



Newt's News – Christmas 2014

Commercial Property Market

The commercial property market is the most active it has been for many years, with significant numbers of both off-market and auction sales, as well as advertised expressions of interest and private sales.

Investment yields are continuing to firm, in the historically low interest rate environment, while development sites, sale by sale, are setting new record land prices.

Petroleum News

The dynamic Petroleum Industry, in which we have specialised for over thirty years, continues to evolve at a rapid rate, with Viva Energy and Puma Energy, two of the world's largest oil/petroleum traders, making their marks in the Australian market.

The industry has enjoyed strong profits, while hundreds of millions of dollars have and are being spent on import terminals, supply chains and new retail developments.

While the Shell/Coles and Caltex/Woolworths docket discount sites dominate the retail market, with a good 50% market share, there is very strong competition for the rest of the pie.

Newtons are currently negotiating on properties worth tens of millions of dollars and are endeavouring, as usual at this time of the year, to bed the deals down before the Christmas pudding is served.

Significantly, strong activity is expected to continue into the new year.

Please remember, whether buying, or selling, petrol stations and related properties, Newtons should always be your first point of call... just ask anyone in the industry.

Specialist Valuations

On another note, it has recently been announced that Ron Newton has merged Newtons' Valuations into the Opteon Property Group (some 650 valuers nationally). This will enable Ron to head up a formidable specialist petroleum valuation team, as head of petroleum. Otherwise it is business as usual and we remain in our South Yarra office.

Best wishes for Christmas and the New Year

Ron Newton

Managing Director
Certified Practising Valuer &
Licenced Estate Agent
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Ron established Newtons in 1981 and has over 40 years experience as a Valuer and Real Estate Agent.



Ben Galanos B.bus

Manager Commercial Sales
Agents Representative

Ben has over a decade of experience in commercial and retail properties including petrol stations, offices and shopping centres.



For Immediate Sale



AAA Shell Petrol Station Bayside Suburb Melbourne, Vic

- 10+5+5+5+5 years to Jan 2044
- Brand new Shell Petrol Station including new fuel system
- Additional freestanding food tenancy
- Net rent approx. \$317,000 per annum
- Just off Peninsula Link Freeway interchange
- Buy Now \$5.3 million (6% yield!)



Impressive As-New BP Petrol Station Hills District, Sydney, NSW

- 10+5+5+5 years to Aug 2039
- Leased to top tier BP Dealer
- Prominent Main Road Site
- Recently fully redeveloped including new fuel system
- Rent \$385,000 pa. + outgoings (exc. Land Tax)
- Buy Now \$6 million (6.4% yield!)

Forthcoming Auctions 26 Feb 2015 (Buy Now)



AAA Woolworths Petrol Station, Regional, Vic

- 15+5+5+5+5 year term
- Impressive Woolworths Petrol Station
- Busy main road position
- Two additional established tenancies
- Greater Geelong location
- Close to Woolworths Supermarket
- Asking price \$1.6 million (6%+ yield)



Multi-Site Shell Dealer, Regional, Vic

- New 15+10+10 year term
- Leased to multi-site Shell Dealer
- Prominent Murray Valley Highway Site
- Main Street Town Centre position
- Extensively upgraded installations including truck/bus access
- Asking price \$1.55 million (9.2%+ yield)

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