



Sales / Leasing
Investment
Portfolio
Auctions
Management

Trek Cycles Unit 3/46 Botany Street Phillip ACT

Information Memorandum

For Sale by Deadline Private Treaty | Offers Closing 4th April 2019



Boundaries are indicative only





Contents

Introduction	4
Investment Features	6
Location	8
Location Maps	9
Property Details	10
Lease Details	12
Financial Summary	13
Tenant Profile	14
Sale Process	15
Property Management	16
Disclaimer	17

Available on Request

Sale Contract
Copy of Lease

Introduction

Burgess Rawson are delighted to offer for sale this superb Trek leased investment property, located at unit 3/46 Botany Street, Phillip.

This flagship property will be offered for sale by deadline private treaty closing 4th April 2019 unless sold prior.

Burgess Rawson

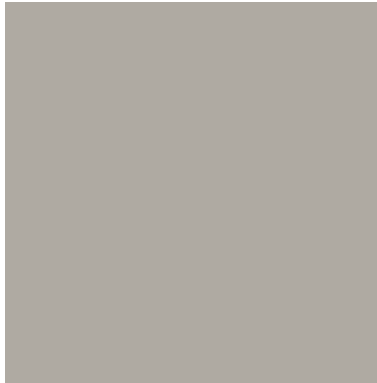
Since being established in 1975, our Sales, Leasing, Property Management, Valuation and Advisory services fulfill the complete and ongoing needs of our clients. Burgess Rawson has a network of offices throughout Australia and extensive regional partnerships with local property specialists, giving unmatched depth and reach in all commercial property market sectors.

At every stage of ownership, our clients benefit from our specialist knowledge, experience, market insights and advice. Our strong market position, plus our targeted and effective marketing campaigns through a highly qualified database, generates maximum exposure for properties.

Burgess Rawson's iconic Portfolio Auctions are held in Melbourne and Sydney bringing together a diverse range of national commercial and investment grade properties.

Our renowned auction program, together with a large pool of eager, qualified investors continues to generate premium results. With eight, two day Investment Portfolio Auction events held each year, Burgess Rawson are the leaders in the selling of quality property investments.

Based on our knowledge and experience, Burgess Rawson are confident in recommending this property as an outstanding investment opportunity.



Boundaries are indicative only



Investment Features

- Leased to 31 March 2021 with options to 2026
- Trek Cycles; One of the world's leading bike manufacturers with over \$1.7b** in annual revenue
- Over 140 stores nationwide, owned or affiliated
- Located in large format and lifestyle precinct
- With 118 common car parks and 11,058 sqm land area
- Trek occupies a 250 sqm building with exceptional signage and direct frontage onto Botany Street
- Other tenants in the precinct include KFC, Dan Murphy's, Subway, Petbarn, Alibaba, Salvation Army, Wokitup and Independent Property Group within close proximity to Westfield Woden
- Phillip (Woden): Major ACT satellite city servicing over 50,000 residents in the Woden Valley and Weston Creek region
- CPI + 1% annual rental increases guaranteeing growth (3.5% in 2019)
- Property sold stamp duty exempt*

Shop Area

- 250sqm as per the units Plan

Outgoings

- Tenant to pay half of building outgoings as per lease

Net Income

- \$87,954a +GST (as of March 2019)

Method of Sale

For Sale by Deadline Private Treaty

Closing 4th April 2019

Unless sold prior

*As per ACT stamp duty exemption, properties under \$1.5m - effective 6 June 2018

**Approx



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Woden
Town
Centre

Westfield

KFC

Petbarn

Dan
Murphy's

Subway
Wokit Up
Ali Baba

Salvation
Army

Location

Phillip is a suburb of Canberra, Australia in the district of Woden Valley.

The District/Area

Phillip is located in the centre of the Woden Valley district and contains the district's main commercial centre, Woden Town Centre.

Following federation and the inception of Canberra in 1913, it was not until 1927 when parliament was finally seated within the Territory. It was then named the Australian Capital Territory in 1938.

As the Territory's population began to expand Woden was implemented in the 1960's along with the other districts of Canberra.

Half a century later, the District of Woden houses approximately 35,000 residents as well as servicing surrounding districts of Tuggeranong, Weston Creek and Inner South.

Woden is poised for remarkable change during this period of gentrification, especially as the ACT Government has endorsed Woden for Light Rail Stage 2, connecting the satellite town to CBD.

The ACT Government endorsed the Woden Town Centre's Master Plan in October 2015. The master plan aims to revamp the Woden Town Centre to build on important, iconic qualities of the centre with key Government policies in place such as ACT Planning Strategy, Transport for Canberra and ACT Water Policy.

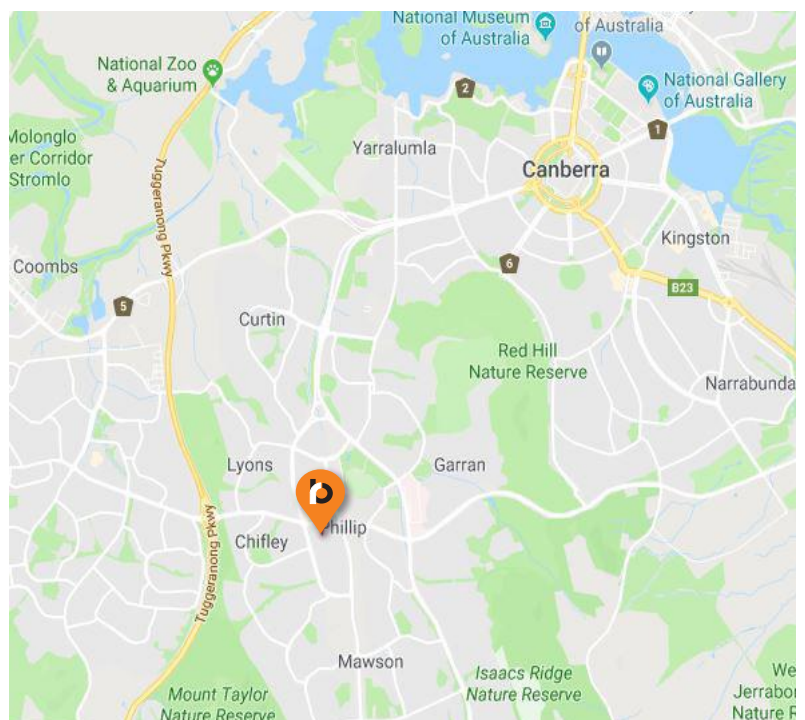
The main principles of the plan aim to:

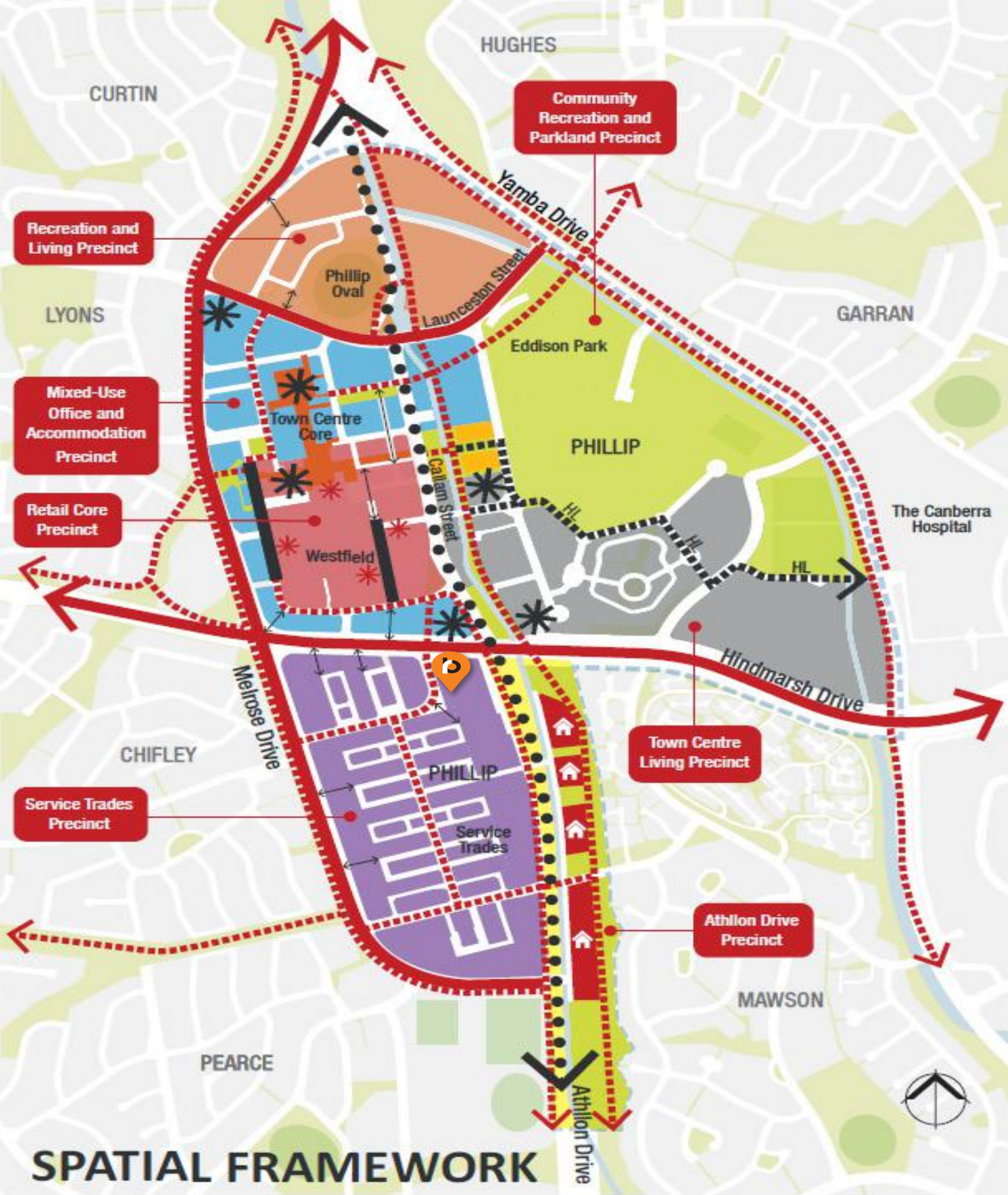
- > Further diversity land uses to encourage more economic activity and residential development
- > Improve the layout of streets, blocks and public spaces to make them easier to use
- > Develop a strong community by allowing more residences, bringing the community hub further into the centre and improving the open spaces
- > Improve access to and within the centre for pedestrians and cyclists
- > Encourage buildings that help the streets and open spaces be more friendly, safe and welcoming.

Site Details

Unit 3/46-52 St in Phillip is part of the Phillip Market Place development. Built in 2001, the Phillip Marketplace is a strata titled complex containing 9 commercial units.

The development is designed in a U-shape with common parking in the centre and vehicle access from both Hindmarsh Drive and Botany Street. The units are build out of precast cast concrete and some share common walls.





LEGEND

-  Reserve corridor for rapid transit
-  On-road cycle lanes
-  Main cycle routes
-  Laneways and pedestrian links

-  Hospital link
-  Potential shared zone
-  Pedestrianised heart
-  Potential parks and open spaces

-  Potential Athllon Drive development
-  Potential community use
-  Marker buildings
-  Internal retail access

Property Details

Address:

Unit 3/46 Botany St, Phillip ACT

Title Details:

Block 10, Section 53

Shop Area

250 sqm as per the unit plan

Zoning:

CZ3 Services Zone

Title Details

Block 10, Section 53

Zoning

CZ3: Services Zone

Zone Objectives

- A) Provide for a range of conveniently located services and lower rent commercial activities
- B) Ensure that commercial development supports but does not undermine the function of the CZ1 Core Zone and the CZ2 Business Zone
- C) Accommodate retail uses or entertainment facilities requiring larger sites
- D) Encourage a mix of land uses which contribute to an active and diverse character
- E) Maintain and enhance environmental amenity and encourage a standard of urban design consistent with the function of the Zone
- F) Undertake development using best practice environmentally sustainable development principles

Car Parking

There are 118 common car parks

Property Description

Unit 3 is situated between Independent Property Group and Subway with excellent frontage onto Botany St which is one of the main thoroughfares through Phillip. The premises has customer access from the internal carpark with automatic sliding doors and excellent glazed frontage. Internally the unit is finished with wood flooring, a ceiling grid and separate staff amenities and air conditioning.



Lease Details

Leesee:	Trek Cycles Pty Ltd
Trading As:	Trek
Lease Term:	Five (5) years
Lease Commencement:	01 April 2016
Lease Expiry:	31 March 2021
Option Period:	Five (5) years
Rent Reviews:	CPI + 1% annual rental increases guaranteeing growth
Outgoings:	50% of all outgoings payable by tenant as per lease including: <ul style="list-style-type: none">• Council Rates• Water Rates• Body Corporate Levies
Bank Guarantee:	Three (3) months gross rent + GST
Net Income pa excl GST:	\$87,954 pa +GST (as of 1 April 2019)

Please note that the above information is intended as a summary of the lease agreement supplied and has been represented as accurately as possible. We recommend prospective purchasers make their own enquiries to gain a thorough understanding of the provisions of the lease contained within in the Sale Contract.

Financial Summary

Net Income from 1 April 2019

Current Gross Rent pa	\$ 112,816
<hr/>	
Less Outgoings pa (50% paid by Lessor)	
Council Rates	\$ 39,092
Body Corporate	\$ 9,980.56
Water Rates	\$651.24
Total Outgoings pa	\$ 49,723
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Less Outgoings (50% paid by lessee)	\$24,861.90
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Net Income	\$ 87,954 pa + gst

Tenant Profile



Source: www.trekbikes.com

Trek Bicycle Corporation is a bicycle and cycling product manufacturer and distributor under brand names Trek, Electra Bicycle Company, Gary Fisher, Bontrager, Diamant Bikes, Villiger Bikes and until 2008, LeMond Racing Cycles and Klein.

The Trek store located in Phillip is your destination for the latest products from Trek and Bontrager, top-notch service and tune-ups for bikes of any brand and professional bike fit services. Conveniently located on Botany Avenue .Phillip Marketplace, they have access to great riding on the Centenary Trail and in the Mount Taylor and Isaacs Ridge Nature reserves. We are passionate supporters of the local cycling community, and are proud to be involved with the Canberra Cycling Club Off-Road Cyclists (CORC), and the Vikings BMX Club to help develop the sport in the area. Stop in to test-ride a bike from their wide ranging- selection and get to know the friendly staff.



Sale Process

Method of Sale

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Inspections

All inspections of the property must be arranged by and be in the company of a representative of Burgess Rawson. Confirmed inspections times will be notified in advance by email.

Terms of Sale

Deposit of 10% payable upon exchange and the balance upon settlement.



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Property Management

At Burgess Rawson, we're not only market leaders in investment sales, but did you know that we aim to enhance the value and return of your investment? We provide a strong and sophisticated professional property management team that will ensure long-term success of your asset.

Our Property 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 package 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 property's investment return, even in difficult market conditions. To find out how we can help you, please call us today.



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Disclaimer

This Information Memorandum has been prepared in good faith and with due care by Burgess Rawson (NSW) Pty Ltd and if applicable, its conjunctional agent. This disclaimer may also extend to include any other Burgess Rawson Australian office referred to henceforth as "Burgess Rawson".

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Intending purchasers should note:

- In the event of any inconsistency of this property report and the contract for sale of land, the provisions of the contract for sale of land shall prevail.
- The lease details (if applicable) contained in this Information Memorandum are only illustrative of the relevant lease document/s.
- Figures for outgoing and rentals as stated in this Information Memorandum may be based on estimates. Potential purchasers should make their own judgement as to the likely net income.
- 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.
- All stated dimensions and areas are approximate.

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- 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,
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