# Portfolio

MAGAZINE

+ PEOPLE
+ LEADERSHIP
+ NEW PROPERTIES

## Watch Your Portfolio Take Off

Investment strategies built on everyday demands.

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With the largest, most frequent and most successful commercial property portfolio auction program in Australia, CBRE 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.

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# Welcome

Shaun Venables
Senior Director
Capital Markets – Private Wealth

SHAUN.VENABLES

Welcome to the August edition of Portfolio.

Investor demand for defensive, income-producing assets continues to hold firm, with tightly held retail and essential service investments attracting strong competition and driving yields to increasingly sharp levels.

That demand was evident in our recent Portfolio 185 auction event, which delivered close to $80 million in transactions and an 82% success rate nationally.

Childcare, healthcare, fast food and convenience retail assets remain among the strongest performers, with yields sharpening to as low as 3.65%.

We also witnessed a noticeable increase in first-time commercial property investors participating in the campaign, highlighting the growing appeal of assets underpinned by essential services and long-term income stability.

Recent changes to residential investment settings are encouraging more investors to consider commercial property for the first time.

In this edition, we unpack the key drivers of commercial property performance and the qualities investors should look for when assessing an opportunity.

Elsewhere, we profile CBRE's Retail Leasing team and examine how market intelligence, data and experience are helping shape leasing strategy across CBD, shopping centre and large format retail environments.

We also explore Tuggerah on the NSW Central Coast and the factors driving its emergence as a significant commercial and retail hub, before sitting down with rising Private Wealth negotiator Luke Easton to discuss his career journey, investment sales and the lessons shaping his approach to the industry.

CBRE

## Portfolio Team

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

CBREPRIVATEWEALTH.COM

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.



*In the spirit of reconciliation, 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.*

# Watch Your Portfolio Take Off

Investment strategies built on everyday demands.

The best-performing property investments in the country are the ones you drive past without a second thought: the childcare centre on your street, the GP clinic at your local shopping strip, the fast food drive-thru on your commute.

Yet for many years, most first-time investors took the same approach: buy residential property, leverage the tax benefits and hold for growth. It was familiar territory and the path most people already understood. That thinking is now being challenged, with many investors looking beyond residential property for their next opportunity.

For those exploring commercial property for the first time, it can be invaluable to understand why experienced investors have long been drawn to defensive assets. Income stability, long-term leases and strong underlying tenant businesses have made them some of the most sought-after investments in the market.

What makes an asset defensive is the tenant's lease and brand strength, not the building itself, combined with the kind of service the tenant provides. Parents still need childcare, people still get sick, cars still need fuel, tyres and servicing, regardless of how the economy is performing. Paired with long leases, annual rent increases and tenants with a vested interest in staying put, that's what works to protect an investor's income through any economic cycle.

The strongest defensive assets also tend to share another important characteristic: tenants are heavily invested in their location. Businesses that invest in specialised fit-outs, purpose-built facilities or long-established customer relationships often face significant costs and major disruption if they relocate. For investors, that's a powerful contributor to long-term income security.

Understanding what makes a quality commercial defensive asset is just as important as deciding where to buy. A common pitfall is focusing solely on yield. While a higher return may look attractive on paper, the real value of a commercial investment typically lies in the strength of the tenant, the length of the lease and the ability of the rent to grow over time.

Healthcare assets are a good example. Medical practices, dental clinics and specialist centres are often heavily fitted out with expensive equipment and custom-built facilities, making relocation costly, disruptive and potentially damaging to patient retention.

Once established, these businesses become deeply embedded in their local communities, a level of permanence landlords value highly.

The same logic applies to childcare. It remains one of Australia's most tightly held commercial sectors because demand is underpinned by working families, supported by bipartisan government funding and many centres operate from purpose-built facilities that are expensive to replicate.

Leases are often secured for lengthy terms with fixed annual rent increases of 3% to 4%, giving landlords predictable income growth. Recent sales bear this out, with childcare centres leased to major national operators continuing to attract strong competition from investors.

Fast-food properties tell a similar story. Brands such as McDonald's, KFC, Hungry Jack's and Guzman y Gomez place enormous importance on presentation, since each site represents the wider brand, and a global brand rarely commits to a location without extensive demographic, traffic and spending analysis first.

For investors, that translates into well-maintained properties occupied by tenants with significant resources and sophisticated operating models.

Convenience retail and fuel assets share many of the same characteristics: established customer catchments, prominent positions and operators reluctant to relocate once embedded in a growing community.

Recent results show just how far investors are willing to go for that certainty. At CBRE's recent Portfolio 185 auction, two Goodstart Early Learning centres sold quickly, Hurstville, NSW achieved $2.67 million on a sharp 3.65% yield, while Labrador, QLD sold for $4.91 million at 4.64%.

Elsewhere, an OTR convenience retail property in NSW attracted a mammoth 93 bids before selling for $5.691 million, while a McDonald's property traded on a sharp yield of 4.39%, all signs of investors chasing high-quality tenants and long-term certainty.

Location still matters. Growth corridors and expanding regional markets, where businesses and services are following population growth, tend to offer attractive opportunities for investors. In Victoria, Geelong continues to draw attention thanks to major infrastructure investment, residential development and a diversified economy.

Outside Victoria, South East Queensland is benefiting from population growth and infrastructure tied to Brisbane and the Gold Coast, Western Sydney remains a major economic engine in NSW, and Western Australia's industrial and service based markets are attracting increased interest.

Some states are actively incentivising investors into these markets, and the savings can run into the tens of thousands. Regional Victorian commercial property attracts a 50% stamp duty concession, while South Australia exempts commercial property from stamp duty altogether, a saving of roughly $40,000 to $50,000 on a $1 million acquisition that scales with value.

For first-time commercial investors, the key is to look past the headline yield. Who is the tenant? How long is the lease? Are there annual rent increases? Who pays the outgoings. How costly would relocation be? Does the business provide an essential service? Is the surrounding area growing? Those answers will tell you far more about an asset's prospects than an extra percentage point of yield.

> "What makes an asset defensive is the tenant's lease and brand strength, not the building itself, combined with the kind of service the tenant provides."

# Portfolio 186 Highlights

## Fast Food

KFC

Wanneroo WA Page 28

## Early Education

Young Academics

Dharruk NSW Page 31

## Automotive

Supercheap Auto

Bendigo VIC Page 50

## Industrial

Pet Solutions

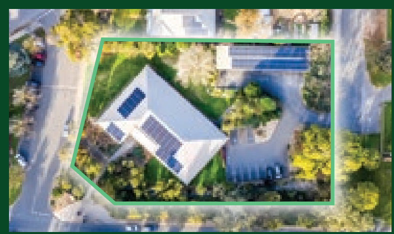
Launceston TAS Page 20

## Convenience Retail

Viva Energy

Tannum Sands QLD Page 41

## Healthcare



Medical Centre

Angaston SA Page 46

# CBRE Retail Leasing

## A team built on insight and experience

Successful retail precincts rarely come together by accident. They are built through deliberate decisions about tenant mix, customer movement and the brands that ultimately define long term performance. As large format retail tightens and competition for space intensifies, those decisions are becoming more critical than ever.

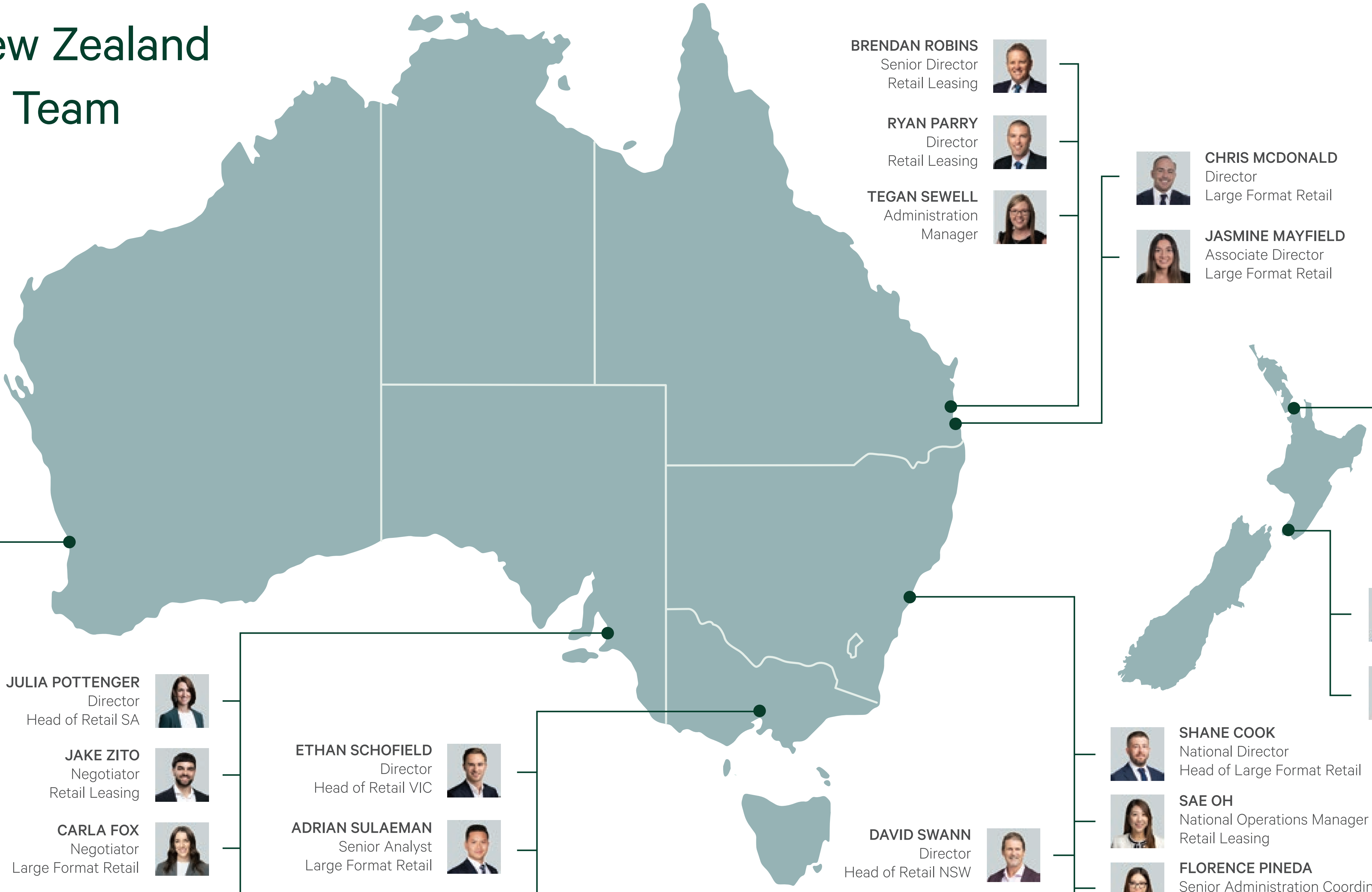
CBRE's Retail Leasing team sits at the centre of this process, working across CBD retail, shopping centres and large format environments to help owners and occupiers make informed, commercially grounded decisions. What sets the team apart is not just reach, but the way it combines data, market intelligence and practical experience to deliver outcomes.

The broader retail backdrop is strengthening. Large format retail now accounts for around 25% of total retail sales in Australia, representing more than $100 billion in annual spend and underscoring its scale and importance within the national retail landscape.

Household goods spending is expected to grow significantly over the remainder of the decade, supported by population growth, rising incomes and continued housing activity. Stronger employment and income growth are translating into increased discretionary spend, particularly across furniture, homewares and lifestyle categories.

At the same time, supply remains constrained. New large format retail delivery has fallen to a decade low, while vacancy has tightened to below 3.0% nationally. In many centres, availability is effectively exhausted, placing greater pressure on landlords to be strategic in how space is leased and curated.

# Australia & New Zealand Retail Leasing Team



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Head of Retail WA

**LACHLAN ANDREW**
Leasing Executive
Large Format Retail

**DALILA DIAS**
Senior Administration Coordinator

**JULIA POTTENGER**
Director
Head of Retail SA

**JAKE ZITO**
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Retail Leasing

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**DAVID SWANN**
Director
Head of Retail NSW

**SAM EMBLING**
Director
Retail Occupier

**SHANE COOK**
National Director
Head of Large Format Retail

**SAE OH**
National Operations Manager
Retail Leasing

**FLORENCE PINEDA**
Senior Administration Coordinator
Retail Leasing

This has shifted the role of leasing. It is no longer simply about filling space, but about shaping precincts that perform over the long term. Strong rental growth across the sector reflects this dynamic, with demand continuing to outpace new supply. For asset owners, this means that the quality and mix of tenants are increasingly central to performance outcomes.

CBRE's approach reflects these changes. The team blends national coverage with detailed local market knowledge, allowing them to interpret how customers use retail environments in practice.

The mix of tenants coming into large format retail is also evolving. While traditional categories such as furniture, hardware and homewares remain dominant, newer uses are gaining traction. Fitness operators, pet retailers and service-based tenants are increasingly taking space, broadening the appeal of large format centres and supporting foot traffic throughout the day.

For landlords, this evolution requires both access and execution. Securing the right tenants means engaging with national and international brands while also understanding how those retailers operate in different markets. CBRE's relationships with major occupiers, alongside its national brokerage network, allow leasing strategies to be executed with greater consistency and certainty.

These capabilities have become more important as supply constraints persist. Elevated construction costs and planning delays continue to limit new development, placing greater emphasis on pre-leasing and early engagement. In this environment, the ability to secure anchor tenants and build leasing momentum early is a key differentiator.

Across markets, the fundamentals remain strong. Demand for well located large format space continues to grow, supported by population increases, housing activity and evolving consumer behaviour.

For landlords and retailers alike, the focus is shifting towards long term performance, with leasing strategies playing a central role in shaping outcomes.

## CBRE Retail Leasing

# Highlights

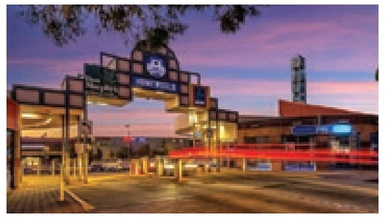
### New South Wales

A strong representation of fitness and family oriented retail.

### Bankstown NSW

Toymate | 713sqm
Home Focus Bankstown

### Tuggeranong NSW



Planet Fitness | 1,766sqm
Homeworld Tuggeranong

### Victoria

Mix of experiential retail, automotive and home furnishings.

### Nunawading VIC

BYD | 2,371sqm
Nunawading

### Preston VIC


Toymate | 1,450sqm
Bell Street Showrooms

### Queensland

Growth in wellness, lifestyle, and home categories.

### Carseldine QLD

Carlile Swim | 680sqm
Carseldine Village

### Helensvale QLD

Provincial Home Living | 1,211sqm
Homeworld Helensvale

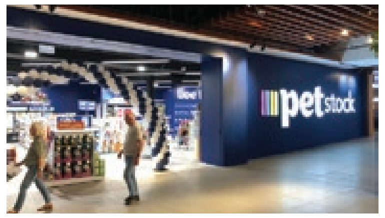
### South Australia

Presence of pet and community-focused retailers.

### Angle Vale SA

RSPCA Op Shop | 600sqm
Angle Vale Precinct

### Seaford Meadows SA




Petstock | 800sqm
Seaford Meadows





## CBRE Retail Leasing

# Case Study

## Wendouree Homemaker Centre

CBRE was appointed by Pelligra Group during the development phase of Wendouree Homemaker Centre in Ballarat, delivering more than 12,000 square metres of large format retail across eight tenancies.

As a new development in an established catchment, securing credible anchor tenants early was critical to demonstrating market confidence and generating leasing momentum. CBRE identified Nick Scali and Amart Furniture as ideal anchors, working closely with both retailers to structure and execute agreements during the development phase.

With anchor tenants secured, CBRE implemented a targeted leasing strategy focused on building a complementary mix of retailers that would strengthen the centre's positioning.

This approach enabled the team to secure additional tenants early, reinforcing the project's appeal and supporting lease-up ahead of completion.

The final tenancy mix included a range of national brands such as Pillow Talk, Forty Winks, Eureka, Adriatic Furniture and Choice Discount Variety, creating a cohesive and balanced retail offering.

The result is a well-positioned large format retail centre that reflects both the strength of the catchment and the importance of early, strategic leasing.

The project highlights how securing key tenants and curating a complementary mix can drive momentum, reduce risk and support long term asset performance.

# Tuggerah NSW

## Powering the Central Coast's commercial growth

Halfway between Sydney and Newcastle, where the M1 meets the rail line, Tuggerah has become the natural centre of gravity for the northern Central Coast. It's a transport and retail junction that draws people in from Wyong, Lake Haven and surrounding suburbs for shopping, services and work. Now, as population growth, infrastructure investment and large-scale planning reshape the area, that role is becoming an opportunity. Tuggerah is transitioning from a convenient hub into one of the Coast's most significant emerging commercial centres.

Located approximately 75 kilometres north of Sydney, Tuggerah is rapidly consolidating its position as one of the Central Coast's most strategic commercial and retail hubs, underpinned by steady population growth, expanding infrastructure, and a strengthening regional economy.

The broader Central Coast economy has reached a scale that is increasingly relevant to institutional investors. The region's Gross Regional Product stood at $21.7 billion in 2024/25, reflecting a diverse economic base supported by healthcare, retail, construction and logistics, all key demand drivers for commercial real estate.

Health Care and Social Assistance alone accounts for more than 30,000 local jobs, representing 21.5% of the workforce, while construction employs a further 14.3%, well above the NSW average of 9.7%.

Population growth remains a fundamental driver of this expansion. The Central Coast's estimated resident population reached 357,816 as of June 2025, and the trajectory points firmly upward, with official forecasts projecting growth toward 412,500 by 2046. Growth is underpinned by sustained migration from Sydney, driven by housing affordability and improved connectivity along the M1 corridor.

Within this macro environment, Tuggerah has emerged as a critical gateway location. Anchored by Westfield Tuggerah and supported by strong transport links, including rail connectivity and direct access to the M1 Motorway, the precinct serves as a key retail and service centre for the northern Central Coast catchment.

What differentiates Tuggerah is its transition from a traditional retail node into a broader mixed-use commercial precinct. Institutional-backed planning initiatives are set to significantly reshape the area, including proposals to deliver up to 5,000 additional dwellings alongside expanded retail, commercial, and community infrastructure. These proposals form part of the $2.8 billion Tuggerah Town Centre Masterplan which envisions the 70-hectare precinct evolving into a major hub for housing, employment, transport and lifestyle amenity. This scale of development reflects a long-term vision to establish Tuggerah as a major employment and activity centre.

From a commercial property perspective, these dynamics are translating into increased demand across multiple asset classes. Retail, bulky goods, medical, and convenience-based tenancies are all benefitting from the area's growing population base and its role as a regional servicing hub. Importantly, the catchment extends well beyond Tuggerah itself, drawing from neighbouring centres such as Wyong, Lake Haven and surrounding growth corridors.

Infrastructure investment will be critical in sustaining this trajectory. Planned upgrades to transport links, road networks, and service infrastructure are expected to unlock further development capacity, while also supporting employment growth and reducing reliance on commuter flows to Sydney.

The region has historically had a jobs-to-residents ratio of around 0.79, meaning local employment opportunities have remained below the number of working residents, a structural gap that targeted commercial development in precincts like Tuggerah is well placed to address.

As a result, Tuggerah increasingly represents an appealing opportunity for commercial property investors. It sits at the intersection of population growth, infrastructure investment and evolving land use, positioning it as one of the Central Coast's most important emerging commercial centres.


# August Portfolio Campaign

SYDNEY
10:30AM AEST
TUESDAY
4 AUGUST

MELBOURNE
10:30AM AEST
WEDNESDAY
5 AUGUST

BRISBANE
10:30AM AEST
THURSDAY
6 AUGUST

**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.





# Portfolio 186 New Properties For Sale

## Industrial

| Tenant | Location | State | Income pa | Page |
|---|---|---|---|---|
| Nature's Best | Western Junction (Launceston) | TAS | $1,100,000 | 20 |
| Wideline | Tuggerah (Central Coast) | NSW | $482,000 | 32 |
| Peninsula Diesel | Mornington (Peninsula) | VIC | $195,467 | 49 |
| Airmaster / Daikin | Bennetts Green (Newcastle) | NSW | $103,000 | 38 |

## Large Format Retail

| Tenant | Location | State | Income pa | Page |
|---|---|---|---|---|
| BCF | Tuggerah (Central Coast) | NSW | $315,808 | 34 |
| Supercheap Auto | Bendigo | VIC | $180,133 | 50 |

## Office & Government

| Tenant | Location | State | Income pa | Page |
|---|---|---|---|---|
| Tasmanian Government | Kings Meadows (Launceston) | TAS | $49,403 | 47 |
| Centrelink & Indie Education | Browns Plains (Brisbane) | QLD | $632,584 | 39 |

## Convenience Retail

| Tenant | Location | State | Income pa | Page |
|---|---|---|---|---|
| Viva Energy | Tannum Sands (Gladstone) | QLD | $456,608 | 41 |

# Portfolio 186
# New Properties For Sale

## Early Education

| Tenant | Location | State | Income pa | Page |
|---|---|---|---|---|
| Little Learners | South Morang (Melbourne) | VIC | $1,170,300 | 48 |
| Young Academics | Dharruk (Sydney) | NSW | $671,600 | 31 |
| Busy Bees | Crace (Canberra) | ACT | $592,003 | 30 |
| Eden Academy | Thomastown (Melbourne) | VIC | $510,880 | 22 |
| Gardenia Early Learning | Ellen Grove (Brisbane) | QLD | $408,500 | 43 |
| Little Friends Treehouse | Hamilton Hill (Perth) | WA | $350,000 | 56 |
| Goodstart Early Learning | Maryborough | QLD | $255,143 | 44 |
| Goodstart Early Learning | Wynnum West | QLD | $251,175 | 45 |
| G8 Education | Belmore (Sydney) | NSW | $179,315 | 36 |
| Lilac Early Learning | Goulburn | NSW | $177,532 | 37 |
| Goodstart Early Learning | Torquay (Surf Coast) | VIC | $105,481 | 52 |

## Fast Food

| Tenant | Location | State | Income pa | Page |
|---|---|---|---|---|
| El Jannah | Albion Park Rail (Sth Coast) | NSW | $334,184 | 26 |
| KFC | Wanneroo (Perth) | WA | $285,000 | 28 |
| Guzman y Gomez | Wanneroo (Perth) | WA | $285,000 | 28 |

## Healthcare

| Tenant | Location | State | Income pa | Page |
|---|---|---|---|---|
| Goodlife Health Clubs | Bardon (Brisbane) | QLD | $455,423 | 42 |
| I-MED Radiology | Coffs Harbour | NSW | $398,521 | 33 |
| Bodylove Pilates | Neutral Bay (Sydney) | NSW | $353,194 | 24 |
| Medical Centre | Angaston (Barossa Valley Region) | SA | $191,065 | 46 |
| Medical Centre | Angaston (Barossa Valley Region) | SA | $143,465 | 46 |
| Ashbury Medical Centre | Armstrong Creek (Geelong) | VIC | $94,410 | 53 |
| Integral Diagnostics | Eaton (Bunbury) | WA | $71,558 | 57 |

## Retail

| Tenant | Location | State | Income pa | Page |
|---|---|---|---|---|
| Australia Post | Newtown | NSW | $192,348 | 35 |
| Trattor | Neutral Bay (Sydney) | NSW | $190,502 | 24 |
| Smith Dosser & Strictly Feet | Benalla | VIC | $120,646 | 51 |
| Wholegreens Bakery | Neutral Bay (Sydney) | NSW | $95,648 | 24 |
| Blue Hippo Laundry | Pakenham (Melbourne) | VIC | $42,825 | 54 |
| I Love Dumplings | Berwick (Melbourne) | VIC | $42,025 | 55 |

## Multi Tenanted

| Tenant | Location | State | Income pa | Page |
|---|---|---|---|---|
| Multi Tenant Retail | Slack Creek (Brisbane) | QLD | $588,532 | 40 |


# Tasmania's Coolest Investment Opportunity

## Brand New 15 Year Net Lease to 2041

## New 15 Year Lease to National Pet Powerhouse - Key Industrial Stronghold

PET SOLUTIONS INTERNATIONAL

Pets Domain

Natures Best

**Western Junction (Launceston)**
**TAS, 13 Richard Street**

15 year lease to 2041 plus
4 further 5 year options to 2061

Fixed 3% annual rent increases

Tenant pays usual outgoings including single holding land tax

**Net Income: $1,100,000 pa* + GST**

- Natures Best: wholly owned subsidiary of Pet Solutions International Limited with multiple successful product lines and operating 80* Pets Domain stores across Australia
- Commanding 23,950sqm* freehold landholding with flexible 'General Industrial' zoning
- Well-maintained 7,355sqm* pet food and pharmaceutical facility and headquarters to the Natures Best brand
- Western Junction: Strategically positioned within the Translink Industrial Precinct, adjacent to Launceston Airport, direct access to the East Tamar Hwy, servicing the broader Northern Tasmania industrial corridor

**Contact**
Shaun Venables 0411 860 865
George Wilkinson 0439 173 049
Matthew Wright 0458 290 588

**For Sale by**
**Expression of Interest**
Closing 3pm AEST
Wednesday 19 August 2026

*Approx



# Flagship Early Learning Investment

## High-Exposure Centre – Opposite Woolworths & Major Retail + Public Transport Hub

## 15 Year Net Lease + Options to 2060 Leased to Eden Academy

Eden Academy

**Thomastown VIC**
**355 High Street**

15 year lease plus 2 further 10 year options to 2060

Fixed 3% annual rent increases

Net lease, tenant pays all outgoings including land tax (single bases holding)

**Net Income: $510,880 pa* + GST**

- Leased to Eden Academy, a national childcare operator, on a long-term lease structure providing excellent income security and certainty
- Two-storey purpose-built childcare facility accommodating up to 124 children across 8 spacious activity rooms
- Strong childcare demand ratio of 3.54, indicating a material undersupply of childcare places within the catchment
- Prominent corner landholding of 1,792sqm* with 40.54m* frontage to Hurtle Road and 39.93m* frontage to High Street

**Contact**
Jimmy Tat 毕家辉 0439 399 118
Marcello Caspani-Muto
0417 065 777
Sandro Peluso 0418 389 757

**For Sale by**
**Expressions of Interest**
Closing 2pm AEST
Thursday 20 August 2026

*Approx



Bodylove Pilates


Trattor


Wholegreen Bakery

# Three Brand New Premium Lower North Shore Investments

Located in Neutral Bay, one of Sydney's wealthiest and most tightly held Lower North Shore catchments, rarely offered to market

Brand new 2026 construction offering significant tax depreciation benefits to the incoming purchaser

Direct access to Military Road carrying 420,000 vehicles weekly, linking the Northern Beaches directly to the Sydney CBD

Prime location within the new $180 million luxury mixed-use development featuring 37 apartments and 2,000sqm* of curated retail space

**Neutral Bay NSW**
**5/12 Waters Road**

Bodylove PILATES

- Brand new 10 year lease to 2035 plus 5 year option to 2040
- Bodylove Pilates: An established Sydney network with multiple Sydney locations and an expanding international presence
- Fixed 3% annual rent increases
- Pilates is the fastest growing boutique fitness category in Australia
- Located within a total trade area of 117,260 residents generating $2.8b in annual retail expenditure
- **Net Income: $353,194 pa* + GST**

**Neutral Bay NSW**
**2/12 Waters Road**

Tavola Italiana by TRATTOR Neutral Bay

- Brand new 8 year lease to 2033 plus 8 year option to 2041
- Trattor: A brand new classic Italian trattoria operated by an established hospitality group
- Fixed 3% annual rent increases
- Within walking distance to major amenities including Coles, Woolworths, Redlands, a prestigious Sydney Private School and The Oaks Hotel, one of Sydney's most famous hotels which recently transacted for $140m
- Strategically located 4km* from Sydney CBD
- **Net Income: $190,502 pa* + GST**

**Neutral Bay NSW**
**3/12 Waters Road**

wholegreen bakery

- Brand new 8 year lease to 2033 plus 8 year option to 2041
- Wholegreen Bakery: premium gluten-free bakery founded in 2014 with 5 locations
- Rare compounding fixed 4% annual rent increases guaranteeing growth
- Neutral Bay: One of Sydney's most affluent suburbs with a median house price 124% above state average, with surrounding suburbs Mosman at $5,790,000 and Cremorne Point at $6,000,000
- **Net Income: $95,648 pa* + GST**

Pienza
NEUTRAL BAY VILLAGE

**Contact**
Yosh Mendis 0434 413 188
Angus Beevers 0431 744 830
Sam Mulcahy 0499 558 968
Hamish Grant 0409 782 699

**For Sale by Expressions of Interest To be Sold Individually**

Closing 3pm AEST
Wednesday 12 August 2026

*Approx





# 2,787sqm* Highway Fast Food Recent $1 Billion Acquisition

## Built 2024 - Strong Depreciation Benefits
## Strategic Princes Highway Position Adjacent to Airport

## High-Specification Purpose Built Facility Brand New 10 Year Net Lease to 2034

**Albion Park Rail (South Coast) NSW**
**104 Princes Highway**

New 10 year net lease to 2034, plus 2 x 10 year options to 2054

Fixed 3% rent increases, ensuring compounding income growth

Tenant pays all outgoings incl rates, insurances, land tax & mgmt fees

**Net Income: $334,184 pa* + GST**

- El Jannah: established fast food chain with 62+ locations, looking to grow to 200+ in the next 5 years. Backed by $126b investment giant
- Recently acquired by General Atlantic, a private equity firm with $126 billion in AUM[1]
- 2,787sqm* corner landholding improved by dual lane drive-thru facility and 37* on-title car spaces
- Strategic Princes Highway site near national tenants 7-Eleven, Ampol, BP, McDonald's, Oporto, Taco Bell, Toyota & Hyundai
- Albion Park Rail: 20 mins to Wollongong CBD, population forecast to reach 100,000+ by 2046

el jannah
EST 1998
LEGENDARY CHARCOAL CHICKEN

GENERAL ATLANTIC

**Contact**
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Geoff Sinclair 0451 462 759
Sam Mulcahy 0499 558 968
Ben Parsonage 0455 331 841

**Investment Portfolio Auction**
10:30am AEST
Tuesday 4 August
Sydney Opera House

*Approx
[1]Assets Under Management


# Two Brand New Perth Fast-Food Freeholds

## Significant Tax Saving Depreciation Benefits







### Wanneroo (Perth) WA
### 915 Wanneroo Road

- Brand new 15 year lease to June 2041 plus options to 2066
- KFC: ASX listed Collins Foods, FY25/26 revenue up 8.6% to $1.59 billion
- Fixed 3% annual rent increases
- Tenant pays all usual outgoings including building insurance and land tax (capped)
- Immaculate 275sqm* freestanding KFC restaurant with dual lane drive-thru
- High profile 2,167sqm* corner site with 89m* dual frontage and 24 car parks
- **Net Income: $285,000 pa* + GST**

### Wanneroo (Perth) WA
### 917 Wanneroo Road

- Brand new 20 year lease to June 2046 plus 3 x 10 year options to 2076
- GYG: ASX listed with $2.09 billion market cap and 250+ stores across AUS
- Tenant pays all usual outgoings including building insurance and land tax
- Fixed 3% annual rent increases
- Trophy 230sqm* freestanding GYG restaurant with dual lane drive-thru
- Prime 2,226sqm* freehold site with 40m* frontage and 26 car parks
- **Net Income: $285,000 pa* + GST**

**Contact**

Beau Coulter 0413 839 898
Chloe Mason 0466 610 729
Lachlan Andrew 0426 890 080

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

10:30am AEST
Wednesday 5 August
Crown Casino, Melbourne

*Approx


# Strong-Trading Childcare Investment Net Lease to Global Operator to 2031 + Opts

Busy Bees
The best start in life

**Crace (Canberra) ACT**
**44 Hillcrest Street**

17 year lease to 2031 plus two further 5-year options to 2041

CPI + 1% annual rent reviews

Tenant pays all usual outgoings

**Net Income: $592,003 pa* + GST**

- Busy Bees: UK-based global early education provider with 1,000+ centres worldwide, including over 225 in Australia
- Substantial 3,499sqm* triple street frontage site with 34 car spaces and opposite Crace Central Shopping Centre
- Modern 1,219sqm* childcare centre with service approval for 142 LDC places
- Strategically positioned as the only childcare facility within a 1.5km* radius, capturing a substantial resident catchment
- Crace: highly desirable family-oriented suburb located only 7.5km* from the Canberra CBD

**Contact**
Natalie Couper 0413 856 983
Adam Thomas 0418 998 971
Tristan Cotchett 0432 642 315

**For Sale by Expressions of Interest**
Closing 3pm AEST
Wednesday 12 August 2026

*Approx






# Landmark Childcare | 15-Year Lease to 2040 High-Demand Western Sydney Catchment

YOUNG ACADEMICS
Early Learning Centre

**Dharruk (Western Sydney) NSW**
**94-98 Jersey Road**

New 15-year net lease to 2040 with 10-year options extending to 2060

Fixed 3% annual rent increases

Undersupplied catchment - 4.37 Child Ratio, 58% above NSW level[1]

**Net Income: $671,600 pa* + GST**

- Leased to Young Academics: a dominant Western Sydney operator with an established brand and a network of 47 centres
- Commanding purpose-built centre offering significant tax depreciation benefits on large 2,347sqm* landholding (land tax exempt)
- Dharruk sits in Blacktown, Sydney's most populous LGA, forecast to grow 43%[2] by 2046, underpinned by the new Airport Metro line
- Deep education catchment of 34 schools and 12,800+[1] school-aged enrolments within 3km*
- Capital-growth location, with median house prices up 14%* over the past 12 months[2]

**Contact**
Michael Vanstone 0403 580 528
John Ingui 0486 011 406
Zomart He 何梓轩 0488 220 830

**For Sale by Expressions of Interest**
Closing 3pm AEST
Friday 14 August 2026

*Approx [1]Gapmaps [2]Propertyvalue.com.au



# Landmark 5,701sqm* Industrial Freehold Situated in Booming Central Coast LGA

WIDELINE WINDOWS & DOORS

**Tuggerah (Central Coast) NSW**
**174 Pacific Highway**

Brand new 7 year lease to 2033 plus option to 2040

Attractive annual increases: greater of 4% or CPI

Tenant pays all outgoings

**Net Income: $482,000 pa* + GST**

- Wideline: one of Australia's leading window and door brands established for over 50+ years
- Prime 5,701sqm* freehold in highly sought-after Central Coast industrial precinct
- Wideline's long established head office and manufacturing facility
- Strategic freight position, offering direct access to Pacific Highway & minutes from the Pacific Motorway
- Central Coast: booming LGA with 354,803 residents and a GRP of $20.8 billion

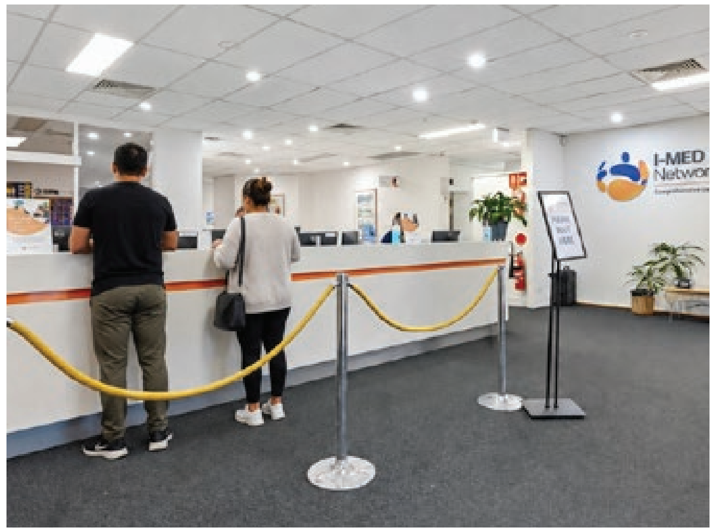
**Contact**
Kieran Bourke 0417 418 007
Flynn McFall 0481 187 191
Ben Parsonage 0455 331 841

**Investment Portfolio Auction**
10:30am AEST
Tuesday 4 August
Sydney Opera House

*Approx





# Australia's Largest Radiology Group 10 Year Medical Lease, CBD Freehold

I-MED Radiology Network

**Coffs Harbour NSW**
**136-140 West High Street**

10 year anchor medical lease to I-Med Radiology to 2032

Attractive annual rent increases

E2 Commercial Centre Zoning

**Net Income: $398,521 pa* + GST**

- I-MED Radiology: 250+ clincis and more than 7 million patient procedures each year across Australia and New Zealand[1]
- Operating medical site for 30+ years
- SMS: established lease to long trading 45+ year body corporate management company
- Perfectly positioned 1,487sqm* corner freehold in Coffs Harbour CBD medical precinct
- Coffs Harbour: high growth regional centre, population forecast to grow to 106,575 (29%*) by 2041[2]

**Contact**
Darren Beehag 0411 226 223
Flynn McFall 0481 187 191
Ben Parsonage 0455 331 841

**Investment Portfolio Auction**
10:30am AEST
Tuesday 4 August
Sydney Opera House

*Approx [1]I-MED Radiology [2]Economy.id




# Renewed 5 Year Lease to ASX Listed Giant Longstanding Tenant On-Site 18+ Years

Super Retail Group

**Tuggerah (Central Coast) NSW**
**Lot 20, 154-156 Pacific Hwy**

Renewed 5 year lease to 2030 plus further 5 year option to 2035

Compounding fixed 3% annual rent increases offering strong growth

Prime catchment - $108m+ retail spend annually within 5 min drive

**Net Income: $315,808 pa* + GST**

- BCF: Australia's #1 boating, camping & fishing retailer with 165+ stores, wholly owned subsidiary of Super Retail Group (ASX:SUL), market cap of $3 billion & 790+ stores
- Impressive 1,486sqm* Large Format Retailer within landmark commercial complex ample on-site car parking & direct highway exposure
- Strategically located in major commercial precinct neighbouring national retailers including Petbarn, Supercheap Auto, El Jannah, KFC, Sydney Tools and more
- Central Coast: booming population of 352,000+ people & Gross Regional Product of $19.79 billion

**Contact**
Yosh Mendis 0434 413 188
Geoff Sinclair 0451 462 759
Luke Easton 0472 546 001
Sam Mulcahy 0499 558 968

**Investment Portfolio Auction**
10:30am AEST
Tuesday 4 August
Sydney Opera House

*Approx







# Superb Inner Sydney Investment National Tenant Australia Post

Australia Post

**Newtown NSW**
**1 & 2/21 Enmore Road**

13 year lease to 2032 plus 1 further 5 year option to 2037

Fixed 4% rent increases

Tenant pays all outgoings, as per the lease

**Net Income: $192,348 pa* + GST**

- Australia Post: Australian government owned postal and logistics service, with over 4,100 locations and 64,000 employees[1]
- Established and strong trading Australia Post package outlet, in occupation 12 years
- Well presented 196sqm* premises improved by 3 valuable and secure on-site car spaces
- Custom Aus Post fit-out with delivery bays and goods lift designed for booming eCommerce package collection market
- Newtown: home to vibrant convenience, culture, lifestyle, and part of the booming Inner West and City of Sydney council

**Contact**
Kieran Bourke 0417 418 007
Angus Beevers 0431 744 830
Ben Parsonage 0455 331 841

**Investment Portfolio Auction**
10:30am AEST
Tuesday 4 August
Sydney Opera House

*Approx [1]Australia Post


# Tightly Held Childcare | Net Lease to G8 1,011sqm* Site with R4 High Density Zoning

G8 Education

**Belmore (Sydney) NSW**
**40 York Street**

Net lease to 2029 plus two 5-year options to 2039

Fixed 4% annual rent increases

Desirable R4 High Density zoning

**Net Income: $179,315 pa* + GST (Nov 2026)**

- 1,011sqm* residential landholding offering significant development upside (STCA), underpinned by high underlying land value
- Impeccable character building, with a modern purpose-built addition and lic. for 40 LDC places
- 37 schools with 19,055* school-aged enrolments within 3km* - a deep demand rich catchment[1]
- Situated within NSW's second-largest LGA, with resident population forecast to grow 19% by 2036[2]
- Belmore: inner-Sydney suburb located only 11km* from Sydney CBD, near train station undergoing upgrade for new Sydney Metro line (opening 2026)

**Contact**

Michael Vanstone 0403 580 528
Adam Thomas 0418 998 971
John Ingui 0486 011 406

**Investment Portfolio Auction**

10:30am AEST
Tuesday 4 August
Sydney Opera House

*Approx [1]Gapmaps [2]Forecast.id



NEW SOUTH WALES


# High Profile Strong Performing Childcare Long 20 Year Net Lease to 2034

LILAC EARLY LEARNING

**Goulburn NSW**
**30 Barry Crescent**

20 year net lease to 2034 plus a further 5 year option to 2039

Compounding 3.5% annual rent reviews, offering guaranteed growth

Strong performing centre with 100% occupancy and wait list

**Net Income: $177,532 pa* + GST**

- Lilac Early Learning: dominant boutique operator with an expanding network of 4 centres
- Modern 76 LDC place centre ideally located surrounded by multiple ongoing residential subdivisions set to introduce 680+ new homes
- Current rent below market value ($2,336/place), offering potential for future rental uplift
- High-profile 2,582sqm* dual frontage landholding with 60m* exposure to arterial road Mary Mt Road with up to 70,000 passing vehicles weekly[1]
- Goulburn North: key growth corridor of Goulburn City with the population forecast to grow 30.6% to 11,000+ by 2046[2]

**Contact**

Yosh Mendis 0434 413 188
John Ingui 0486 011 406

**Investment Portfolio Auction**

10:30am AEST
Tuesday 4 August
Sydney Opera House

*Approx [1]DevCore.com [2]Forecast.id


# New 5 Year Net Lease to JPX Listed Giant Tightly Held Industrial & Logistics Hub

**Bennetts Green (Newcastle) NSW**
**1/11 Templar Place**

New 5 year net lease to 2030 plus 1 further 5 year option to 2035

Compounding fixed 3% annual rent increases ensuring strong growth

Tenant pays 100% of outgoings including Land Tax & Strata Levies

**Net Income: $103,000 pa* + GST**

- Airmaster: wholly owned by Daikin Australia, subsidiary of Tokyo listed Daikin Industries Ltd (TSE:6367), world's largest HVAC manufacturer
- Purpose-built 564sqm* warehouse & office facility with a dedicated mezzanine level and 10 dedicated car spaces on title
- Strategically positioned near the Pacific Highway, a key Newcastle arterial, surrounded by national retailers including Bunnings, Harvey Norman, McDonald's & KFC
- Bennett's Green: thriving industrial hub in the Lake Macquarie region, greater population of 221,000, 20 minutes* to Newcastle CBD

**Contact**
Luke Easton 0472 546 001
Sam Mulcahy 0499 558 968
Yosh Mendis 0434 413 188

**Investment Portfolio Auction**
10:30am AEST
Tuesday 4 August
Sydney Opera House

*Approx







# Premium, Government Anchored Asset Positioned within a Major Retail Precinct

**Browns Plains QLD**
**75-87 Grand Plaza Drive**

Long-term income security anchored by brand new 10-year lease to the Federal Government

Mix of favourable 3% & 3.5% annual rent increases assuring consistent, compounding income growth

**Net Income: $632,584 pa* + GST**

- Centrelink: Essential services funded by the Federal Government
- Positioned in QLD's most sought after commercial & retail precinct with huge underlying land value
- Recent capital works completed, offering significant depreciation benefits
- Directly opposite Grand Plaza, one of the largest shopping centres in QLD, anchored by Big W, Kmart, Target, Woolworth's and 110+ other specialty retailers
- Logan City: Second fastest growing LGA in South-East Queensland. Population forecast to increase 47% to over 500,000 by 2041

**Contact**
Craig Chapman 0427 110 132
Josh Scapolan 0484 229 829
Mikaela O'Farrell 0412 425 368
Dan Forsyth 0430 938 983

**Investment Portfolio Auction**
10:30am AEST
Thursday 6 August
Level 3, 1 Eagle St, Brisbane

*Approx




# Metro Multi-Tenanted Retail Centre 22km* to Brisbane CBD

**Slacks Creek (Brisbane) QLD**
**200-204 Kingston Road**

New 5, 7, 10 & 12 year leases with tenants paying all usual outgoings

Favourable fixed 3% & 4% annual rent reviews across all tenancies

Construction completed late 2024

**Fully Leased Net Income: $588,532 pa* + GST**

- A modern, freestanding retail complex featuring 10 tenancies - 5.8 year WALE by income
- Excellent fast food and service tenancy mix including Subway, Balkan House Coffee, 2 Bros Chicken, sushi, Royal Juice, Barber and others
- Prime corner position fronting Kingston Road connecting to new United Petroleum convenience centre, Slims fast-food drive-thru, and 'The Junction', a commercial office building in this prestigious iconic development
- 69 valuable on-grade car parks
- Situated just 22km* south of the Brisbane CBD in one of Queensland's fastest growing areas

**Contact**
Neville Smith 0400 068 205

**Investment Portfolio Auction**
10:30am AEST
Thursday 6 August
Level 3, 1 Eagle St, Brisbane

*Approx







# New Renewed 10-Year Net Lease to 2036 Directly Opposite Coles Shopping Centre

**Tannum Sands (Gladstone) QLD**
**7 Booth Avenue**

Renewed 10-year net lease to 2036 plus 2 x 10 year options to 2056

Fixed 3.25% annual rent increases

Viva are responsible for 100% of outgoings including insurance, rates and land tax

**Net Income: $456,608 pa* + GST**

- Viva Energy (ASX: VEA): ASX listed convenience retail heavyweight with 1,500+ sites across AUS and a current market cap of $3.53 billion*
- Strategic 1,596sqm* corner site, improved with a 135sqm* NLA convenience retail facility and additional 190sqm* under canopy
- Constructed in 2016, providing modern fuel infrastructure and tax depreciation benefits
- Directly opposite Tannum Central anchored by Coles and supported by 20+ specialty stores
- Gladstone Region: property and economy growth corridor, with a projected 22% population increase to 80,000+ by 2041

**Contact**
Matt Smith 0400 366 096
Mikaela O'Farrell 0412 425 368
Tom Lawrence 0428 626 117

**For Sale by Expressions of Interest**
Closing 3pm AEST
Thursday 13 August 2026

*Approx


# Prime 7,133sqm* Metro Brisbane Site Brand New 10-Year Net Lease to 2036

Goodlife.
HEALTH CLUBS

**Bardon (Brisbane) QLD**
**92 Coolibah Street**

Brand-new 10-year lease to 2036 plus 1 x 5-year option to 2041

Tenant pays 100% of outgoings including land tax

4km* from Brisbane CBD

**Net Income: $455,423 pa* + GST**

- Goodlife: Part of Fitness & Lifestyle Group (FLG) with 330+ locations in their global network, servicing 585k+ members and generating an estimated $670m+ in annual revenue
- Well-presented two-story large format gym with 78 on-site car parks
- Ultra-rare inner-city landholding with substantial underlying land value, underpinned by a significant scarcity of inner-city sites of this size
- 23+ years of operation and the 1st Goodlife Health Club established nationally in Australia
- Bardon: Highly affluent Brisbane Suburb with a median housing price of $2,015,000

**Contact**
Josh Scapolan 0484 229 829
Fin Hume 0488 008 975
Nick Wedge 0421 988 505

**Investment Portfolio Auction**
10:30am AEST
Thursday 6 August
Level 3, 1 Eagle St, Brisbane

*Approx



QUEENSLAND




# Brand New Metro Brisbane Childcare Neighbouring School | 20-Year Net Lease

GARDENIA
Early Learning

**Ellen Grove (Brisbane) QLD**
**237 Waterford Road**

New 20 year lease to 2046 plus 3 further 10 year options to 2076

21 schools within a 5km* radius

Tenant pays 100% of outgoings including land tax & mgmt. fees

**Net Income: $408,500 pa* + GST**

- Gardenia Early Learning: premium early education provider with eight (8) centres in QLD
- 1,480sqm* metro landholding located within close proximity of The Logan Motorway (300,000+ vehicles passing weekly)
- Highly desirable fixed 3.5% annual increases
- Heavily under-supplied childcare location, with a ratio of 4.7 children (0-5 years) per LDC Place
- 85,000+ residents & 26,000+ dwellings within a 5km* radius
- Brisbane: home of the 2032 Olympics and the third largest city in Australia (2.88 million)

**Contact**
Josh Scapolan 0484 229 829
Fin Hume 0488 008 975
Conor Dwyer 0474 564 621

**Investment Portfolio Auction**
10:30am AEST
Thursday 6 August
Level 3, 1 Eagle St, Brisbane

*Approx

Building A (Nursery)

Building A (Kindergarten)

# Ultra-Rare 43 Year Triple Net Lease to 2061 Australia's Largest Early Education Provider

**Maryborough QLD**
**154 Ferry Street**

Two further 10 year options to 2081

Triple net lease: tenant pays all rates, taxes, insurances, land tax, management fees and CapEx

Annual CPI rent increases (min 2.5% and max 6%)

**Net Income: $255,143 pa* + GST**

- Goodstart: Australia's largest early education provider with over 660 centres nationally
- Current rental considerably below market ($2,384 per place)
- Dual facilities fit for 107 LDC places & located in a prime schooling catchment with 10 schools combining to serve 3,673* full-time students
- Prime 3,184sqm* site with 30.8m* of frontage to Ferry Street (70,000+ cars passing weekly)
- Maryborough: situated in the heart of the Fraser Coast Region, playing a critical role in its thriving $6.8 billion economy

**Contact**

Adam Thomas 0418 998 971
Natalie Couper 0413 856 983
Josh Scapolan 0484 229 829

**Investment Portfolio Auction**

10:30am AEST
Tuesday 4 August
Sydney Opera House

*Approx






# Ultra Rare 3,243sqm* Metro Brisbane Site 25 + 10 + 10 Year Triple Net Lease to 2065

**Wynnum West (Brisbane) QLD**
**3 Crawford Road**

Compounding fixed 3% annual rent increases ensuring strong growth

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

**Net Income: $251,175 pa* + GST**

- Goodstart Early Learning: Australia's largest early education provider with 670+ centres nationally
- Well positioned dual freestanding 125 LDC place centre on an expansive 3,243sqm* metro Brisbane landholding, with high underlying land value only 11 km* from the Brisbane CBD
- Current rental well below market ($2,009/place) with attractive market review every five years
- High exposure corner site with over 115 metres* of dual street frontage and ample on-site parking
- Brisbane: home of the 2032 Olympics & third largest city in Australia, with a pop forecast to grow by 28% to 3.288 million residents by 2035

**Contact**

Yosh Mendis 0434 413 188
Josh Scapolan 0484 229 829

**Investment Portfolio Auction**

10:30am AEST
Tuesday 4 August
Sydney Opera House

*Approx




# Angaston Medical Centre Portfolio
# 50+ Years of Trading, Heart of the Barossa Valley

**Angaston SA**

**46 Murray Street**

- 5-year lease to 2031 + 2 x 5-year options to 2041
- Extensively refurbished 469sqm* medical facility in the middle of town
- Ample on-site car parking at the rear of the 1,155sqm* site
- 7 large consulting rooms plus separate pathology and treatment room
- **Net Income: $143,465 pa* + GST**

**3-7 Fife Street**

- 5-year lease to 2031 + 2 x 5-year options to 2041
- 718sqm* medical facility with 6 spacious consulting rooms + allied health spaces
- Prominent street presence with 3-storey construction on 5,239sqm* multi-fronted site
- Purpose-built medical centre to accommodate overflow from the Murray Street practice
- **Net Income: $191,065 pa* + GST**

**Contact**
Ned Looker 0448 689 573
Oliver Grivell 0478 069 579
Rick Jacobson 0413 830 083
Sam Mercuri 0413 830 709

**Investment Portfolio Auction**
**To be Sold Individually**
10:30am AEST
Wednesday 5 August
Crown Casino, Melbourne

*Approx







# Lease to Tasmanian State Government
# Prime Position in Thriving Launceston

Tasmanian Government

**Kings Meadows (Launceston) TAS**
**1/139-143 Hobart Road**

7 year lease to July 2029 plus a further 4 year option to 2033

Annual CPI Rent reviews

Single-tenant investment with minimal management required

**Net Income: $49,403 pa* + GST**

- Department of Premier and Cabinet (Tasmanian Government) in occupation since 2022
- Well presented premises (179sqm* on title) with high quality tenant fit-out inc reception, offices, meeting room, staff kitchen & amenities
- Strategic position on major arterial Hobart Road, central position amongst two of Tasmania's strongest trading Coles and Woolworths supermarkets, major banks and more
- Launceston: the northern capital of Tasmania servicing greater catchment population of 230,000+ and experiencing record capital investment of $4.3 billion*

**Contact**
George Wilkinson 0439 173 049
Shaun Venables 0411 860 865

**Investment Portfolio Auction**
10:30am AEST
Wednesday 5 August
Crown Casino, Melbourne

*Approx

# New 15-Year Net Lease to 2041 + Opts Dominant Childcare in Growth Corridor

Little Learners Early Education

**South Morang (Melbourne) VIC**
**205 Gordons Road**

Greater of CPI or 3% rent increases

Tenant pays outgoings including land tax and management fees

Impressive purpose-built facility, licensed for 282 LDC places

**Net Income: $1,170,300 pa* + GST**

- Little Learners: successful family-owned boutique early education provider
- Substantial 5,025sqm* landholding with high underlying land value
- Strategically located within a prominent school catchment, only 200m* from The Lakes South Morang College and with a further five schools within a 2km* radius
- City of Whittlesea: one of Melbourne's largest LGA's with resident population forecast to surge 43% by 2041

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

**For Sale by**
**Expressions of Interest**
Closing 3pm AEST
Wednesday 12 August 2026

*Approx



VICTORIA


# Peninsula Diesel – 40+ Years Expertise 5+5 Year Lease, 2,602sqm* Landholding

peninsula diesel

**Mornington VIC**
**373 Racecourse Road**

Renewed 5 year lease to 2029, plus 5 year option through to 2034

Net lease with tenant paying all usual outgoings as per the lease

Fixed 3% annual rent increases

**Net Income: $195,467 pa* + GST**

- Peninsula Diesel: servicing & repairs for trucks, 4WDs, commercial & bus fleets across S/E Melbourne. One of Victoria's largest heavy vehicle roadworthy inspectors
- 2,602sqm* site, 40 metres* road frontage
- Versatile 1,427sqm* high clearance facility with modern office plus huge hardstand
- Proven location with easy access to Moorooduc Hwy, via Bungower Road
- Mornington Peninsula: Home to 171,450 people, supporting 62,311 jobs and has an annual economic output of $23.646 billion[1]

**Contact**
Mark Foster 0475 454 431
Matthew Wright 0458 290 588
Raoul Holderhead 0413 860 304

**Investment Portfolio Auction**
10:30am AEST
Wednesday 5 August
Crown Casino, Melbourne

*Approx [1]REMPlan



# Premium & Longstanding Automotive Tenant Trading On-Site 25+ Years

**Bendigo VIC**
**157-161 Lyttleton Terrace**

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

Compounding, fixed 3% annual rent increases

Important 14 on-title car parks

**Net Income: $180,133 pa* + GST[1]**

- Supercheap Auto: industry leading automotive retailer established in 1972 with 300+ locations. Wholly owned subsidiary of Super Retail Group (ASX:SUL) $2.96B market cap[2]
- High-profile 1,178sqm* freehold landholding with 33m* of frontage to Lyttleton Terrace
- Impressive 740sqm* showroom & warehouse
- Established 'automotive precinct' within Bendigo CBD with Vicroads, Kennards, Autobarn & Jaycar
- City of Greater Bendigo: Victoria's largest inland city with population forecast to grow over 30% to 172,239 residents by 2046[3]

**Contact**
Jamie Perlinger 0413 860 315
David Napoleone 0417 308 067

**Investment Portfolio Auction**
10:30am AEST
Wednesday 5 August
Crown Casino, Melbourne

*Approx [1]Rent as at Sep 2026
[2]Super Retail Group [3].id






# Two Longstanding Tenants, Renewed Leases Prime Central Position Within Benalla CBD

**Benalla VIC**
**107-109 Bridge Street East**

Renewed Leases to Smith Dosser Accountants & Financial Planners and Strictly Feet Podiatry

Tenants pay usual outgoings

Flexibility of dual income streams

**Net Income: $120,646 pa* + GST**

- Smith Dosser: longstanding and successful Accounting & Financial Advisory Firm having serviced the greater Benalla region since the 1940s
- Strictly Feet: podiatrist and specialised footwear retailer in operation since 2013
- Substantial 738sqm* buildings with dual retail frontage, rear access and parking on title
- Large 862sqm* landholding with premium Commercial 1 zoning
- Benalla: Thriving regional city strategically located on the Hume Freeway between Melbourne and Albury-Wodonga and servicing a catchment population in excess of 30,000*

**Contact**
Shaun Venables 0411 860 865
Rachael Fabbro 0412 547 690

**Investment Portfolio Auction**
10:30am AEST
Wednesday 5 August
Crown Casino, Melbourne

*Approx



# 15 + 10 + 10 Year Triple Net Lease to 2053 Entry Level Childcare Leased to Goodstart

**Torquay (Surf Coast) VIC**
**86 Beach Road (cnr Kooringa Pl)**

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

Annual CPI rent reviews

Established 45 LDC place centre

**Net Income: $105,481 pa* + GST**

- Goodstart: Australia's largest early education provider with over 660 centres nationally
- Current rental below market ($2,344/place), with next market review in August 2027
- Exceptional 1,051 sqm* corner site only 150m* from the Surf Coast Hwy with exposure to over 20,000 passing vehicles daily
- Ideally positioned only 500m* from Torquay College and Saint Therese Catholic Primary School with 1,000+ student enrolments
- Torquay: surf 'capital' of Australia and gateway to the Great Ocean Road with over 2.4 million visitors annually

**Contact**

Adam Thomas 0418 998 971
Natalie Couper 0413 856 983
Paul Tran 0413 860 317

**Investment Portfolio Auction**

10:30am AEST
Wednesday 5 August
Crown Casino, Melbourne

*Approx







# Brand New Medical Centre - 10 Year Lease The Ultimate 'Essential Service' Investment

MPS INFINITY OF CARE

**Armstrong Creek (Geelong) VIC**
**10/10 Lauderdale Court**

10 year lease to 2036 plus 2 further 5 year options to 2046

Fixed 3% annual rent increases

Tenant pays usual outgoings including mgmt fees excl Land Tax

**Net Income: $94,410 pa* + GST**

- MPS Medical Group: Ashbury Medical Centre, new general medical practice opened 2026
- Prominent 171sqm* premises over 2 titles with triple frontage and exposure
- Immaculate 'capital intensive' tenant fit out
- Potential 50% stamp duty savings
- Single Tenant, Minimum Management
- Armstrong Creek: high-growth suburb central to Geelong, the Bellarine and the Surf Coast, with population forecast to surge over 70% to 28,315 by 2046

**Contact**

Shaun Venables 0411 860 865
George Wilkinson 0439 173 049
Rachael Fabbro 0412 547 690

**Investment Portfolio Auction**

10:30am AEST
Wednesday 5 August
Crown Casino, Melbourne

*Approx


**Att: $750,000 + Buyers**

# Blue Hippo Laundromat - 45 Locations 10 Year Net Lease to November 2035

**Pakenham (Melbourne) VIC**
**2/15 Station Street**

10 year lease to November 2035 plus 1 x 10 year option to 2045

Fixed 3.5% annual rent increases

Tenant pays usual outgoings including mgmt fees excl Land Tax

**Net Income: $42,825 pa* + GST**

- Blue Hippo: established and successful laundromat chain with 45 locations and growing; substantial modern 146sqm* premises with dual customer access and exposure
- Benefiting from neighbouring Pakenham Train Station car park and childcare centre
- Pakenham: central within Melbourne's major south eastern growth corridor, population estimated to increase 59.9% by 2041
- Cardinia Shire Council: A rapidly expanding southeastern municipality with a $13.57 billion GRP, driven by massive master-planned residential precincts and over 11,000 local jobs

**Contact**
Shaun Venables 0411 860 865
George Wilkinson 0439 173 049
Rachael Fabbro 0412 547 690

**Investment Portfolio Auction**
10:30am AEST
Wednesday 5 August
Crown Casino, Melbourne

*Approx







**Att: $725,000 + Buyers**

# Long Lease to I Love Dumplings Express Melbourne's Fast Growing South East

**Berwick (Melbourne) VIC**
**22 Adakite Drive**

10 year lease to 2036 plus one further 5 year option to 2041

Fixed 3% annual rent increases

Tenant pays usual outgoings

**Net Income: $42,025 pa* + GST**

- I Love Dumplings Express: Established 2012, 11 locations across Melbourne plus Wholesale, Logistics, Third party Sales Solutions and pre-cooked Dishes
- Immaculate high profile premises with triple frontage and exposure, and brand new tenant fit-out completed in 2026
- Strategically positioned within Berwick's Alira Village, supported by IGA Supermarket, Discount Chemist, Anytime Fitness, Medical Centre, Dental Clinic & Childcare Centre

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*Approx



# Long 20 Year Triple Net Lease to 2045 Immaculate Perth Childcare Investment

**Hamilton Hill (Perth) WA**
**157 Rockingham Road**

Two further 10-year options to 2065

Fixed 3.25% annual rent increases

Triple net lease: tenant pays all outgoings incl: land tax, capital expenditure and management fees

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

- Little Friends Treehouse: family-owned early education provider with a strong commitment to the community
- Completely refurbished 99 LDC place centre with 23 on-site car spaces
- Expansive 3,072sqm* main road site with exposure to over 14,000 vehicles passing daily
- Strategically located within a strong schooling catchment with five schools with a 1km radius
- Hamilton Hill: booming Perth suburb with a 101% increase in the median house price in the past five years, and conveniently located only 17km* from the CBD

**Contact**
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Natalie Couper 0413 856 983
Chloe Mason 0466 610 729

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*Approx



WESTERN AUSTRALIA



# Rare 'Entry Level' Radiology Investment Renewed 5 Year Lease to ASX Listed Giant

**Eaton (Bunbury) WA**
**2A Albatross Crescent**

5 year lease to March 2029 plus an additional option to 2034

Landlord favourable CPI reviews

Tenant pays all outgoings including land tax and management fees

**Net Income: $71,558 pa* + GST**

- Integral Diagnostics (ASX:IDX): leading international provider of medical imaging services ($817M market cap) with 150 locations across Australia & New Zealand[1]
- Modern & well presented 222sqm* radiology clinic offering x-ray, ultrasound & CT services
- Strategic 358sqm* service commercial zoned landholding with 6 on-title car spaces
- Opposite Eaton Fair SC, south-west WA's largest shopping centre with current $90M upgrade - anchored by Coles and Woolworths
- Eaton: core hub of the greater Bunbury region, population set to surge 45% by 2046[2]

**Contact**
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Rick Jacobson 0413 830 083
Raoul Holderhead 0413 860 304
Derek Barlow 0417 941 478

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Wednesday 5 August
Crown Casino, Melbourne

*Approx. [1]Integral Diagnostics [2].id

# Q & A

## with Luke Easton

NEGOTIATOR | CAPITAL MARKETS - PRIVATE WEALTH NSW

> Great outcomes come from understanding what matters beyond the transaction.

As a Negotiator in CBRE's NSW Private Wealth team, Luke is part of one of the country's most active investment sales operations. With a career built on strong client relationships, sharp market instincts, and a conviction in the medical and private wealth sectors, he is quickly establishing himself as a name to watch.

We sat down with Luke to find out what drives him.

**What first sparked your interest in commercial property?**

The people side of it, without question. There is something compelling about understanding what motivates a buyer, what a vendor has built over their lifetime, and finding a way to bring those together. The work itself also has real-world impact. Helping a vendor realise the value of an asset they have poured years into or helping an investor find the right vehicle to grow their wealth, are meaningful outcomes, and that matters to me.

**You started your career at Burgess Rawson. What drew you there, and how did you find your way into Private Wealth?**

Starting as a Sales Cadet gave me a grounding I could not have found anywhere else. Being surrounded early on by mentors like Geoff Sinclair, Yosh Mendis and Darren Beehag, people who have been at the top of this market for years, built a foundation I draw on every day. The Private Wealth team had established a market-leading position across investment sales, and once I understood the depth of what they were doing, there was nowhere else I wanted to be.

**How has the NSW Private Wealth team shaped your development so far?**

Watching how our national team operates has been one of the biggest influences on my growth. The ability to prioritise speed without sacrificing quality, whether managing a complex buyer pool or navigating a difficult conversation with a vendor, is something I have tried to absorb from day one. The NSW market is unforgiving if you are not across your product, and working alongside people who set an exceptionally high standard every day quietly lifts your own.

**What have been the biggest learning curves in a client-facing role?**

Managing expectations honestly. Buyers and vendors often come to a campaign with very different pictures of where the market is, and part of the role is bridging that gap with clarity rather than just telling people what they want to hear. Learning to navigate shifting economic conditions has also been critical. Understanding how sentiment moves, how buyers re-price risk, and how to connect the dots across market segments so clients receive true, up to date advice that is in their interest.

**What has been a standout campaign so far?**

The PRP Diagnostic Imaging Portfolio, without question. Thirteen medical assets transacting for over $90 million. Being involved in a campaign of that scale so early in my career was eye-opening. The complexity, the buyer management, the coordination required across so many assets simultaneously set a standard for me in terms of what professional execution looks like at its best, and it deepened my conviction in the medical sector as a place to build a long-term career.

**What do you enjoy most about working with private investors?**

The relationships. Private investors have often spent decades building their wealth, and the trust they extend to you is not something you take lightly. Over time you come to understand not just their investment objectives, but the broader picture: family considerations, retirement goals, what they are actually trying to build. Seeing clients make decisions that pay off, and knowing you played a role in that, is genuinely one of the best parts of this job.

**What are you hoping to build over the next few years?**

My hope is to be a genuine driving force in what this team achieves. We have grown significantly in scale, reach and capability, and I believe the best is still ahead of us.

My ambition is not just to develop my own client base and run my own campaigns, but to be one of the people this team points to when it talks about why it keeps going from strength to strength.

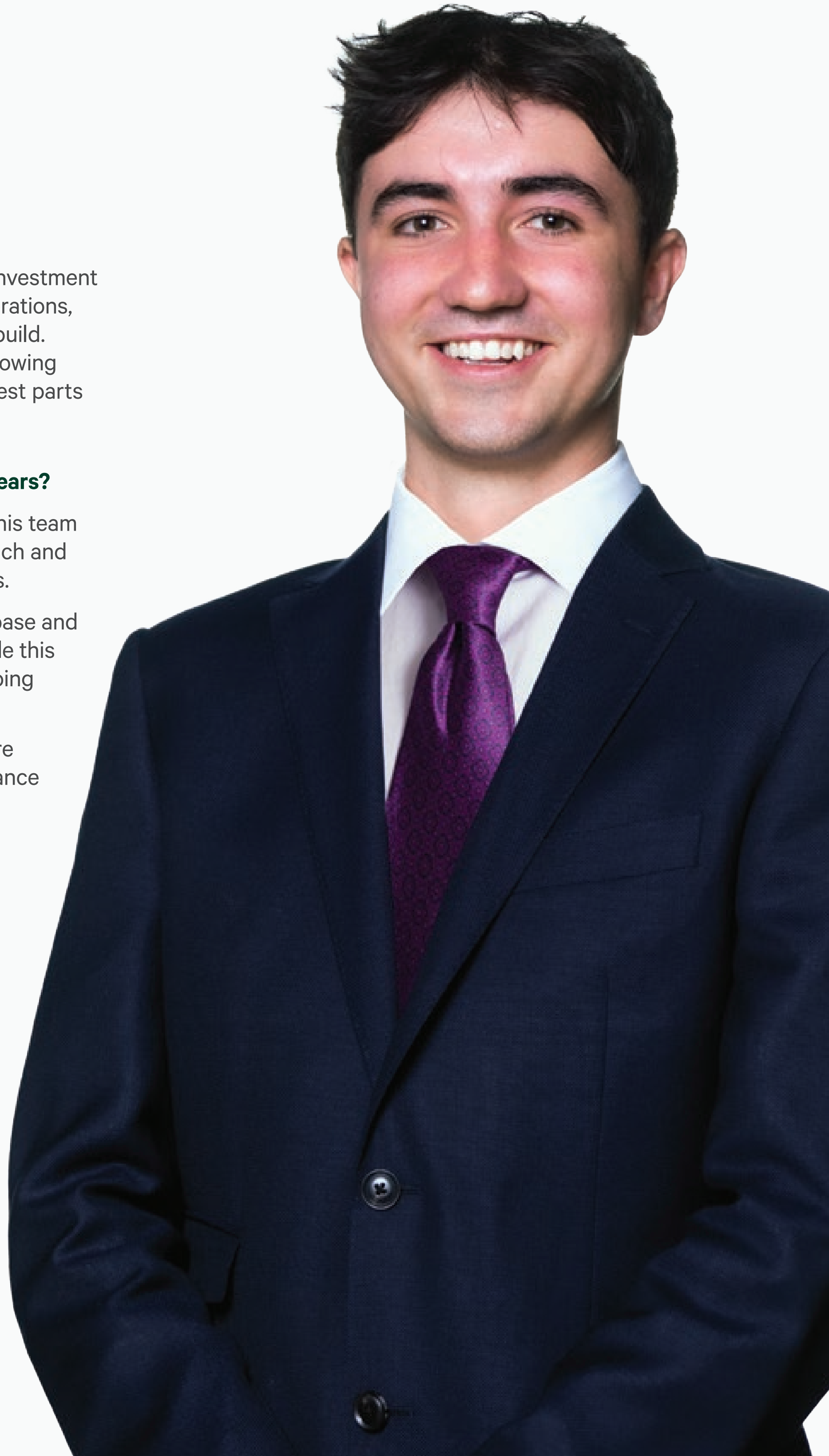
The platform we have is hard to replicate anywhere else in the market, and I'm grateful to have the chance to grow within it.

**What advice would you give someone early in their career?**

Consistency is key. The market does not reward the occasional brilliant deal nearly as much as it rewards people who show up, do the work, and deliver reliably, day after day, year after year. That is what actually builds a reputation.

The other side of it is absorbing as much as you can from the people around you. Watch how they handle a difficult vendor conversation, how they structure a campaign, how they read a buyer. Stay humble enough to keep learning, even once you think you know what you are doing.

Do those two things consistently, and the trust takes care of itself.



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