-trading centre with high  
occupancy and waitlist

**Net Income: \$ 782,510 pa\* + GST**

+ Eden Academy: leading early  
education provider with a  
network of 62 centres nationally

+ State-of-the-art 145 LDC place  
facility with secure basement  
parking for 25 cars

+ High-exposure corner site,  
within close proximity to  
West Footscray Train Station,  
Bunnings, and the new  
\$1.5 billion\* Footscray Hospital  
(opening 2026)\*



**Contact**

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Natalie Couper 0413 856 983  
Zomart He 何梓轩 0488 220 830  
Marcello Caspani-Muto  
0417 065 777



**For Sale by  
Expressions of Interest**

Closing 3pm AEST  
Thursday 25 September 2025

\*Approx



Boyne Island QLD



Warana QLD



Noosaville QLD

## High Yielding Convenience Retail Opportunity Versatile 3,422sqm Corner Site Over Two Titles

Boyne Island (Gladstone) QLD  
91 Malpas Street

Versatile 3,422sqm\* corner site  
across two high-exposure titles

One of only three service stations  
within a 3km\* radius, servicing  
6,413 motor vehicles\*

**Net Income: \$663,886 pa\* + GST<sup>1</sup>**

- + Anchored by a 5-year net lease to 2028 plus 1x5 year option to 2033
- + Ampol (ASX:ALD): ASX100 listed company with 1,800 sites & a \$6.29B market capitalisation
- + Supported by 3-year leases plus options to Bait & Tackle, Hair by Jemma & Wistari Pool Shop
- + CPI & fixed 4% rent reviews
- + Gladstone region: 68,065 residents and \$20.62b in economic output

**Contact**  
Craig Chapman 0427 110 132  
Matt Smith 0497 263 244

**For Sale by Expressions of Interest**  
Closing 3pm AEST  
Wednesday 24 September 2025

\*Approx <sup>1</sup>As at 1 December 2025

## Two Established Ampol Investments Located in Tightly Held Industrial Precincts

Warana (Sunshine Coast) QLD  
12 Textile Avenue

- + Two x 5-year net leases to 2028 with 1x5 year option to 2033
- + Dominant landholdings in tightly held industrial estates with development upside (STCA)
- + **Net Income: \$84,550 pa\* + GST**

Noosaville (Sunshine Coast) QLD  
13 Venture Drive

- + Tenant pays 100% of outgoings, including land tax
- + Min. 2.75% annual rent increases
- + Sunshine Coast: population to increase 43.9% to 540,000 by 2046
- + **Net Income: \$146,136 pa\* + GST**

**Contact**  
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Matt Smith 0497 263 244  
Louisa Blennerhassett 0447 904 552

**Investment Portfolio Auction**  
**To be sold individually**  
10:30am AEST  
Thursday 18 September  
The Westin, Brisbane

\*Approx



# New Sydney Childcare Long 15 Year Net Lease National Tenant

**Tax Effective: New Construction Delivers  
Significant Depreciation + Land Tax Exemption**

## St Marys Set for Transformation with New Master-Planned Precinct

St Marys (Sydney) NSW  
42 Morris Street

New 15 year net lease to 2040,  
with options extending to 2060

Education rich with 23 schools  
and 9,800 school-aged  
enrolments within 3km\*

**Net Income: \$540,000 pa\* + GST**

- + Montessori Academy: Australia's largest privately owned childcare operator, 70+ centres nationally
- + New premium 108 place childcare on a large 2,198sqm\* corner block
- + Fixed 3% annual rental increases
- + St Marys: population projected to soar almost 35% by 2045<sup>1</sup>
- + Connected location close to Great Western Hwy, future Metro station, and new master-planned precinct



**Contact**  
Michael Vanstone 0403 580 528  
Darren Beehag 0411 226 223

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 17 September  
Sydney Opera House

\*Approx  
<sup>1</sup>Aresearch & Penrith City Council



# Trophy ASX-Listed Radiology Investment

**Booming Metro Melbourne Growth Corridor**

Brand New 10 Year Net Lease to 2035  
Longstanding Tenant On-Site 19+ Years



Melton (Melbourne) VIC  
101-103 Unitt Street

Ten (10) year net lease to Dec 2035 plus options to 2045

Tenant pays all outgoings including land tax and rates

Fixed 3% annual rent increases

**Net Income: \$444,405 pa\* + GST**

+ Integral Diagnostics (ASX:IDX): leading international imaging provider, \$994M market cap & 150+ locations across AUS & NZ

+ Immaculate 689sqm\* purpose built radiology clinic offering MRI, CT, X-Ray & Ultrasound

+ Strategic 1,232sqm\* C1Z landholding with ample on-site car spaces

+ Melton: population set to surge 89% by 2046 to 455,980 people

**Contact**  
Sam Mercuri 0413 830 709  
Rick Jacobson 0413 830 083

**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx

# Premium Medical Imaging & Radiology Portfolio



## 4 Medical Imaging & Radiology Centres

Wollongong (South Coast) NSW  
34-36 Kenny Street

Denistone (Sydney) NSW  
245 Ryedale Road

Maitland (Newcastle) NSW  
262 High Street

Tuggerah (Central Coast) NSW  
Lot 16, 154-156 Pacific Hwy



PRP Diagnostic Imaging: leading diagnostic imaging providers, one million+ patients annually, owned by IFM Investors & UniSuper with a combined \$381b Assets Under Management<sup>1</sup>

Highly desirable net leases with tenants paying all outgoings<sup>2</sup>

CPI or 4% annual rent reviews

- + 18 year net lease to Dec 2028, plus option to 2033
- + Key 1,603sqm\* CBD freehold, significant development potential, 60m\* permitted height limit<sup>3</sup>
- + Immaculate 721sqm\* two-level medical imaging facility incl. significant MRI & radiology fit-out
- + Wollongong: population set to soar by 30.61% to 2046<sup>4</sup>
- + **Net Income: \$420,226 pa\***

- + 18 year net lease to 2029, plus option to 2034
- + Ideal landholding directly adjacent the \$526m Ryde Hospital redevelopment
- + Well presented 430sqm\* medical centre incl. MRI & radiology machinery
- + Ryde: Annual economic output of \$48b<sup>4</sup>, 12 km to Sydney CBD
- + **Net Income: \$344,963 pa\***

- + Renewed 10 year net lease to Dec 2034, plus option to 2039
- + Well-presented 930sqm\* medical imaging specialist facility, extensive fit-out
- + 2,080sqm\* freehold in Maitland CBD next to Coles & ALDI anchored Riverside Plaza SC
- + Maitland City Council: GRP of \$15.6b, pop. of 98,163 people<sup>4</sup>
- + **Net Income: \$286,700 pa\***

- + 5 year net lease to 2027, plus option to 2032
- + Immaculate 710sqm\* imaging facility in core medical & commercial precinct
- + Neighbouring major retailers incl. Supercheap Auto, Petbarn, BCF, KFC & El Jannah
- + Central Coast: pop. of 352,000+ people GRP of \$19.79 billion<sup>4</sup>
- + **Net Income: \$212,452 pa\***

**Contact**  
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Sam Mercuri 0413 830 709

**Investment Portfolio Auction**  
**To be sold individually**  
10:30am AEST  
Wednesday 17 September  
Sydney Opera House

<sup>1</sup>Approx <sup>1</sup>prpimaging.com.au  
<sup>2</sup>As per the lease <sup>3</sup>STCA <sup>4</sup>profile.id



## New Retail Convenience Centre in Booming Growth Corridor

Armstrong Creek (Geelong) VIC  
1, 2 & 4 771-789 Barwon Heads Rd

Three modern drive thru retail offerings with 10 & 12 year net leases

Constructed 2023 offering significant taxation depreciation

**To Be Sold Individually**

- + Position perfect directly opposite McDonald's and Village Warralily SC anchored by Woolworths & ALDI
- + Barwon Heads Road – being upgraded for 35,000 daily cars<sup>1</sup>
- + City of Greater Geelong: booming high-growth LGA, connecting Melbourne CBD to the Surf Coast, with population forecast to surge 47% to 441,984 people by 2046<sup>1 2</sup>

Shop 1



- + 10 year lease to 2033 plus 3 x 10 year options to 2063
- + Bean Squeeze: a Geelong success story est. 2006 now with 16 locations and growing
- + High exposure corner position fronting Barwon Head Road
- + Fixed 3% annual rent increases
- + Tenant pays usual outgoing
- + **Net Income: \$83,897 pa\***

Shop 2



- + 12 year lease to 2035 plus options through to 2055
- + Ampol (ASX:ALD): top 100 ASX listed giant, 1,800+ sites, market cap of \$6.52 billion<sup>3</sup>
- + Impressive Foodary convenience store
- + Annual CPI reviews
- + Tenant pays usual outgoings
- + **Net Income: \$331,800 pa\***

Shop 4



- + 10 year lease to 2033 plus options through to 2043
- + Bottlemart: 1,400+ locations nationally owned by Liquor Marketing Group (LMG), Australia's largest independent liquor group
- + Fixed 3% annual rent increases
- + Tenant pays usual outgoings
- + **Net Income: \$62,670 pa\***



**Contact**

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Jamie Perlinger 0413 860 315



**Investment Portfolio Auction**

**To be Sold Individually**  
10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

<sup>1</sup>Approx <sup>2</sup>Bigbuild.vic.gov.au <sup>3</sup>Forecast.id. <sup>3</sup>Ampol



# Brand New Metro Brisbane Freestanding Fast Food Drive-Thru

**Prime Location - 20km\* to Brisbane CBD  
Built 2025 - Max Depreciation Benefits**

**Long 12 Year Net Lease to 2037  
Globally Recognised Fast Food**



Deagon (Brisbane) QLD  
172-174 Braun Street

Brand new 12 year head lease to 2037 plus options to 2057

Fixed 3% annual rent increases

Net lease - tenant pays 100% of outgoings as per the lease

**Net Income: \$260,000 pa\* + GST**

+ Starbucks: the world's largest and most recognisable coffee chain with 38,000+ stores

+ High exposure 1,473sqm\* corner site with over 100m\* of dual street frontage and zoned DC1<sup>1</sup>

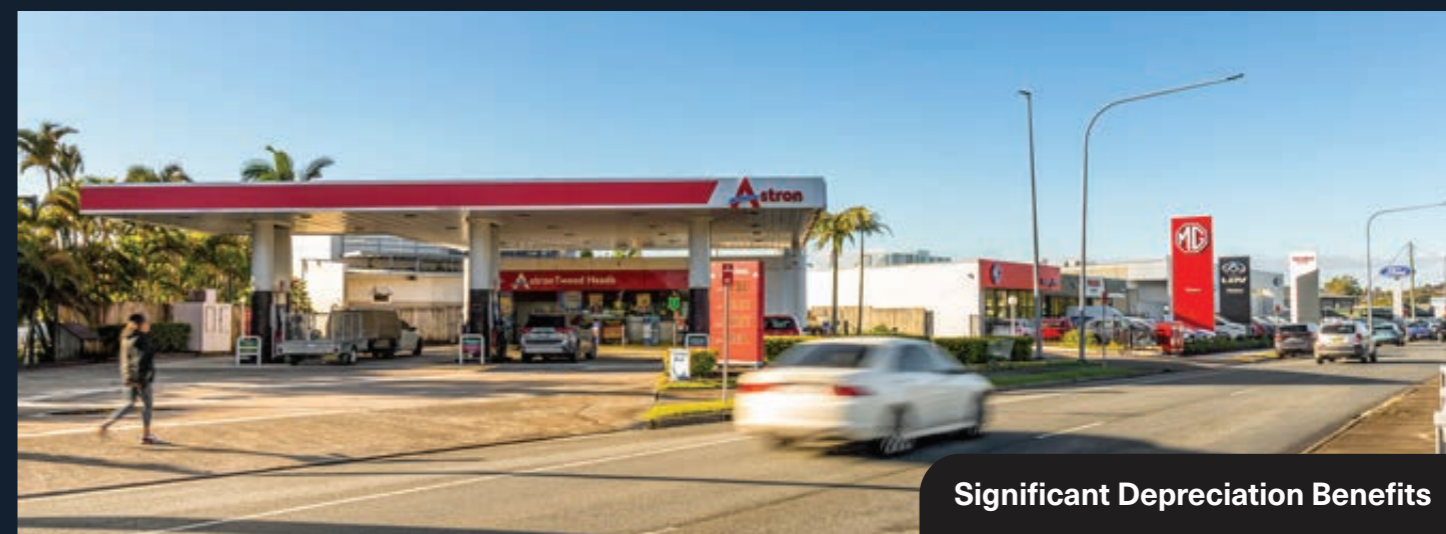
+ Strategically located near Deagon Marketplace, KFC, Red Rooster, Hungry Jack's & Ampol

+ Brisbane: forecast to grow by 28.04% to \$3.288 million residents by 2035<sup>2</sup>

**Contact**  
Yosh Mendis 0434 413 188  
Josh Scapolan 0484 229 829  
Harrison Coburn 0400 532 906

**Investment Portfolio Auction**  
10:30am AEST  
Thursday 18 September  
The Westin, Brisbane

\*Approx <sup>1</sup>District Centre  
<sup>2</sup>Queensland Governments Statistician's Office (QGSO)



# Strategic Land-Rich Gateway Freehold

Booming NSW Coastal Growth Corridor

12-Year Head Lease to United Petroleum  
Single Holding Land Tax Recoverable



Tweed Heads South NSW  
6-8 Minjungbal Drive

12 year net lease to 2034 plus  
6 further 5 year options to 2064

Tenant responsible for outgoings  
incl rates, insurance, land tax<sup>1</sup>,  
repairs and maintenance

**Net Income: \$229,473 pa\* + GST**

- + Astron: a legacy brand within United Petroleum's national network of over 500 sites
- + 1,801sqm\* Mixed Use Zone site, strong redevelopment potential
- + Dominant location near Tweed City Shopping Centre, attracting 5.32 million customers annually
- + Tweed Shire: FY24 tourism sales of \$1.03B\*; population forecast to grow 25% to 126,000 by 2046

**Contact**  
Rick Jacobson 0413 830 083  
Sam Mercuri 0413 830 709  
Kieran Bourke 0417 418 007

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 17 September  
Sydney Opera House

\*Approx <sup>1</sup>Single Holding

# High Performing Trophy Sydney Fast Food Retail Centre



## Dominant Sydney Highway Site - 17km\* to CBD First Time Offered to the Market in 30 Years

Yagoona (Sydney) NSW  
550 Hume Highway

Highly exposed highway location with high underlying land value

Imminent rental & development upside with below market rents

Dual freestanding KFC & Salvos  
**Net Income: \$226,129 pa\* + GST**

- + Land rich 2,260sqm\* corner landholding boasting 425,824 vehicles passing weekly with over 90m\* of triple street frontage
- + Strategically located next to Yagoona Train Station, only 30 minutes\* to Sydney CBD and 20 minutes\* to Parramatta CBD
- + Exceptional development controls with 20m\* building height limit and 2.5:1 FSR with landlord favourable demolition clause (STCA)
- + Iconic Hume Highway: one of Australia's most important transport corridors connecting the two largest cities in the country
- + Canterbury Bankstown: a bustling economic hub of Greater Western Sydney, population projected to reach 3 million by 2036\*

## \$1.24 Billion\* Spent on Food & Retail Within a 3km\* Radius pa\*

- + 13 year net lease to 2029 to KFC plus 10 year option to 2039 (KFC on-site 30+ years)
- + KFC: Iconic fast-food brand serving over 2 million customers weekly
- + Restaurant Brands: ASX listed leading QSR operator with 500+ stores, market cap of \$335 million\*
- + Salvos: 140+ year history, well known 'government funded' retailer, 400+ stores nationally
- + High performing freestanding site with valuable parking for 35 cars\*
- + Strong on-site integration near McDonald's, 7-Eleven and Yagoona Train Station and dedicated car park



**Contact**  
Yosh Mendis 0434 413 188  
Geoff Sinclair 0451 462 759

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 17 September  
Sydney Opera House

\*Approx

# Two Brand New National Fast Food Investments



## Two Premium Freehold Fast Foods

Rockhampton City QLD  
34 Cambridge Street (Bruce Highway)



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

Prominent Bruce Hwy location, offering exposure to 175,000+ vehicles passing weekly

Fixed 3% annual rent increases

Rockhampton: capital of central QLD, with a population forecast to reach 98,000 by 2041

- + Brand new 15 year head office lease to 2040 plus 4 x 5 year options through to 2060
- + Oporto: part of Craveable Brands, a PAG Asia Capital-owned group operating 600+ restaurants, including Red Rooster, Oporto, Chicken Treat & Chargrill Charlie's, serving over 1 million customers weekly\*
- + Latest specification design Oporto restaurant with an extremely important dual lane drive-thru & 8 on-site car spaces
- + High profile 1,065sqm\* corner landholding with a combined 55m\* of dual street frontage to Cambridge Street & George Street (Bruce Highway)
- + **Net Income: \$197,542 pa\* + GST**

Rockhampton City QLD  
32 Cambridge Street (Bruce Highway)



- + Brand new 10 year head office net lease to 2035 plus 4 x 5 year options through to 2055
- + Zarraffa's: established in 1996, Zarraffa's is an Australian owned specialty coffee chain with 75+ stores and growing across Australia
- + Latest specification design drive-thru Zarraffa's restaurant adjoining Oporto, with 7 on-site car spaces
- + Strategically positioned within 1km\* of City Centre Plaza Rockhampton, anchored by Coles and Target & supported by 25+ specialty retailers, as well as being located within 500m\* of national QSR retailers McDonald's, KFC, Red Rooster, Subway & GyG
- + **Net Income: \$145,000 pa\* + GST**



**Contact**  
Yosh Mendis 0434 413 188  
Josh Scapolan 0484 229 829



**Investment Portfolio**  
**To be sold individually**

10:30am AEST  
Thursday 18 September  
The Westin, Brisbane

\*Approx



## Brand-New Newcastle Childcare 15 Year Lease to 2040 | 50+ Centres



Charlestown (Newcastle) NSW  
425 Warners Bay Road

- + Little Zak's: proven childcare operator with a growing network of 50+ centres across NSW/QLD
- + Prime Charlestown corner position – gateway to Newcastle, minutes from Charlestown Square and Warners Bay
- + Education rich precinct - 23 schools with over 8,600 enrolments within 3km\*
- + Greater of CPI or 3% annual rental increases

New 15 year net lease plus options extending to 2070

58-place premium, purpose-built centre offering maximum depreciation allowances

**Net Income: \$261,000 pa\* + GST**

**Contact**  
Michael Vanstone 0403 580 528  
Kieran Bourke 0417 418 007  
John Ingui 0486 011 406

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 17 September  
Sydney Opera House

\*Approx

## Renewed 15 Year Net Lease to 2034 Key Position - Gateway to Minto Mall



Minto (Campbelltown) NSW  
11 Brookfield Road

- + Oporto: 200+ stores & wholly owned subsidiary of Craveable Brands, revenue of \$246M\* pa
- + Strategic 2,035sqm\* freehold with 119m\* of triple frontage
- + Minto Mall: Anchored by Kmart and Woolworths with 60+ specialties
- + Campbelltown City Council: population forecast to soar over 27% to 242,238 by 2046

Renewed 15 year net lease to 2034 plus options to 2049

Tenant pays 100% of outgoings<sup>1</sup>

Surrounded by global and national brands

**Net Income: \$142,862 pa\* + GST**

**Contact**  
Darren Beehag 0411 226 223  
Flynn McFall 0481 187 191  
Luke Easton 0472 546 001

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 17 September  
Sydney Opera House

\*Approx <sup>1</sup>As per the lease



## Affordable Convenience Retail Asset Leased to Global Giant Opposite KFC



Wellington (Near Dubbo) NSW  
79 Lee Street (Mitchell Hwy)

Renewed 5 year lease to 2029  
plus options to 2044

Commanding 1,032sqm\* corner  
freehold site

**Net Income: \$69,000 pa\* + GST**

- + EG: one of the largest global fuel and convenience retailers with 6,600+ locations globally
- + High-exposure main road position strategically located directly opposite KFC
- + Central West & Orana region forecast to grow to 325,000 people by 2041<sup>1</sup>
- + Easily managed single tenant investment

**Contact**  
Kieran Bourke 0417 418 007  
Darren Beehag 0411 226 223  
John Ingui 0486 011 406

**Investment Portfolio Auction**  
10:30am AEST  
Wednesday 17 September  
Sydney Opera House

\*Approx <sup>1</sup>planning.nsw.gov.au



## DA Approved Mixed Use Development Site Sydney's Most Populated LGA - 435,000\* Residents

Blacktown (Sydney) NSW  
137-141 Newton Road

64 residential apartments  
comprising 1, 2 & 3 bedrooms

2,406sqm\* of ground floor  
commercial anchored by  
supermarket, medical centre,  
pharmacy and 10 retail stores

Designed by MOAA

- + Rare 6,215sqm\* corner site, with over 154m\* of combined frontage
- + Flexible E1 zoning, allowing a wide range of uses (STCA)
- + Four levels plus two levels of basement parking (214 spaces\*)
- + Strategic location in a high growth Western Sydney hub
- + Blacktown: highest populated LGA in Sydney and all of NSW, with over 435,000\* residents

**Contact**  
Darren Beehag 0411 226 223  
Flynn McFall 0481 187 191  
Lord Darkoh 0434 675 724  
Ray Ashan 0402 270 888

**For Sale by Expressions of Interest**  
Closing 3pm AEST  
Thursday 18 September 2025

\*Approx



## Childcare Investment with 100% Occupancy Located Directly Opposite School

Alice Springs NT  
14 Bath Street

Renewed net lease to 2032 plus  
one 5 year option to 2037

Tenant pays 100% of outgoings

Annual CPI rent reviews

**Net Income: \$287,949 pa\* + GST**

- + Lil' Antz: family owned early education provider with a network of established locations
- + Modern 55 LDC place centre opposite OLSH Catholic College campus (Transition to Year 4)
- + Prime 2,020sqm\* landholding with favorable Central Business (CB) zoning
- + Alice Springs: under-supplied childcare location, with a ratio of 4 children (0-5yr old) to 1 LDC place

**Contact**  
Adam Thomas 0418 998 971  
Natalie Couper 0413 856 983

**Investment Portfolio Auction**  
10:30am AEST  
Thursday 18 September  
The Westin, Brisbane

\*Approx



## Premium Freehold CBD Asset Leased to Essential QLD Government Tenant



Mackay QLD  
110 Wood Street

New 7 year lease to 2031 plus  
4 year option to 2035

Fixed 4% annual rent increases

Prime 2,023sqm\* freehold CBD  
landholding

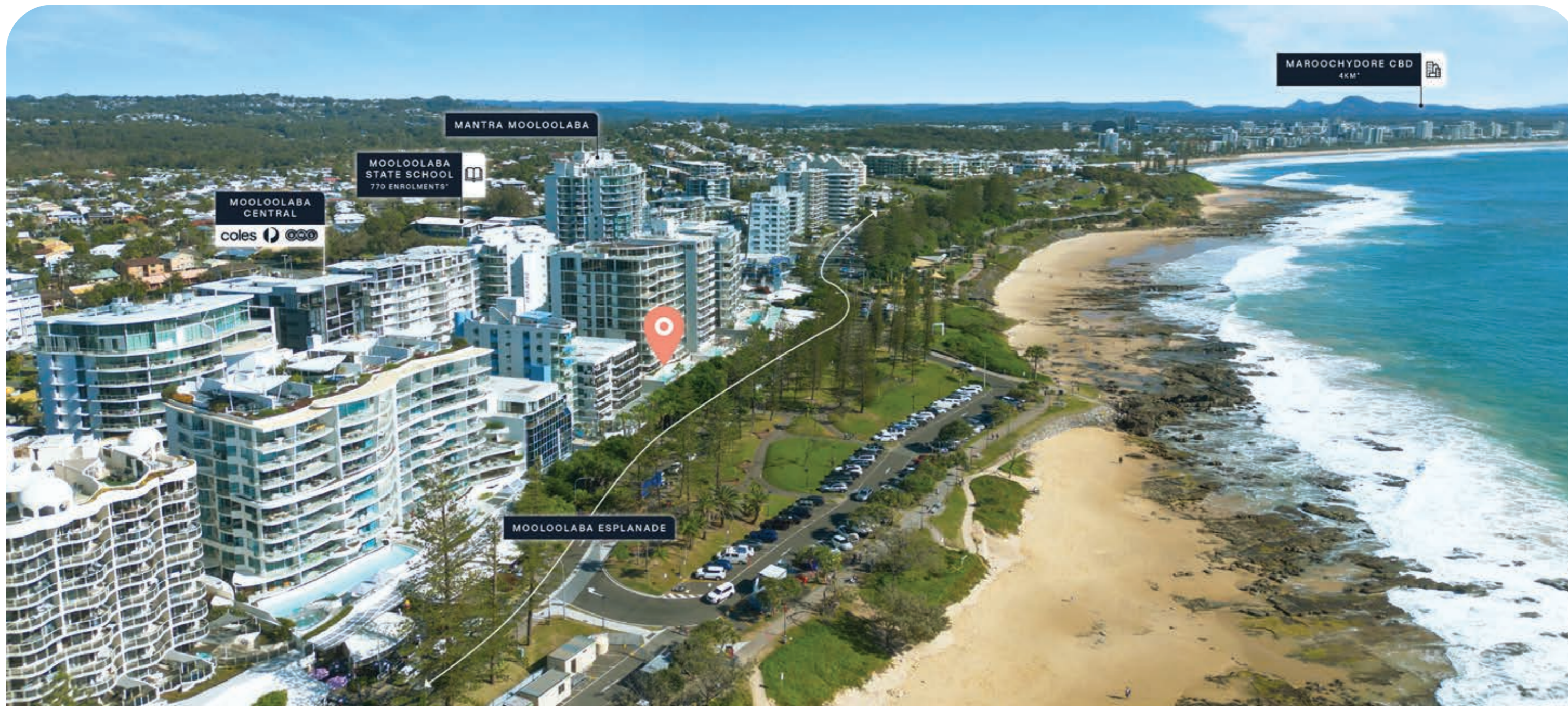
**Net Income: \$667,129 pa\* + GST**

- + Queensland Government: essential services guaranteed income stream
- + Modern 1,332sqm\* 6-star NABERS rated office building with dedicated rooftop parking
- + Ideally located within 800m\* of Caneland Central anchored by Myer, Coles, and 195+ retailers
- + Mackay: growing population of 128,361\* & annual GRP of \$14.8 billion\*

**Contact**  
Neville Smith 0400 068 205  
Tony Isaac 0484 051 748

**Investment Portfolio Auction**  
10:30am AEST  
Thursday 18 September  
The Westin, Brisbane

\*Approx



## The 'Jewel' of the Sunshine Coast Trophy Beachfront Retail Opportunity

Mooloolaba QLD  
100/87 Mooloolaba Esplanade

Diversified income through 1,073sqm\* NLA, split between 9 retail and 3 office tenancies

67,659 residents located within a 5km\* radius of property

**Net Income: \$917,683 pa\* + GST**

- + Anchored by national retailers Zambbrero's, Ben & Jerry's and Billabong International
- + 100% leased retail and office investment in the heart of the Mooloolaba beach retail precinct
- + Mixture of fixed 2.75%, 3%, 3.50%, 4.00% and CPI reviews
- + Sunshine Coast: population forecast to increase 43.9% to 540,000 by 2046

SEA PEARL  
MOOLOOLABA

**Contact**  
Craig Chapman 0427 110 132  
Matt Beaumont 0459 962 102

**For Sale by Expressions of Interest**  
Closing 3pm AEST  
Wednesday 24 September

\*Approx



## Rare Multi-Tenanted Medical Centre | Australia's Top Primary & Secondary Healthcare Providers

North Lakes (Brisbane) QLD  
26 Torres Crescent

10 year leases + options to 2047

Greater of CPI or fixed 3% annual rent increases

Significant tax saving depreciation benefits

**Net Income: \$613,548 pa\* + GST**

- + High profile 2,828sqm\* landholding with 39.4m\* of direct frontage
- + Prime 1,153sqm\* NLA with 40+ on-site car parks
- + Surrounded by national retailers: Bunnings, McDonald's, Costco & IKEA
- + Located in thriving growth area, with 56,000+ residents within 3km\*

**Contact**  
 Josh Scapolan 0484 229 829  
 Nick Wedge 0421 988 505  
 Jack Morrison 0431 246 846

**Investment Portfolio Auction**  
 10:30am AEST  
 Wednesday 17 September  
 Sydney Opera House

\*Approx

## Premium Metro Brisbane Convenience Retail Centre - Long 9.6 Year WALE\*

Rothwell (Brisbane) QLD  
560 Anzac Avenue

New 15 & 12 year leases to 2036 & 2037 plus options

2021 built, offering significant depreciation benefits

Tenants pay all usual outgoings  
**Net Income: \$582,206 pa\* + GST**

- + Pearl Energy: independent fuel retailer with 153 sites across QLD, NSW, VIC & SA
- + Origin Kebabs: established in 1980's with 44 sites nationally
- + High profile 3,809sqm\* site with exposure to 40,000\* cars daily
- + Moreton Bay: one of Australia's fastest-growing LGA's, with population forecast to grow 33% to 700,000 by 2041

**Pearl Energy**

**Contact**  
 Jamie Perlinger 0413 860 315  
 Harrison Coburn 0400 532 906  
 David Napoleone 0417 308 067

**For Sale by Expressions of Interest**  
 Closing 3pm AEST  
 Wednesday 24 September

\*Approx



## Premium Coastal Mixed-Use Asset Unique Freehold | First Time to Market

Tannum Sands (Gladstone) QLD  
1 Pacific Avenue


Individually strata-titled asset  
ready for immediate re-sale

5 ground floor commercial  
tenancies & 20-residential units  
fully leased with waiting list

**Net Income: \$568,685 pa\* + GST**

- + Premium 5-storey improvements, now unrepeatable in today's construction climate
- + Prominent 1,283sqm\* corner site, with 68m\* of dual frontage to Ocean Street and Pacific Avenue
- + Significant depreciation benefits
- + Tannum Sands: median unit price up 31.3% in the last 12-months
- + Gladstone region: 68,065 residents and \$20.62B\* in economic output

 **Contact**  
Craig Chapman 0427 110 132

 **For Sale by Expressions of Interest**  
Closing 3pm AEST  
Wednesday 24 September 2025

\*Approx

## Strong Trading Convenience Retail & Truckstop 10 Year Net Lease + 4 x 5 Year Options to 2052



Kilcoy QLD  
22 Hope Street


Renewed 10 year net lease to  
2032 + 4 x 5 year options to 2052

Tenant pays all usual outgoings

Fixed 3% annual rent increases

**Net Income: \$521,775 pa\* + GST<sup>1</sup>**

- + BP: dual listed LSE:BP & NYSE:BP global energy company with \$132.42 billion\* market cap
- + Substantial 2,330sqm\* corner landholding with 95m\* of dual street frontage and access
- + Dominant market share, high volume service station (1 of 2 in 20km\* catchment)
- + Kilcoy: part of the Somerset region, 75km\* from Brisbane CBD and GRP of \$3.150B\* in FY25

 **Contact**  
Neville Smith 0400 068 205  
Matt Smith 0497 263 244

 **Investment Portfolio Auction**  
10:30am AEST  
Thursday 18 September  
The Westin, Brisbane

\*Approx <sup>1</sup>Next review due March 2026



## High Profile 5,000sqm\* Metro Brisbane Freehold Leased to Global Giant



Woodridge (Brisbane) QLD  
127 Kingston Road

16 year net lease to 2033 plus 4 x 10 year options to 2073

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

**Net Income: \$405,366 pa\* + GST**

- + Chevron Corporation (NYSE: CVX) major global energy company. Subsidiary, Caltex Australia, operates over 360 convenience retail sites
- + High profile 5,000sqm\* site on major 4-lane arterial servicing over 224,000 vehicles weekly\*
- + Fixed 3% annual rent increases
- + Logan City: one of Queensland's fastest-growing LGAs, surging population to 500,000 by 2036

**Contact**  
Jamie Perlinger 0413 860 315  
Craig Chapman 0427 110 132  
Rick Jacobson 0413 830 083  
David Napoleone 0417 308 067

**Investment Portfolio Auction**  
10:30am AEST  
Thursday 18 September  
The Westin, Brisbane

\*Approx

## Prominent Freehold Retail Centre 3-5 Year Leases Across All Tenants



Bundaberg Central QLD  
91 - 101 Bourbong Street

'Principal Centre' zoning  
Mixture of CPI & fixed 3% annual rent reviews

High exposure 1,002sqm\* corner CBD site with dual street access  
**Net Income: \$194,113 pa\* + GST**

- + Anchored by a new five (5) year lease to Dymocks Bookstore, 50 locations nationally<sup>1</sup>
- + 919sqm\* NLA double-storey centre - over 20,000+ vehicles passing daily<sup>2</sup>
- + Strong local demographic, with 36,783 residents and 15,406 dwellings within a 3km\* radius
- + Bundaberg: gross regional product of \$5.62 billion & pop. forecast to increase 45% by 2041<sup>3</sup>

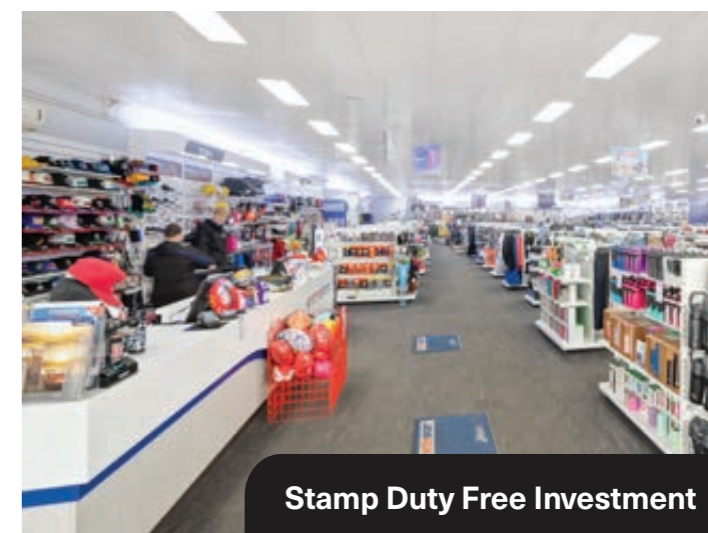
**Contact**  
Josh Scapolan 0484 229 829  
Fin Hume 0488 008 975

**For Sale by Expressions of Interest**  
Closing 3pm AEST  
Thursday 25 September 2025

\*Approx. <sup>1</sup>Dymocks.com.au <sup>2</sup>Gap Maps <sup>3</sup>Bundaberg Regional Council



Significant Depreciation Benefits



Stamp Duty Free Investment

## Brand New 15 Year Lease to 2040 Global Energy Giant BP Market Cap \$134B\*



Burton (Adelaide) SA  
483 Waterloo Corner Road

Brand new 15 year lease to 2040  
plus 2x10 year options to 2060

Fixed 3% annual rent increases

Tenant pays usual outgoings  
incl land tax as per the lease

**Net Income: \$350,000 pa\* + GST**

- + BP: major global energy company, dual listed LSE:BP & NYSY:BP, with combined \$134 billion\* market cap<sup>1</sup>
- + Brand new 2025 construction
- + Prominent 2,300sqm\* corner site with 94m\* frontage & 84,700 vehicles passing weekly<sup>2</sup>
- + Strategic position provides instant access to major freight routes in the heart of thriving automotive & industrial precinct



**Contact**

Shaun Venables 0411 860 865  
Jamie Perlinger 0413 860 315  
Oliver Grivell 0478 069 579  
RLA 327401



**Investment Portfolio Auction**

10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx <sup>2</sup>Gapmaps  
<sup>1</sup>companiesmarketcap.com Aug 11

## Large Freehold Site, Development Upside | Central CBD Location

Mount Gambier SA  
5-7 James Str (cnr Bartletts Ln)

Renewed 5 year leases + options

Attractive 58 car spaces on-title

Including local government &  
national tenants

**Net Income: \$227,229 pa\* + GST**

- + Intersport Australia: part of the world's largest sporting retail group with 80+ stores nationally
- + Large 4,135sqm\* site over 4 titles with 130m\* frontage, offering future development potential
- + Modern 1,500sqm\* building plus Communications Tower
- + Mount Gambier: SA's second largest urban city, growth population circa 30,000



**Contact**

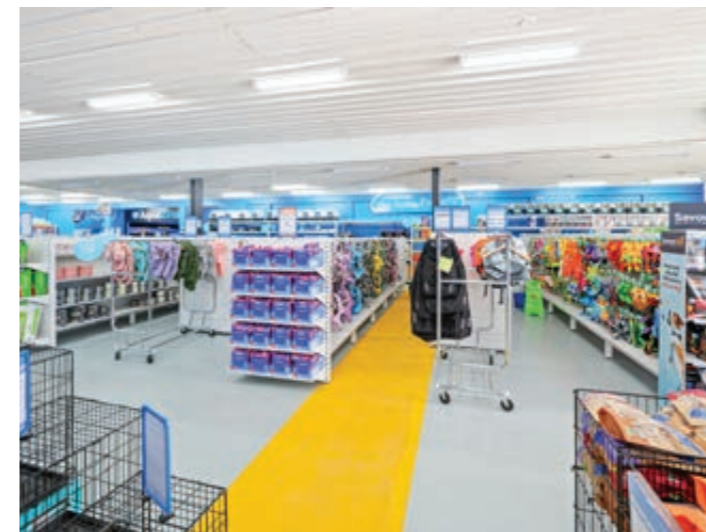
Justin Kramersh 0460 349 605  
Ned Looker 0448 689 573  
Raoul Holderhead 0413 860 304  
RLA 327401



**Investment Portfolio Auction**

10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx



Stamp Duty Free Investment

7.5% Yield Anticipated / Stamp Duty Free

## New Lease to SA Police (SA Govt) High Security Vehicle Impound Facility



Whyalla (Eyre Peninsula) SA  
8-10 King Street

- + South Australia Police (SAPOL): law enforcement agency of the South Australia Government
- + Brand new 1,500sqm\* facility on a substantial 4,416sqm\* freehold landholding\*
- + Whyalla: SA's largest city on the Eyre Peninsula, and the state's third largest urban centre, a key service centre supported by mining operations, steelworks and deep-water port

New 10 year net lease to September 2035

Fixed 3.5% rent increases

Tenant pays OGS inc land tax

**Net Income: \$185,000 pa\* + GST**



### Contact

Shaun Venables 0411 860 865  
Beau Coulter 0413 839 898  
Ned Looker 0448 689 573  
RLA 327401



### Investment Portfolio Auction

10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx

## Brand New 7 Year Lease to Pets Domain Servicing 20,000 + Trade Catchment



Naracoorte (Limestone Coast) SA  
48 MacDonnell Street

- + Pets Domain: a wholly owned subsidiary of Pets Solutions International, 76 store locations across Australia
- + Substantial 1,600sqm\* landholding with recently refurbished 600sqm\* retail plus 1,000sqm\* warehouse
- + Naracoorte: a key service centre with 20,000+ trade catchment, supported by significant agricultural, viticulture & tourism sectors<sup>1</sup>

New 7 year net lease to August 2032 plus options to 2042

Annual CPI rent reviews

Tenant pays usual outgoings

**Net Income: \$162,000 pa\* + GST**



### Contact

Shaun Venables 0411 860 865  
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Rhyce Scott 0422 960 585  
RLA 327401



### Investment Portfolio Auction

10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx <sup>1</sup>Naracoorte Lucindale Council



## Blue-Chip Retail Next to McDonald's 12 Year Lease - Booming Bayside Area



Williamstown North VIC  
268 Kororoit Creek Road

New 12 year lease to 2036 plus options to 2056

Annual 2.5% rent increases

Tenant pays usual outgoings

**Net Income: \$328,575 pa\* + GST**

- + Jasbe: leading independent fuel retailer, 50+ sites VIC & NSW
- + 3,445sqm\* corner freehold, with seamless integration to adjoining McDonald's
- + 27,000+ vehicle passing daily\*
- + Constructed 2024 - major taxation saving depreciation
- + Williamstown: capital of Hobsons Bay Council, 6km\* from Melbourne CBD

**Contact**  
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Raoul Holderhead 0413 860 304  
Jamie Perlinger 0413 860 315

**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx



## Renowned Vet Hospital Over 25+ Years Brand New Lease to Greencross Vets



Glen Waverley (Melbourne) VIC  
66-70 Blackburn Rd (cnr Folkestone Rd)

New 8 year lease to June 2033 plus options to 2043

Fixed 3.25% annual rent increases

Tenant pays usual outgoings

**Net Income: \$313,635 pa\* + GST**

- + Melbourne Veterinary Specialist Centre: recently acquired and wholly owned by Greencross Vets, Australia's largest veterinary provider with a network of 170+ locations
- + Prime 1,453sqm\* cnr landholding with 22 car spaces on-title
- + Substantial vet hospital set for a significant Greencross funded building extension and refurbishment - anticipated completion December 2025

**Contact**  
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Zomart He 0488 220 830  
Justin Kramersh 0460 349 605

**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx



Potential 50% Stamp Duty Saving

## Blue-Chip Childcare | ASX-Listed Tenant 30 Year Triple Net Lease to 2050 + Opt



Sandringham (Melbourne) VIC  
139 Bay Road (Cnr Neptune St)

- + Mayfield (ASX:MFD): growing network of 45 centres nationally
- + Large 1,254sqm\* corner landholding with combined street frontage of 78 metres\*
- + Strong schooling catchment - 12 schools within a 3km\* radius
- + Sandringham: highly desirable bayside suburb only 19km\* from the CBD, and with a median house price of \$2,065,000\*

Minimum 2.5% pa rent increases  
Established 60 LDC place centre  
Tenant pays 100% of outgoings, including land tax, insurances management fees & capital works

**Net Income: \$305,612 pa\* + GST**



### Contact

Adam Thomas 0418 998 971  
Natalie Couper 0413 856 983



### Investment Portfolio Auction

10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx

## New 8 Yr Lease to ASX Listed Tenant Brand New 2025 Flagship Store



Colac VIC  
229-239 Murray Street

Brand new 8 year lease to June 2033 plus options to 2043  
Fixed 3.5% annual rent increases  
Tenant pays all usual outgoings inc. land tax & management fees  
**Net Income: \$234,000 pa\* + GST**

- + BCF: Australia's #1 boating, camping & fishing retailer, 160+ stores & part of Super Retail Group, market cap \$3.24 billion\*
- + Trophy, 900sqm\* building to BCF latest corporate fit-out with important on-site car parking
- + Strategic location in the heart of Colac, surrounded by KFC, McDonald's, Toyota & more
- + Colac: manufacturing region, generating over \$4.5B\* in output



### Contact

Matthew Wright 0458 290 588  
George Wilkinson 0439 173 049  
Beau Coulter 0413 839 898



### Investment Portfolio Auction

10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx



# Blue Chip Metro Melbourne Freehold

First Time Offered to Market in 30+ Years!

## Brand New 10 Year Lease to 2035 Substantial Underlying Land Value

Caulfield South (Melbourne) VIC  
566 Hawthorn Rd (Cnr North Rd)

Brand new 10 year lease to June 2035 plus options to 2055

Fixed 3% annual rent increases

Tenant pays usual outgoings including rates & insurance

**Net Income: \$240,725 pa\* + GST**

+ BP/Friendly Grocer: leading fuel & convenience retail brands both with a strong national footprint

+ Generational 1,291sqm\* corner site with 71m\* dual frontage & 46,000 vehicles passing daily<sup>1</sup>

+ Favourable Mixed Use Zoning (MUZ) offering strong future redevelopment potential<sup>2</sup>

+ Caulfield Sth: affluent bayside suburb, with a median house price of \$1.77 million<sup>3</sup>



**Contact**  
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Rick Jacobson 0413 830 083  
Jamie Perlinger 0413 860 315

**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx. <sup>1</sup>Gapmaps <sup>2</sup>realestate.com.au <sup>3</sup>Subject to Council Approval



Potential 50% Stamp Duty Savings

## Long Established & Successful Centre ASX Listed Tenant - G8 Education



Wangaratta VIC  
46 Collyn-Dale Drive

- + G8 Education: Australia's largest listed early education provider with 400+ locations nationally
- + Prime schooling catchment location, surrounded by seven schools within a 1.5km radius\*
- + Purpose-built, well-maintained 78-place centre on a substantial 3,049sqm\* landholding
- + Wangaratta: located on the Hume Highway corridor and the main gateway between VIC and NSW

**Contact**  
Natalie Couper 0413 856 983  
Paul Tran 0413 860 317

**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx

Renewed 5-year net lease to 2030 plus options to 2045

Tenant pays all outgoings including land tax & insurance

Rent reviews + ratchet provisions

**Net Income: \$206,000 pa\* + GST**

## High Yielding Freehold | 10 Year Lease 100% Leased to Longstanding Tenant



Morwell VIC  
221 - 227 Princes Drive

- + Quantum Support Services a long-standing not-for-profit organisation founded in 1987
- + Commanding 1,752sqm\* two-level freehold building
- + 2,238sqm\* Activity Centre Zone landholding with important 40 car spaces on title
- + Morwell: the administrative centre of The City of Latrobe, just 145km\* east of Melbourne

**Contact**  
Scott Hawthorne 0400 861 048  
Nathan Mufale 0421 224 354  
JJ Heng 0411 059 116  
Justin Kramersh 0460 349 605

**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

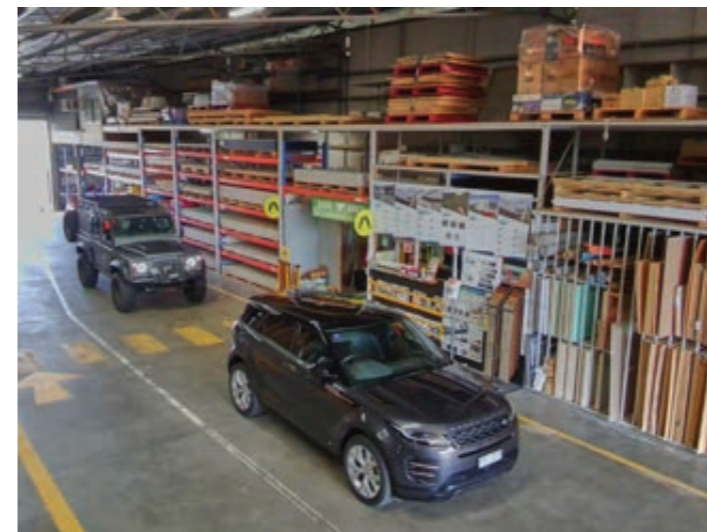
\*Approx

New 10 year lease to 2035 plus options through to 2045

5.5 star NABERS energy rating

Tenant pays usual outgoings

**Net Income: \$201,740 pa\* + GST**



Potential 50% Stamp Duty Savings

## Brand New Head Office Lease International Retailer with 400+ Stores



Cranbourne North VIC  
Shop 3/1585 Thompsons Road

- + Zambbrero: Est 2005, growing fast-food giant recently valued at \$1 billion AUD<sup>1</sup>
- + Strategic position evidenced by Woolworths, KFC, Nandos, Ampol and Chemist Warehouse
- + New 2025 construction providing tax depreciation benefits
- + City of Casey: population forecast to increase 45% (204,677) by 2046<sup>2</sup>

Long 10 year net lease to 2035 plus options to 2055

Fixed 3.5% rent increases

Tenant pays usual outgoing

**Net Income: \$171,500 pa\* + GST**



### Contact

Shaun Venables 0411 860 865  
Matthew Wright 0458 290 588  
Justin Kramersh 0460 349 605



### Investment Portfolio Auction

10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx. <sup>1</sup>afr.com <sup>2</sup>Profile.id

## Long Proven Performer – High Yield 10 Year Lease, 3,767sqm\* CBD Site



Mooroopna (Shepparton) VIC  
7 Mill Street (and Morrell St)

- + Mooroopna Hardware: long proven performer since 1983
- + 3,767sqm\* freehold site with dual drive-thru facility plus seamless integration to adjoining council owned car park
- + Versatile 1,830sqm\* building with multiple access points
- + Mooroopna: within the 'City of Shepparton' council, trade catchment circa 70,000

10 year net lease to 2033 plus further options to 2043

Annual CPI reviews

Tenant pays usual outgoing

**Net Income: \$127,371 pa\* + GST**



### Contact

David Napoleone 0417 308 067  
Justin Kramersh 0460 349 605  
Raoul Holderhead 0413 860 304



### Investment Portfolio Auction

10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx



## High Exposure Industrial Warehouse 2023 Construction – Strong Depreciation



Hastings (Melbourne) VIC  
57 Star Point Pl (cnr Haddock St)

5 year net lease to 2028 plus options to 2033

Fixed 3% annual rent increases

Tenant pays usual outgoings

**Net Income: \$109,910 pa\* + GST**

- + TRP Parts: leading national truck and trailer parts provider with 57 locations, backed by \$1b CMV Group with 1,600+ staff
- + Modern 540sqm\* warehouse, 10 car parks & rear loading bay
- + Prime 661sqm\* high-exposure corner site with direct access to major arterials
- + Hastings: commercial capital of Western Port and key linkage to the Mornington Peninsula

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

**Investment Portfolio Auction**  
10:30am AEST  
Tuesday 16 September  
Crown Casino, Melbourne

\*Approx

## Iconic Athelstane House Thriving Coastal Resort Hotspot

Queenscliff (near Geelong) VIC  
4 Hobson Street

Walk-in, Walk-out opportunity  
Distinguished landmark suited to a wide range of uses (STCA)  
Substantial 930sqm\* freehold  
**Offered Vacant Possession**

- + Immaculately kept, 10-room bed and breakfast with commercial kitchen and generous balconies
- + High-profile 'commercial 1' site located within renowned accommodation, restaurant & leisure precinct
- + Borough of Queenscliffe: each summer, the population swells by an incredible 466% as tourists flock to the area, transforming it into a booming coastal enclave

**Contact**  
Darren Beehag 0411 226 223  
Matthew Wright 0458 290 588  
Mark Foster 0475 454 431

**For Sale by Expressions of Interest**  
Closing 3pm AEST  
Thursday 18 September 2025

\*Approx

# Q&A

## with George Wilkinson

SALES EXECUTIVE

George plays a key role in Tasmania's commercial property market, offering a blend of deep market insight and practical experience. He works across all major sectors and has been involved in some of the state's most iconic asset transactions, providing clear, confident guidance to investors during a time of significant opportunity.

As interest in Tasmania continues to rise from both local and interstate buyers, George's strategic advice is critical. He identifies the key drivers behind the state's appeal, including population growth, expanding tourism and strong yields, cementing Tasmania's status as a prime investment destination.

### **How would you describe the current state of the commercial property market in Tasmania?**

Tasmania's industrial property sector, in particular, is driving the state's commercial real estate momentum, with warehouses, logistics facilities, and light industrial assets drawing strong interest from both private investors and institutional buyers. This surge reflects broader economic shifts including e-commerce expansion, evolving supply chain strategies, and increasing automation across industries.

The fundamentals remain solid: vacancy rates have tightened significantly while yields continue their upward trajectory, supported by sustained demand that shows no signs of slowing down.

### **Tasmania's population and tourism numbers have surged recently. How is that growth translating into commercial property demand?**

There's a growing trend of mainland investors eyeing Tasmanian commercial property. With yields on offer in Tasmania still well ahead of many

mainland markets, syndicates and institutional capital are increasingly allocating funds into industrial, retail-anchored, hospitality, and lifestyle assets.

Simultaneously, Tasmania's population upturn and tourism growth are translating into real demand for commercial property in both visitor-facing and local service sectors. Combined, these trends are lifting transaction activity and encouraging investment across retail, hospitality, industrial, and mixed-use commercial segments.

### **What kinds of tenants or asset types are attracting the most attention from buyers in today's market?**

In today's market, buyers are heavily focused on secure, income-producing assets with strong tenant covenants. This is particularly true for interstate investors searching for yield and long-term stability.

The most in-demand asset types and tenants include essential services and national retailers such as Woolworths, Coles, and Aldi, convenience retail outlets, medical centres, dental clinics, allied health providers, government and NDIS-backed tenancies, and childcare centres operated by national providers.

### **You've managed a number of major listings including for institutions such as UTAS. What makes these types of assets so attractive to buyers?**

Our current listing the former K&D site at 103 Melville Street & 159-163 Harrington Street, Hobart is a once in a lifetime opportunity to acquire a core CBD block. Favourable zoning and short term leases provide great flexibility for domestic & international developers to redefine the city.

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



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