



## Newt's News – September 2015

Many investors, including those with self-managed super funds, continue to struggle to obtain sufficient returns to maintain their former lifestyles. However, many property investors who have held property portfolios for a number of years continue to receive double digit returns based on the original purchase prices and regular rent reviews. Even in today's historically low interest rate environment, where initial property yields have been compressed over recent years, gearing provides yields well above the rate of inflation.

We are auctioning a substantial modern style petrol station at Baxter, which certainly ticks all the boxes for investors, including a new fifteen year lease term plus options, annual rent reviews and a triple A- Grade tenant. What's more, the tenant pays all usual outgoings except land tax.

An initial yield in the 6 to 7 percent range is expected, which will mean that the freehold property will sell at a price well below its replacement cost.

This auction will be conducted in conjunction with Burgess Rawson and brief details are set out herein. Call us for an Information Memorandum, or further particulars.

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  
FAPI CPV AREI CEA(REIV)

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

### **LIBERTY BAXTER**

**161-163 Moorooduc Highway, Baxter**



- Brand new lease, plus options to 2045.
- Rent \$185,000 p.a.
- Annual CPI reviews and market review at each option.
- Tenant pays all outgoings, except Land Tax.
- Strategic site on a major southern metropolitan arterial road, within a significant growth region.
- 4,430m<sup>2</sup> site with 73 metre frontage.
- Includes 240m<sup>2</sup> convenience store, a 4-island startergate canopy, fibreglass tanks, etc.
- Depreciation benefits.

**AUCTION Wednesday 16<sup>th</sup> September**  
in conjunction with Burgess Rawson

# Recent Sales



**SOLD AT AUCTION - \$4.5 MILLION**

## COBURG, VIC

### Blue Chip Investment

- Prime Sydney Road frontage
- 15+5+5+5+5 year lease to Woolworths Ltd
- Land 1,858m<sup>2</sup>
- Approx. 8km north of Melbourne CBD
- Rent \$253,758 per annum net (approx.)



**SOLD AT AUCTION - \$5.05 MILLION**

## SEAFORD, VIC

### Petrol Station Complex

- Strategic site – close to freeway interchanges
- 12+6+6 year lease
- National BP Dealer (45 sites)
- Land 3,241m<sup>2</sup>
- Rent \$379,399 per annum net (approx.)



**SOLD AT AUCTION - \$1.55 MILLION**

## DRYSDALE, VIC

### Woolworths Investment

- Outstanding Entry Level Investment
- 15+5+5+5+5 year lease to Woolworths Ltd
- Two additional tenancies
- Rent \$96,057 per annum net (approx.)



**SOLD AT AUCTION - \$3.37 MILLION**

## BRIGHTON, VIC

### Medical Centre Bay Street

- AAA Investment at land value
- Long established medical tenant
- Land 1,030m<sup>2</sup>
- Commercial 1 zoning
- Rent \$143,402 per annum net (approx.)