



Newt's News – March 2015

Outstanding Investment Opportunities Now on the Market

Property is the logical investment choice in today's historically low interest rate environment. Investors are targeting secure leases to AAA grade companies, and/or prime positions with high underlying land values. So what's new?

Investment yields have continued to firm but there is still a relatively wide gap between government bond yields and property investment returns, enabling savvy investors to capitalise on strong returns and strong capital gains, especially where rental growth and long term increases in underlying land values are apparent.

We believe that petrol stations generally provide both AAA grade tenants and high underlying land values and long term investors typically report that they are hassle free investments.

Current Auctions – 15 April 2015 (in conjunction with Burgess Rawson)

We are offering three outstanding petrol station investments. Two are leased to Woolworths Limited, at Coburg and Drysdale, the third being BP Seaford. (Refer to details on the reverse side of this newsletter)

Additionally, we are to auction a Medical Centre at 441 Bay Street, Brighton. This outstanding investment property is likely to sell for little more than underlying land value, despite the impressive improvements. Leased to a long established tenant at what appears to be a very conservative rental, with the next market review due in Dec 2019, there are fixed 3% annual increases and the tenant pays all outgoings except Land Tax. Passing rent is \$143,402 (approx.) per annum net. Don't miss this rare opportunity.

For the record, Newtons have sold every property put to auction with Burgess Rawson over recent years, both in Victoria and interstate. High clearance rates at recent auctions have given Vendors confidence to go to market.

Please check out our forthcoming auctions and recent sales results and remember, whether buying or selling petrol stations or related properties, Newtons should always be your first point of call..... just ask anyone in the industry!

Best Regards,
Ron Newton

Ron Newton

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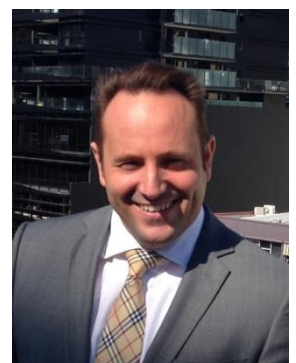
Ron established Newtons in 1981 and has over 40 years experience as a Valuer and Real Estate Agent.



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.



Forthcoming Auctions

Auction: 15 April 2015, 11am, Crown Casino



Blue Chip Investment - Coburg, Vic

- Prime Sydney Road Frontage
- 15+5+5+5+5 year Lease to Woolworths Ltd.
- Land 1,858m², 8km (Approx.) North of Melbourne CBD.
- Rent \$253,758 per annum net (approx.).

Auction: 15 April 2015, 11am, Crown Casino



Petrol Station Complex - Seaford, Vic

- Strategic Site – Close to freeway interchanges
- 12+6+6 year Lease to National BP Dealer (45 sites).
- Land 3,241m², Close to Frankston Fwy & Eastlink
- Rent \$379,399 per annum net (approx.).

Auction: 15 April 2015, 11am, Crown Casino



Entry Level Woolworths Investment Drysdale Vic

- Outstanding Entry Level Investment
- 15+5+5+5+5 year Lease to Woolworths Ltd.
- Plus Two Additional Tenancies.
- Rent \$96,057 per annum net (approx.).

Auction: 15 April 2015, 11am, Crown Casino



Medical Centre Bay Street - Brighton, Vic

- AAA Investment at land value.
- Long Established Medical Tenant.
- Land 1,030m², Commercial 1 zoning
- Rent \$143,402 per annum net (approx.).

NOTE: AUCTIONS IN CONJUNCTION WITH BURGESS RAWSON

Recent Sales

SOLD



Office Investment Eastern Suburbs, Vic

- Impressive Modern Offices.
- Govt & Global Tenants.
- Land 5,348m², NLA 2,376m².
- 109 Car Spaces.

PRIVATE SALE \$9.175m

SOLD



Office Investment Eastern Suburbs, Vic

- Superb Two Level Offices.
- Global Hi-Tech Tenant
- Land 2,987m², NLA 750m².
- Sold 7.45% yield.

PRIVATE SALE \$3.5m

SOLD



Investment Rutherglen, Vic

- New 15+10+10 Year Lease.
- Regional Shell Dealer Tenant.
- Murray Valley Highway.
- Rent \$144,000 per annum net.

PRIVATE SALE \$Undisclosed

SOLD



Development Tremont, Vic

- Closed Former Petrol Station.
- Vacant Possession
- Land 2,257m².
- Commercial Zoning

PRIVATE SALE \$Undisclosed

Disclaimer: The information contained in this newsletter has been obtained from sources we believe to be reliable and therefore have no reason to doubt its accuracy. The vendor/landlord and their agents will not be held responsible for any error or mis-description which may appear herein. Prospective purchasers/tenants are thus advised to make whatever investigation they deem necessary. All dollar amounts exclude GST unless otherwise stated.