



## Newt's News – December 2014

### **Much Cheaper Petrol For All**

World oil prices have plummeted, heralding a new era of low oil prices. Press reports indicate that Opec is virtually powerless to halt the fall, due to the surge in North American supplies of crude oil.

“We are now entering a new era in world oil and will have lower prices for some time to come” according to a recent Age report. Great news indeed and probably better than a large interest rate cut.

Does this mean that motorists will have significant savings on fuel, which will be spent elsewhere, thereby boosting our economy? Only time will tell!

### **Outstanding Auction Success**

If you haven't seen the news, our recent auction of Shell East Doncaster saw competitive bidding (well over 100 bids) and a knock down price of \$9,055,000, showing a strong 4.6% yield.

If only we had more freeholds of this very high caliber to offer. However, as we mentioned previously, truly outstanding investment properties that tick all the boxes are a rarity in the market. A blue chip single tenancy, prime position, a very large site with high underlying land value, impressive modern improvements and a brand new 15 year lease term certain.

Petrol stations do mostly provide long term hassle free investments, but not many will achieve the price premium achieved for Shell East Doncaster.

Despite continued auction successes, we still find that most of our sales are handled “off-market”.

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

Best wishes for Christmas and Summer Holidays,

**Ron Newton**

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#### **Ron Newton**

Managing Director  
Certified Practising Valuer &  
Licenced Estate Agent  
FAPI CPV AREI CEA(REIV)

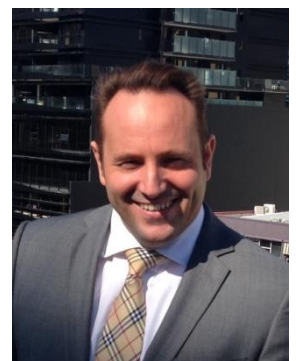
Ron established Newtons in 1981 and has over 40 years experience as a Valuer and Real Estate Agent.



#### **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 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)

Ronald A. Newton & Associates Pty Ltd - Level 3, 177 Toorak Road, South Yarra  
P: (03) 9826 0441 F: (03) 9827 9690 [ran@newtons.com.au](mailto:ran@newtons.com.au) [www.newtons.com.au](http://www.newtons.com.au)