

Information Memorandum

Coates Hire

**22 Wallarah Road Muswellbrook NSW
55 Mount Thorley Road Singleton NSW**

Auction: 11 December 2012
To be sold separately

burgess rawson



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Annexures

Site Identification Plans
Surveys of Lettable Floor Areas

Available Upon Request

Lease and Sale Contract



For Latest Burgess Rawson Results

*This report has additional interactive features if viewing the PDF online.
Where you see this icon, click for more information.*

Investment Features

- 2 Affordable Investments
- National Tenant - 12 Year Lease
- Both leases to April 2021 + 2 x 5 year options
- Australia's largest equipment hire company with 230 branches Australia wide plus overseas interests
- Growth Hunter Valley region underpinned by mining
- Tenant pays all outgoings as per leases
- Annual 3.25% fixed increases
- High yielding residential investment alternatives

Muswellbrook, NSW

Net Income: \$46,780pa + GST

Singleton (Mount Thorley), NSW

Net Income: \$38,525pa + GST

To be sold separately



Muswellbrook



Singleton (Mount Thorley)

Location

Muswellbrook

The property is located within the Muswellbrook industrial precinct. The precinct features numerous large scale industrial premises and many multi national companies are represented in the Estate. Muswellbrook is located approximately 125 kilometres north west of the Newcastle CBD in the heart of the Upper Hunter mining precinct.

The property is conveniently located less than 5 kilometres from the Muswellbrook town centre and the New England Highway providing easy access to and from the surrounding mines. Surrounding development within the Muswellbrook Industrial Estate includes the following:

Boral Concreting	Mitchell Drilling Contractors
Thomas & Coffey	Reliable Conveyor Belt
Bradken Engineering	Cummins Diesel
Abi Group	Rimex Tiron Wheels
BOC Gases	Boon Logistics
G & S Engineering Services	Resco Engineering Services
Valley Longwall Drilling	Goodyear Tyres
Atlas Copco	Muswellbrook City Council Works Depot
Laing O'Rourke	SGS Australia
Hitachi Construction Machinery	Le Tourneau Technologies
Convatech	Wareparts Services
Hanson Concrete	Subzero Field Services

Singleton (Mount Thorley)

The property is located within the Mount Thorley industrial precinct. The precinct features numerous industrial manufacturing facilities and warehouses significantly aligned with the mining industry.

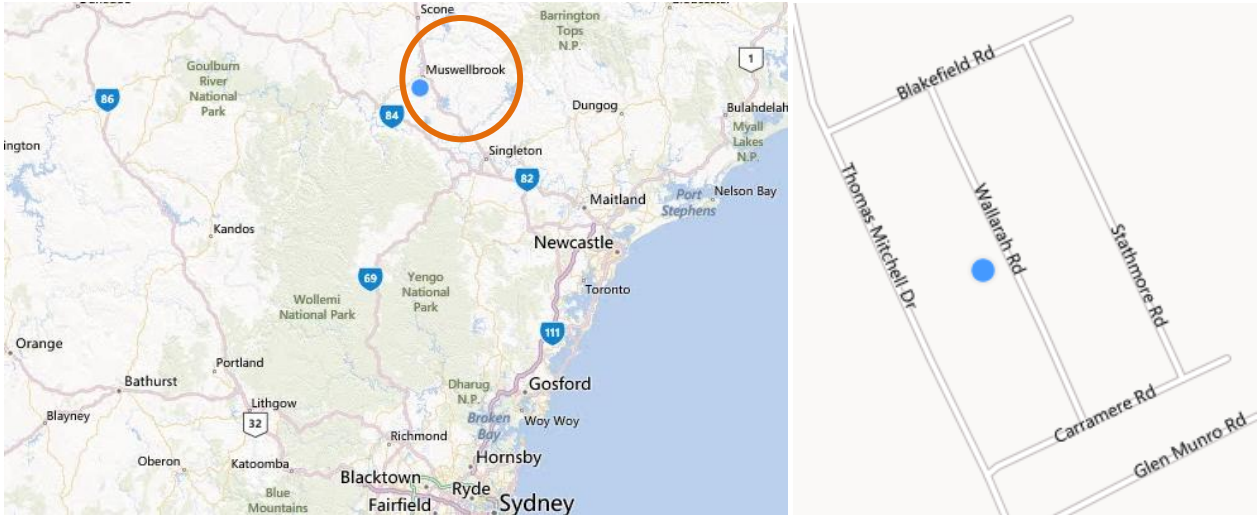
Mount Thorley is located approximately 82 kilometres north-west of the Newcastle CBD and is central to the Upper Hunter mining precinct, power stations and wine growing regions. The property is located 14 km's from the township of Singleton and the New England Highway.

Surrounding development includes:

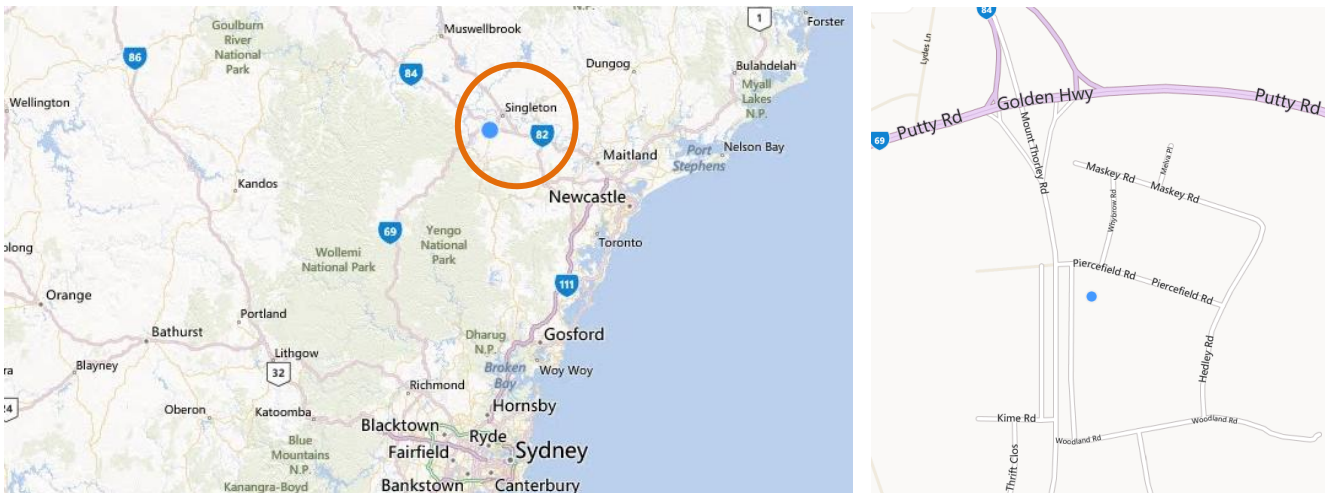
Westrac
Gough & Gilmore
Bradken Engineering
Liebherr Australia
Bridgestone Tyres
Downer Edi

Location Maps

Muswellbrook



Singleton (Mount Thorley)



For Google Maps

Site Particulars

Muswellbrook

Title Details

The property is known as Lot 44 in Deposited Plan 260504.

Site Area

The land is a large rectangular shaped gently sloping allotment with a frontage to Wallarah Road of 41 metres and a side boundary of 116 metres. The site area from reference to survey plan is approximately 4,756sqm.

Zoning

The property is currently zoned IN1 – General Industrial under the Muswellbrook Shire Council Local Environmental Plan 1985.

For all information on zoning and development visit www.muswellbrook.nsw.gov.au

Singleton (Mount Thorley)

Title Details

The property is known as Lot 16 in Deposited Plan 255730.

Site Area

The land is an irregular gently sloping allotment with frontage to Mt Thorley Road of 50 metres. The site area from reference to Council Records is approximately 4,303sqm.

Zoning

The property is currently zoned 4 - Industrial Zone under the Singleton Council Local Environmental Plan 1996.

For all information on zoning and development visit www.singleton.nsw.gov.au

Property Description

Muswellbrook

Erected on the site is a single level industrial building utilised by Coates Hire with associated office and amenities and workshop areas. The office area features a showroom and service counter area with manager's office, lunchroom and toilets. The office area is air conditioned with a sealed concrete floor, plasterboard ceilings and flush mounted fluorescent light fittings.

The workshop is of steel portal frame construction with metal deck cladding and insulated roofing. The workshop is accessed via three roller doors and to the rear of the workshop is a washdown bay and a further service bay. The workshop also includes a mezzanine area above the office which is used for additional storage purposes.

The property features a substantial yard and hardstand areas which are of part concrete and bitumen sealed. The site is fenced with floodlighting to the yard area.

Approximate building areas are as follows (Refer to surveys annexed):

Office	145sqm
Warehouse	320sqm
<u>Mezzanine</u>	<u>58sqm</u>
Total	523sqm

Singleton (Mount Thorley)

Erected on the site is a part 2 storey industrial facility utilised by Coates Hire with associated offices, showroom and workshop areas.

The office features a service counter with open plan office area and manager's office and amenities. The offices are air conditioned with a sealed concrete floor and plasterboard walls and ceiling with fluorescent lighting. Immediately adjacent to the service counter is a large showroom with metal deck cladding to ceiling and walls. The showroom features a ceiling height of approximately 5 metres at the eaves and there is an additional enclosed mezzanine structure above the office area used for additional storage.

Immediately adjacent to the showroom is a workshop facility accessed via a single roller door. The workshop is of steel portal frame construction with metal deck cladding to walls and insulation to the underside of metal deck clad roof. There are two additional structures located adjacent to the workshop. The awning structures are of metal construction with metal deck cladding to the roof and have recently been improved by Coates who have added side walls forming enclosed structures.

The property features a large yard area which is of bitumen pavement construction to the front section of the yard and gravel hardstand to the rear section of the yard. The site is fenced to all boundaries and has floodlighting in place.

Approximate building areas are as follows (Refer to surveys annexed):

Office + Showroom	45sqm
<u>Warehouse, Workshop + Storage</u>	<u>217sqm</u>
Total	262sqm

Note: Since the survey of lettable areas was prepared by Denny Linker & Co in April 2008, Coates Hire have carried out a number of improvements to the site including enclosing the awning structures (137sqm on attached survey) which now results in the buildings being closer to 400sqm than 262sqm. In addition, there are some porta-cabin structures behind the main warehouse.

Tenancy Details

Muswellbrook

Lessee	Coates Fleet Pty Ltd
Lease Term	12 years
Lease Commenced	29 April 2009
Lease Expiry	28 April 2021
Further Options	5 years + 5 years
Rent Reviews	Annual fixed 3.25% increases. Market review at commencing date of each option term.
Outgoings	Payable by the Lessee and to include: (a) rates, land tax (on a single holding basis) and any other charges imposed by any Government Agency; (b) taxes, levies, imposts, deductions, charges, withholdings and duties imposed by any Government Agency; (c) Removal and disposal of all waste and other garbage. (d) supplying the Services, But excluding management fees and income tax and capital gains tax payable by the Lessor, and any other tax imposed because of the status or nature of the Lessor
Insurance	The Lessee must maintain insurance in respect of public risk, loss damage or destruction to the premises and plate glass.
Current Net Rental	\$46,780pa + GST + outgoings

Singleton (Mount Thorley)

Lessee	Coates Fleet Pty Ltd
Lease Term	12 years
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Further Options	5 years + 5 years
Rent Reviews	Annual fixed 3.25% increases. Market review at commencing date of each option term.
Outgoings	Payable by the Lessee and to include: (a) rates, land tax (on a single holding basis) and any other charges imposed by any Government Agency; (b) taxes, levies, imposts, deductions, charges, withholdings and duties imposed by any Government Agency; (c) Removal and disposal of all waste and other garbage. (d) supplying the Services, But excluding management fees and income tax and capital gains tax payable by the Lessor, and any other tax imposed because of the status or nature of the Lessor
Insurance	The Lessee must maintain insurance in respect of public risk, loss damage or destruction to the premises and plate glass.
Current Net Rental	\$38,525pa + GST + outgoings

Photos

Muswellbrook



Photos

Singleton (Mount Thorley)



Tenant Profile



Coates Hire is Australia's largest equipment hire company with over 125 years experience in industry, supplying to a wide variety of markets including Engineering and Building Construction & Maintenance, Mining & Resources, Manufacturing, Government, and Events.

With over 200 branches and satellite locations, our own maintenance and transport capability, Coates Hire is well positioned to satisfy the equipment hire needs of an ever increasing customer base.

Our overseas operations include Coates Offshore in the UK providing specialised equipment to offshore oil and gas operations, and Coates Hire Indonesia supporting the mining and resource sector.

Today Coates Limited incorporates the following businesses:

- Coates Hire**
 - Coates Hire is our core operating business generating the majority of income for the Group
 - Coates Hire operates under 4 geographic Business Units:
 - North (QLD)
 - East (NSW/ACT)
 - South (VIC/SA/TAS)
 - West (NT/WA)
 - Coates Hire provides a full range of general & specialist equipment to the following core markets: Building Construction, Engineering Construction, Mining, Oil & Gas, Maintenance, Government & Events
 - Range of services includes supply of compaction and access equipment , power generation and lighting towers, air compressors, welding equipment, electric tools, general pumps, ladders and scaffold, traffic management equipments and general tools and equipment,
 - Coates Hire also provides specialist solutions in the hire of Portable Buildings, Commercial Buildings, Portable Toilets, Temporary Fencing and Containers as well as the hire of specialist pumps, shoring, dewatering systems, confined space and laser equipment.
- Coates Offshore**

Coates Offshore operates from Aberdeen, serving the needs of the global offshore oil and gas industries via its operations in Europe and the Asia Pacific. The business specialises in the provision of compressed air, power, welding & lighting equipment.
- Coates Hire Indonesia**

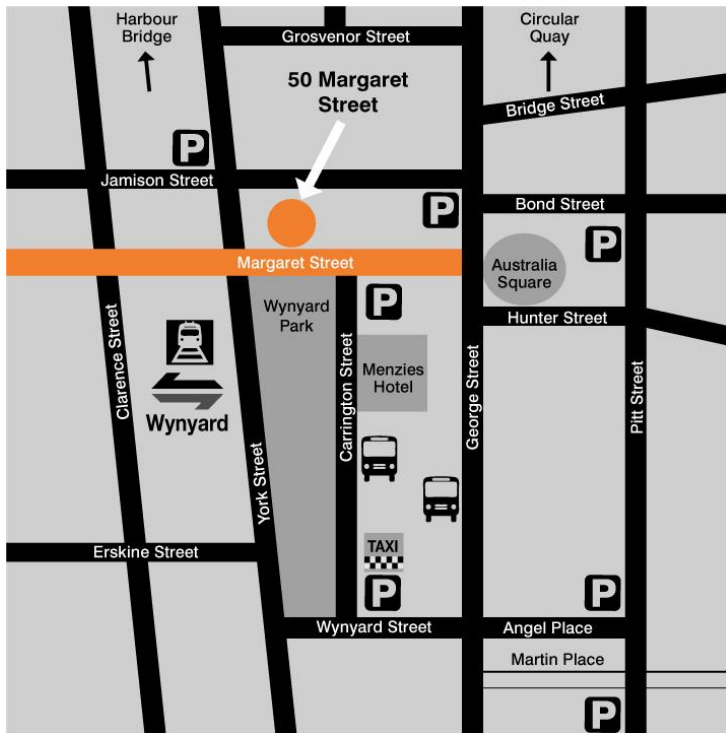
Coates Hire Indonesia provides power generation, lighting towers, welders and a wide range of other equipment to local mining, oil & gas and civil construction markets in Indonesia. The business operates from major centres in Kalimantan and Java and a numbers of on-site facilities throughout Indonesia.

Learn more at www.coates.com.au

Sale Details

Method of Sale

The properties will be offered for sale separately by public auction on:
Tuesday 11 December 2012 at 2:00pm AEDST.
The auction venue is Mezzanine level, 50 Margaret Street, Sydney.



Inspections

Interested parties are welcome to self-inspect the public customer areas of these assets during normal business hours. Coates Hire staff are co-operative and aware that the properties are for sale, however please direct all queries back to the sales agent.

Interstate Bidding

Interstate bidding is available strictly by prior arrangement at one of Burgess Rawson's interstate offices.

Terms of Sale

Deposit of 10% payable upon exchange and the balance upon settlement. Both properties are being sold as a 'going concern' and GST does not apply, should the purchaser be registered for GST.

Contact

Simon Staddon
Direct: 02 8113 5222
Mobile: 0413 640 851
sstaddon@burgessrawson.com.au

Investment Management Services

At Burgess Rawson, we're not only market leaders in investment sales, but did you know that we can enhance the value and return of your investment every day? This is done by providing a professional investment management service that will ensure long-term success of your asset.

Our Investment Management Department

- With a nation-wide management portfolio valued in excess of \$2 billion and with market knowledge of all forms of commercial property, we have the ability to manage your property no-matter the type or its location
- Our team prides itself on relationship building with all of our tenants, and has built quality relationships with blue chip companies such as Bunnings, Coles, ING, Liquorland, Woolworths as well as the four major Banks and many small businesses. This skill is paramount in tenant retention, avoiding long periods of vacancy and minimises arrears
- Our experienced team will add value to your asset by taking an investor minded management approach. We will forecast and maximise your return by thinking "return on investment" in all property dealings
- Due to the fact that we manage all forms of commercial, industrial and retail property, we can tailor a management system to suit your individual requirements
- We are commercially minded, monitor expenditure closely & treat each property as if it were our own
- By undertaking regular inspections of all our managed assets to ensure presentation is at its best at all times and through close monitoring of critical lease terms and conditions we ensure that no obligation or detail is missed...minimising risk to our clients



There are many other ways that our management team can maximise your investment return, even in difficult market conditions. To find out how we can help you, please call us today.

Tony Reitano

Director, Investment Management Division
Office direct: 02 8113 5244



For Burgess Rawson Management Services

Disclaimer

This Information Memorandum has been prepared in good faith and with due care by Burgess Rawson (NSW) Pty Ltd ("Burgess Rawson"). Potential purchasers should take note however, that information and calculations contained in the report are based on Burgess Rawson's own sources and information and figures provided to Burgess Rawson from other outside or publicly available sources. Burgess Rawson has not independently verified any of the information contained in this Information Memorandum, and accepts no responsibility for verification.

By accepting this Information Memorandum, recipients agree for themselves and their affiliates and related companies and their respective directors, officers, employees, agents, officials, advisers and representatives, to the terms of this Disclaimer.

This Information Memorandum has been prepared solely for general information purposes and not as specific advice to any particular recipient or any other person. It is not to be construed as a recommendation by Burgess Rawson that any recipient proceeds with any investigation or with any purchase and/or lease of a property. In all cases recipients should carry out their own investigation, assessment and analysis.

Any projections contained in this Information Memorandum represent best estimates only, and may be based on assumptions which may not be correct. If a projection has been made including in respect of net income, such a projection is an estimate and represents only one possible result, depending on the assumption made as to the manner in which the rent review negotiations are undertaken. Potential purchasers should therefore satisfy themselves as to the current status of any rent review negotiations, and make their own judgment as to the likely outcome.

None of the information contained in this Information Memorandum forms the basis of any contract. The only representations and warranties which have any legal effect will be those that are expressly included in any legally binding contract that may be concluded with a successful purchaser.

Intending purchasers should note:

- Potential purchasers are advised to review the sale contract and lease in respect of any property/properties in which they may be interested and (if applicable) rely solely on their own enquiries and investigations.
- The lease details (if applicable) contained in this Information Memorandum are only illustrative of the relevant lease document/s. The details in the sale contract and lease/s may vary from that contained in this Information Memorandum.

The information contained herein is supplied without any representation as to its truth or accuracy. All interested parties should make their own enquiries to satisfy themselves in all aspects and obtain their own independent advice in order to verify any of the information. All stated dimensions and areas are approximate.

Potential purchasers should not rely on any material contained in this Information Memorandum as a statement or a representation of fact, but should satisfy themselves as to its correctness by such independent investigation as they or their legal or financial advisers see fit.

To the maximum extent permitted by law, no member of Burgess Rawson and, in each case, any of their respective directors, officers, employees, agents, officials, advisers or representatives, as the case may be:

- provides any undertaking, express or implied, as to the accuracy, adequacy, reliability, reasonableness or completeness of the information or any opinion or statement contained in this Information Memorandum;
- shall have any liability (including for negligence) for any statements, opinions, information or matters arising out of, contained in or derived from, or for any errors or omissions from or failure to correct, any information in this Information Memorandum or any other written or oral communications transmitted to any recipient; and/or
- is under any duty of disclosure or fiduciary duty or any obligation to update any information contained in this Information Memorandum or any other written or oral communication transmitted or made available to a recipient, or to notify any person should any such information cease to be correct after the date hereof or the date of provision, as the case may be,

and each recipient, by accepting delivery of this Information Memorandum, waives all rights in that regard.

Any liability on the part of Burgess Rawson, their servants or agents for damages for any claim arising out of or in connection with this Information Memorandum, other than liability which is totally excluded by this statement, shall not (whether or not such liability results from or involves negligence) exceed \$1,000.00.

This Information Memorandum is provided to the recipient on a confidential basis, and is not to be resupplied to any other person without the prior written consent of Burgess Rawson (NSW) Pty Ltd. The recipient may, however, disclose the Information Memorandum to any of its employees, advisors (including lawyers and accountants) or agents to the extent absolutely necessary to allow the recipient to evaluate the property/properties and to act on an opportunity to purchase the property/properties, but will ensure that those employees, advisors or agents maintain the confidentiality of this Information Memorandum and the information contained in it. The recipient may also disclose the Information Memorandum and the information contained in it if the recipient is required by law to do so.

Outgoings

Although actual figures have been used wherever possible, figures for outgoings as stated in this Information Memorandum may be based on estimates. Potential purchasers should satisfy themselves as to the current outgoing status of the property/properties and accordingly, should make their own judgment as to the likely net income.

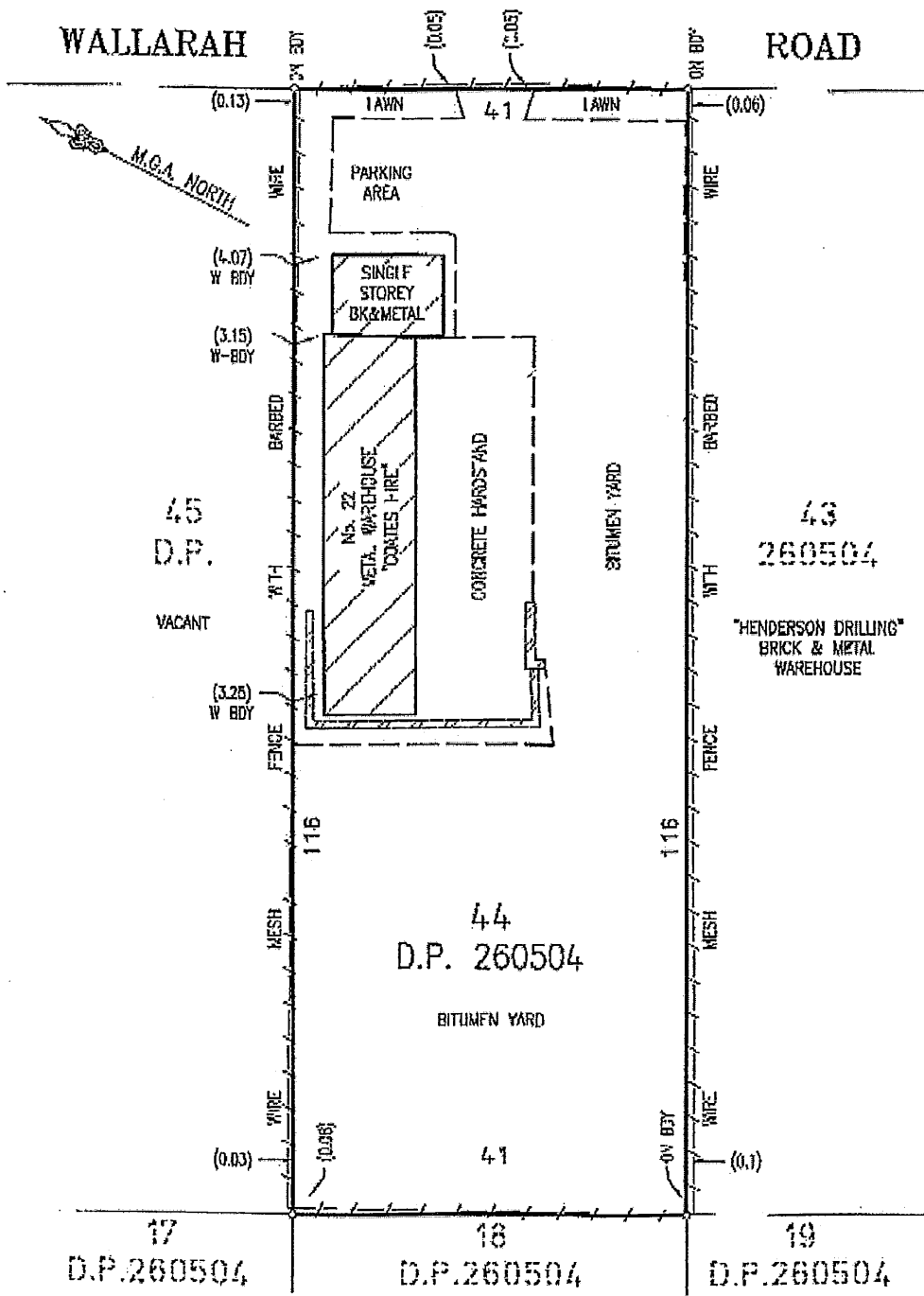
Appointments & further information

We will be pleased to arrange inspections and supply further information as you may require. Inspections are strictly by appointment only and can be arranged by contacting Burgess Rawson.

Muswellbrook Annexures

WALLARAH

ROAD

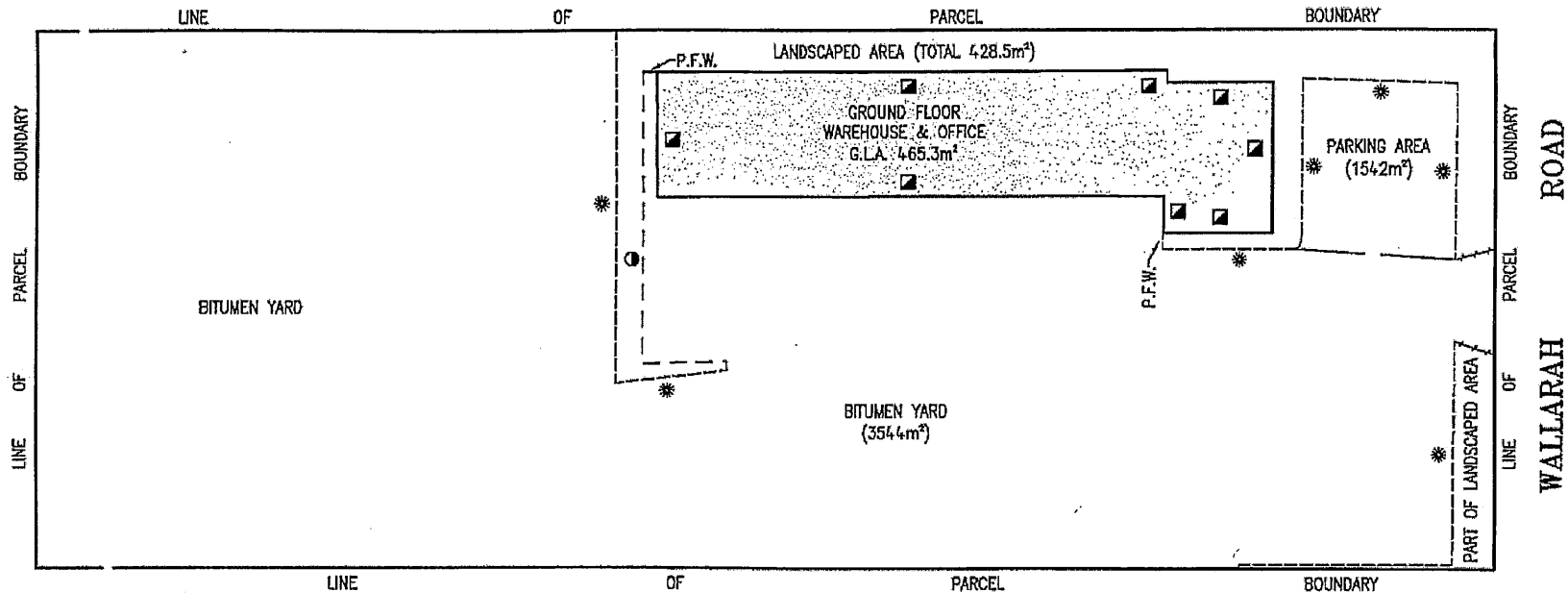


I CAMERON PHILLIP MILLS, Surveyor, Registered under the Surveying Act 2002 hereby certify that the survey represented by this sketch has been made in accordance with Clause 10(1) of the Surveying Regulation 2006 and is correct.

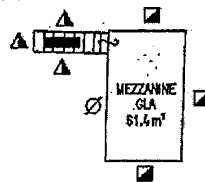
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PAGE 3 OF 3

OUR REFERENCE: 080322.IDT.CM



MEZZANINE LEVEL 1:300



AREA CALCULATED IN ACCORDANCE WITH THE GROSS LETTABLE AREA DEFINITION CONTAINED WITHIN THE PROPERTY COUNCIL OF AUSTRALIA METHOD OF MEASUREMENT FOR LETTABLE AREA MANUAL, 1997 EDITION.

SCHEDULE OF AREAS	
GLA GROUND FLOOR WAREHOUSE/OFFICE	465.3m ²
GLA MEZZANINE	61.4m ²
TOTAL GLA	526.7m²
PARKING AREA	154.2m ²
LANDSCAPED AREA	428.5m ²
YARD AREA	3708m ²

X:\08\JOBS\080322 WALLARAH ROAD MUSWELLBROOK\080322 GLA.dwg

<p>SKETCH SHOWING LETTABLE AREAS OF 22 WALLARAH ROAD, MUSWELLBROOK BEING LOT 44 D.P.260504</p>	CONSULTING SURVEYORS		DATE		
	DENNY LINKER & CO.		26/03/08		
	SYDNEY		ISSUE		
	5th Floor 17 RANDLE STREET SURRY HILLS N.S.W. 2010		SHEET SIZE		
PH. (02) 9212 4655 FAX (02) 9212 3254		DRAWN: CM/AL		A3	
REF. No.: 080322		DWG. 080322 GLA		I.D.:	

Singleton (Mount Thorley) Annexures



LEVEL 17 HARDIE HILL
 SURVEY TITLE NSW 2010
 PO BOX 1007
 STRAWFERRY Hill NSW 2015
 TELEPHONE (02) 9212 4655
 FACSIMILE (02) 9212 4221

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1 April 2008
 OUR REF: 080323.IDT.CM

Coates Hire Operations Pty Ltd
 PO Box 675
 Sydney Markets
 NSW 2129

RE: PROPERTY No. 55 MOUNT THORLEY ROAD, MOUNT THORLEY

We thank you for your instructions in the abovementioned matter and it is our pleasure to provide you with this "Report for Identification purposes".

As such, a survey of the whole/part of the land being Lot 16 in Deposited Plan No. 255730, comprised in Certificate of Title Folio Identifier 16/255730, situated at Mount Thorley in the Local Government Area of Singleton, Parish of Warkworth and County of Northumberland, has been made.

Upon the land is situated a Metal warehouse building roofed with metal, together with a parking area and storage yard. These premises are known as 'Coates Hire' being No. 55 Mount Thorley Road, Mount Thorley.

DIMENSIONS.

The Subject land has a frontage of 50.0m to Mount Thorley Road with all other dimensions as shown upon the accompanying sketch with boundaries edged red.

FENCING

The subject property is wholly enclosed by fencing with the fence standing up to 0.045 metres clear of the Street. The positions of all other fencing stands as shown upon the accompanying sketch.

ENCROACHMENTS

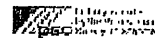
Other than minor irregularities in fencing, no other readily visible encroachments exist either by, or upon, the subject property.

SETBACK REQUIREMENTS

The walls of the main dwelling stand less greater than 900mm from the boundary. All other distances to the boundaries are as shown upon the accompanying sketch

NOTIFICATIONS ON TITLE

1. Reservations and conditions in the Crown Grant(s)
2. BK.3275 No.448 Land Excludes Minerals
3. DP255730 Easement to drain water 3 wide





This survey has been undertaken for identification purposes only and must not be used for any other purpose. Should any building or construction works be intended upon the site it is strongly recommended that the boundaries be marked, prior to the commencement of such works.

This Report is provided for the private and confidential use of the abovementioned addressee only and can not be used or relied upon by another party

Certificate of Title Folio Identifier dated 14 March 2008
Date of Survey 27 March 2008

DENNY LINKER & Co.
CONSULTING SURVEYORS.

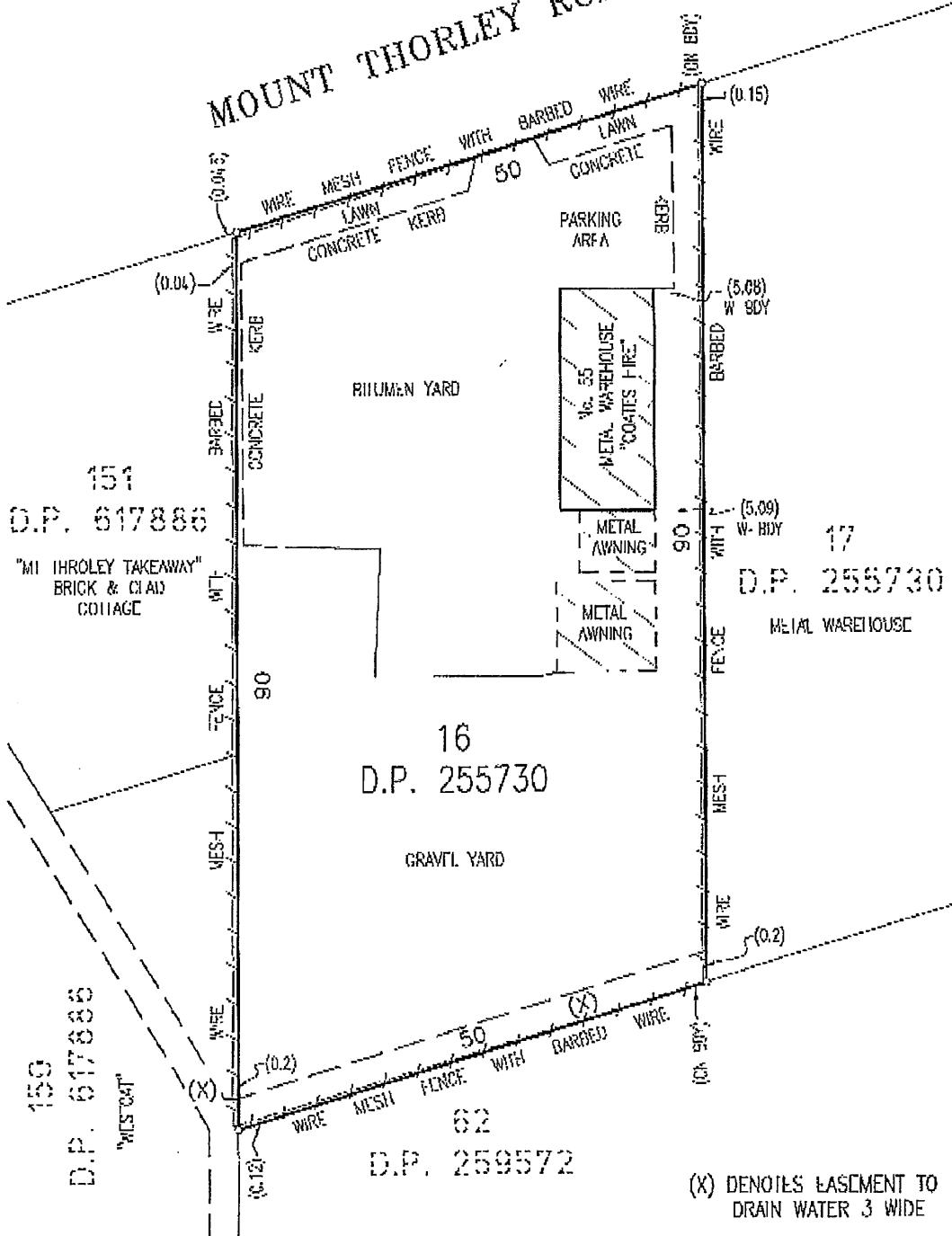
Per:

Cameron Phillip Miles
"Surveyor Registered under
The Surveying Act 2002"

B.Eng (Geomatic Engineering) UNSW

MOUNT THORLEY ROAD

M.C.A. NORTH



151
 D.P. 617886
 "MOUNT THORLEY TAKEAWAY"
 BRICK & CLAD
 COLLAGE

16
 D.P. 255730
 GRAVEL YARD

17
 D.P. 255730
 METAL WAREHOUSE

62
 D.P. 259572

(X) DENOTES EASEMENT TO
 DRAIN WATER 3 WIDE

I CAMERON PHILIP MILES, Surveyor, Registered under the Surveying Act 2002 hereby certify that the survey represented by this sketch has been made in accordance with Clause 10(1) of the Surveying Regulation 2006 and is correct.

PAGE 3 OF 3
 OUR REFERENCE: 080323.IDT.CM

DENNY LINKER & CO

LEVEL 5 17 RANDLE ST
SURRY HILLS NSW 2010
TELEPHONE (02) 9212 4665
FACSIMILE (02) 9212 5254
PO BOX 1807
STRAWBERRY HILLS NSW 2012

Coates Hire Operations Pty Ltd
PO Box 675
Sydney Markets
NSW 2129

16 April 2008
OUR REF: 080323.AREA_Mt Thorley

RE: COATES HIRE – BREAKDOWN OF AREAS FOR No. 55 MOUNT THORLEY ROAD, Mount THORLEY

As instructed a survey to calculate the Gross Lettable Area of the abovementioned property has been made. A copy of this sketch has been previously sent to you.

This sketch was prepared to define the Gross Lettable Area of the subject site using the measurement methods set out in the 'Property Council of Australia Method of Measurement 1997'.

This method of measurement referred to above is a rigid set of guidelines used to determine certain types of areas. With this particular property GLA was the appropriate method used to determine the areas and was in accordance with the instructions received. The total GLA for the site was 526.7m² and should be used in conjunction with the sketch prepared.

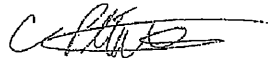
Further to your request to provide a breakdown of the GLA and total site areas, we are able to provide the following indicative areas as listed below. It is important to highlight that these areas as listed are open to interpretation as they do not have a strict measurement guideline on which to be based, as such minor variations may occur if remeasured by another party.

Description	Area
No. 55 Mount Thorley Road, Mount Thorley	
Warehouse, Workshop & Storage	216.7 m ²
Office & Showroom	45.5 m ²
Covered Area (e.g. awnings etc)	137 m ²
Uncovered Yard Area	3064 m ²
Parking Area	174.1 m ²
Easement Area	149.9 m ²
Landscaped Area	566.2 m ²

These areas should be read in conjunction with the "Sketch showing Lettable Areas" previously supplied. As was the case with those sketches the information provided here is for the private and confidential use of the abovementioned addressee only and can not be used or relied upon by another party.

DENNY LINKER & Co.
CONSULTING SURVEYORS.

Per:



Cameron Phillip Miles
"Surveyor Registered under
The Surveying Act 2002"

B.Eng (Geomatic Engineering) UNSW

LINKER & BARKER PTY LIMITED A.B.N. 44 002 312 405
DIRECTORS: DENNY LINKER, MARK J. ANDREW B. SURV., TASY MORAITIS B. SURV.,
REGISTERED SURVEYORS: CAMERON MILES B.E (GEOMATIC ENG.),
SIMON HO B.E (GEOMATIC ENG.), KARL ROBERTSON, B.SURV, IVAN STERLIGOV B.SURV
MEMBERS INSTITUTION OF SURVEYORS AUSTRALIA

85% of Income from Woolworths Ltd Until October 2025 + Options



Hoxton Park, NSW
103 Cowpasture Road

- A-Grade Blue Chip Investment
- 15 yr Woolworths lease + 4 x 5 year options
- Comprises Woolworths service station/convenience store, communications tower leased to 2036 and carwash leased to 2023
- Strategic western suburban growth corridor
- Massive 7,139sqm site, future development upside
- Easy M7 access & adjacent to new Woolworths Distribution Centres
- Net Income: \$264,550pa*

Simon Staddon
 0413 640 851

sstaddon@burgessrawson.com.au

Affordable Blue Chip Investment Brand New 15 Year Lease to 2027



Campbelltown, NSW
90-94 Queen Street

- Lessee: Woolworths Limited
- Service Station opening November 2012
- New 15 year lease + options to 2047
- One of Australia's top public companies
- Prominent corner site of 1,339sqm
- Major growth region of metropolitan Sydney
- Woolworths own & responsible for improvements
- Annual CPI reviews (max 4%)
- Ideal superannuation investment*
- Net Income: \$98,485pa*

Simon Staddon
 0413 640 851

sstaddon@burgessrawson.com.au

Darren Beehag
 0411 226 223

dbeehag@burgessrawson.com.au

10 Year Lease to July 2021 + Opts High Yielding Investment



Green Valley, NSW
187 Wilson Road

- Lessee: 7 Eleven Stores Pty Limited
- Globally recognised and Australia's largest independent fuel retailer with 650 outlets
- Strategic fully renovated service station, convenience store and carwash
- Growth corridor close to Liverpool and M7
- Adjacent to McDonalds, Coles, Woolworths etc.
- Large landholding of 2,397sqm
- Lessee pays all outgoings
- Net Income: \$409,050pa*

Simon Staddon
 0413 640 851

sstaddon@burgessrawson.com.au

BP Service Station Leased to 2022 Dominant Captive Trader



Lugarno NSW
1044 Forest Rd

- 10 + 5 year lease from May 2012 to BP branded operator
- Service Station + established 3 bay workshop
- Exclusive waterfront peninsula suburb
- Unique gateway position to captive local market with little competition
- Prominent corner site close to neighbourhood shopping centre and carwash
- Tenants pay outgoings as per leases
- Total Net Income: \$239,306pa + GST

Simon Staddon
 0413 640 851

sstaddon@burgessrawson.com.au

High Yielding Investment Major Industrial Land Holding



Bathurst (Kelso), NSW
16 Whyalla Circuit

- Telstra regional operations depot
- Leased through to July 2015
- Substantial 9,533sqm corner site with dual access in the heart of Bathurst's main industrial park
- Tenant pays all outgoings, as per lease
- Bathurst is a growing regional city with a strong diverse economy
- Thriving population in excess of 43,500 persons
- Net Income: \$132,956pa*

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2 Affordable Investments National Tenant - 12 Year Lease



Muswellbrook, NSW + Singleton (Mount Thorley), NSW

- Both leases to April 2021 + 2 x 5 year options
- Equipment hire company with 230 branches
- Growth Hunter Valley region underpinned by mining
- Tenant pays all outgoings as per leases
- Annual 3.25% fixed increases
- High yielding residential investment alternative
- Muswellbrook Net Income: \$46,780pa*
- Singleton Net Income: \$38,525pa*
- To be sold separately

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The Cheque's in the Mail! Fully Leased to Australia Post



Epping, NSW
Shop 4, 1-3 Oxford Street

- Renewed 5 year lease to Australia Post expiring August 2017 + 5 year option
- Magnificent location adjacent Epping station
- Centre of busy shopping strip
- Wide 22.5m street frontage
- Modern building with depreciation allowances
- Annual 3% rent increases
- Net Income: \$124,894pa*

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100% Leased to 5 Tenants Including Global Company



Greenslopes, QLD
46-52 Old Cleveland Road

- Major tenant Study Group: world leader in education, 50,000* students in 48 campuses
- Modern and refurbished buildings 1,381sqm*
- Inner Brisbane Southside Location
- Adjacent Busway
- Corner site of 1,215sqm* with massive exposure, 55,000* vehicles pass daily
- Net Income: \$253,807pa*

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