



Sales / Leasing
Investment
Portfolio
Auctions
Management

**Shops 4, 6, 14, 15 & 17
Auburn Central
62 - 72 Queen Street, Auburn NSW**

Information Memorandum

For Sale Individually by Auction





Contents

Introduction	4
Investment Features	6
Location	8
Property Details	10
Shop 4 - Master Dental	12
Shop 6 - Logic Medical Service	16
Shop 14 - North East China Cuisine	20
Shop 15 - National Hearing Care	24
Shop 17 - Sambandha Restaurant	28
Sale Process	32
Contact	32
Property Management	33
Disclaimer	34

Appendices

Auburn Central Layout Plans

Available on Request

Sale Contract
Copy of Lease/s

Introduction

Burgess Rawson are delighted to offer for sale 5 outstanding metro Sydney medical and retail shop investments located in Auburn Central, 62 - 72 Queen Street (cnr Harrow Road), Auburn in New South Wales.

The properties will be offered for sale individually by Public Auction on Tuesday 19 September 2017 at 11am at Doltone House, Hyde Park, 181 Elizabeth Street, Sydney NSW.

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 these properties as an outstanding investment opportunity.



Parramatta CBD

Investment Features

- Town centre location near railway station, buses & Parramatta Road
- Auburn – densely populated centre, home to over 37,000 people & growing
- Strong local economic growth forecast to continue
- Surrounded by high density apartment blocks with more being built
- Historically low retail vacancy in central Auburn
- Part of Woolworths and Big W anchored shopping centre which includes nearly 50 specialty shops and ample customer parking
- 3 outstanding medical tenants and 2 quality restaurants
- Adjoining BWS, Nandos, Gloria Jeans, Red Lea, Optus, Vodafone, Subway, Cheesecake Shop, Anytime Fitness plus other global and national brands
- 5 great opportunities to invest for future gains, 3% to 5% rental increases pa
- First time to be offered individually for sale
- To be sold individually

Location

Auburn Central - Shops 4, 6, 14, 15 and 17,
62 - 72 Queen Street (Cnr Harrow Road), Auburn NSW

Net Incomes Range From:

\$46,342 to \$57,789 pa + GST

Lease Details

5 outstanding retail & medical investments:

- Master Dental (Shop 4)
- Auburn Doctors (Shop 6)
- North East China Cuisine (Shop 14)
- National Hearing Care (Shop 15)
- Sambandha Restaurant (Shop 17)

Method of Sale

For Sale Individually by Auction

Tuesday 19 September 2017 at 11am (AEST)

Doltone House Hyde Park, 181 Elizabeth Street, Sydney NSW



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Location

Auburn is a dynamic, thriving suburb located approximately 18kms west of the Sydney CBD and approximately 7km from Parramatta.

At the 2011 census Auburn was found to have a population of 33,122, a figure that has almost certainly increased given the further recent expansion in medium density housing in the area. Auburn is located within the Cumberland Council local government area which is home to over 228,000 people. The population is growing quickly and is forecast to reach nearly 300,000 by 2036.



Communication facilities are excellent with both Parramatta Road and the M4 Western Motorway close at hand. Auburn is well serviced by trains on the T1 Western Line which connect Emu Plains or Richmond with Central Station in the Sydney CBD and the T2 Inner West and South Line Train which connects Circular Quay with Campbelltown in Sydney's South West and bus services to Newington, Macquarie Centre and Bankstown run from Auburn Station, as do Night Ride Bus Services to the City.

Auburn is home to a vibrant ethnic mix with many residents having Turkish, Vietnamese and Lebanese backgrounds and is noted for the Gallipoli Mosque, a Sydney landmark. The suburb is a mix of residential, commercial and industrial areas. The commercial and retail area is centred on the busy Auburn Station with a mixture of local strip shopping and the Auburn Central shopping mall.

Auburn Central

Constructed in 2004, Auburn Central is the dominant shopping centre for the local area containing a large format full service Woolworths supermarket as well as a Big W discount department store. In addition to the anchor tenants there are 49 specialty tenants covering the whole range of retail offerings as well as 13 kiosks/ATM's/other. The centre has a massive 680 space car park and it is estimated that Auburn Central is visited by 10.8m shoppers annually.

Auburn Central is a mixed development that also includes 450 apartments located above the main shopping area which means that the area is always busy.

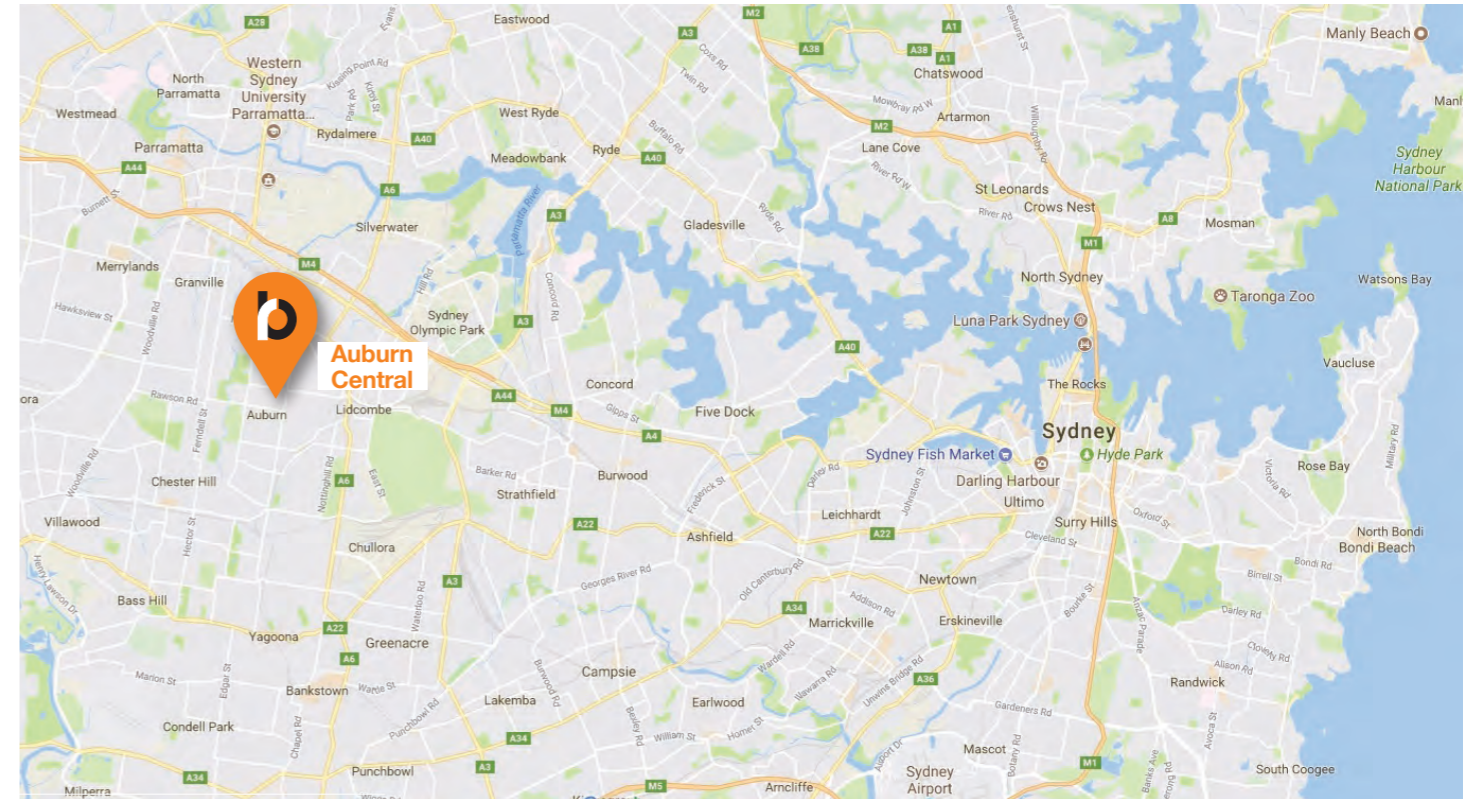
The Properties

The five properties offered for sale are located on the "podium" section of Auburn Central. A floor plan of Auburn Central showing the sale properties can be found in Appendix I.

Each of the properties are offered for sale individually. The four properties are as follows:-

Shop	Tenant	Lease Expiry	Net Income
4	Master Dental	2021	\$53,955
6	Auburn Doctors	2018 + options	\$53,651
14	North East China Cuisine	2019	\$57,789
15	National Hearing Care	2022 + options	\$55,925
17	Sambandha Restaurant	2027	\$46,342

Source: Cumberland Council Website
<http://www.cumberland.nsw.gov.au>



Auburn
 30 minutes drive from Sydney CBD, adjoining Lidcombe & Sydney Olympic Park.
 The area is serviced by Auburn Station & is set near the Great Western Highway.



Property Details

Address:

Auburn Central,
62 - 72 Queen Street (cnr Harrow Road),
Auburn NSW

Title Details:

Shop 4	4/SP74671
Shop 6	6/SP74671
Shop 14	14/SP74671
Shop 15	15/SP74671
Shop 17	13/SP74671

Total Lettable Areas:

Shop 4	67 sqm
Shop 6	133 sqm
Shop 14	122 sqm
Shop 15	142 sqm
Shop 17	72 sqm

Property Description

The properties comprise of the following all set on the podium level of Auburn's most vibrant and premium shopping centre, Auburn Central:

- a dental clinic
- a bulk billing medical centre
- a Chinese restaurant
- a hearing service provider
- a Nepalese restaurant

Anchored by national Supermarket Woolworths, and featuring major discount department store, Big W, along with a vast array of other national retailers, Auburn Central is ideally positioned to provide convenient pedestrian access to Auburn Train Station via arcade walkways from Vales Lane at the rear of the centre.

All 5 properties (which are being sold individually) provide high exposure to the podium level mall which is an extension of Queen Street,

Zoning Details

The properties are zoned B4 - Mixed Use under the Auburn Local Environmental Plan 2010.

Objectives of zone:

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To encourage high density residential development.
- To encourage appropriate businesses that contribute to economic growth.
- To achieve an accessible, attractive and safe public domain.

For further information, visit www.auburn.nsw.gov.au



Shop 4 -

Master Dental

- 8 year lease to 2021
- Established in Auburn since 2006
- High quality medical tenant providing a vast array of dental services
- Convenient location near supporting medical services
- 67 sqm & 2 car spaces
- Fixed 4% annual rental increases
- Net Income: \$53,955 pa + GST



Lease Details

Trading As:	Master Dental	
Lessee:	Lava Jmbs Pty Ltd	ABN 50 107 721 442
Lease Term:	Eight (8) years	
Lease Commencement:	22 March 2013	
Lease Expiry:	21 March 2021	
Option Periods:	No further option	
Rent Reviews:	Fixed 4% annual rental increases	
Outgoings:	Gross lease	
Rental pa excl GST:	\$58,499.42	

Financial Summary

Gross Rent:		\$58,499.42
LESS Non-Recoverable Outgoings		
Strata Levies (FY18):	\$3,206.52	
Strata Sinking Fund (FY18):	\$457.40	
Council Rates (2018):	\$639	
Water Rates (2018):	\$242	
Total Non-Recoverable Outgoings:		\$4,544.92
Net Income:		\$53,954.50
		Say, \$53,955

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 the Sale Contract.

Property Description

The Master Dental property which is highly visible being located in a prime position on the podium mall level of Auburn Central, above the main shopping centre entrance features prominent signage and an attractive modern fitout.

Internally the property features a reception and waiting area as well as a series of self-contained consulting rooms.

Tenant Profile



Master Dental have been operating in Dee Why since 1998, and in Auburn since 2006. Their aim is to be caring, gentle, and to provide high quality dentistry.

Master Dental utilize the most advanced dental equipment and up-to-date dental knowledge to service their customers. They place emphasis on providing high quality dental treatment to their customers and have invested in high tech equipment and tools to be able to facilitate this.

The original Master Dental surgery used to be called Kingsley's (Hibernian) Dental Clinic on Fisher Road Dee Why, which has been established since 1975. The Northern Beaches practice has since moved to Pittwater Road and the subject property in Auburn was established in 2006.

For further information visit: www.masterdental.com.au

Shop 6 -

Auburn Doctors

- Recent lease to 2018 + options
- Bulk billing medical centre open 7 days
- Services include general health, dietitian, audiology & podiatry
- Wide frontage to retail mall
- Key location adjacent to Australia Post
- 133 sqm & 2 car spaces
- Fixed 3% annual rental increases
- Net Income: \$53,651 pa + GST



Lease Details

Trading As:	Auburn Doctors
Lessee:	Logic Medical Services Pty Ltd ABN 85 165 599 495 and Guildford After Hours Doctors ABN 55 603 763 051
Lease Term:	Two (2) years
Lease Commencement:	17 October 2016
Lease Expiry:	16 October 2018
Option Periods:	Two further 5 year options
Rent Reviews:	Fixed 3% annual rental increases
Outgoings:	Gross lease
Rental pa excl GST:	\$ 61,800

Financial Summary

Gross Rent:		\$ 61,800
LESS Non-Recoverable Outgoings		
Strata Levies (FY18):	\$6,341.79	
Strata Sinking Fund (FY18):	\$907.96	
Council Rates (2018):	\$658	
Water Rates (2018):	\$241	
Total Non-Recoverable Outgoings:		\$8,148.75
Net Income:		\$53,651.25
		Say, \$53,651

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 the Sale Contract.

Property Description

The Auburn Doctors property is ideally positioned adjacent to Australia Post in the retail mall podium area of Auburn Central.

The property benefits from prominent Auburn Doctors signage and features a dedicated reception and waiting area as well as a series of self-contained consulting rooms.

Tenant Profile



A centrally located medical centre conveniently set in the heart of the Auburn CBD and open 7 days a week, Auburn Doctors is a bulk billing medical centre offering high quality health advice as well as prevention & diagnostic services and genuine, curative care.

Shop 14 -

North East China Cuisine

- 5 year lease to 2019
- Long established successful trader
- Chinese restaurant offering casual dining & takeaway
- Brilliant retail position with high visibility
- 122 sqm & 2 car spaces
- Fixed 5% annual rental increases
- Net Income: \$57,789 pa + GST



Lease Details

Trading As:	North East China Cuisine
Lessee:	Auburn Hospitality Pty Ltd ACN 149 115 551
Lease Term:	Five (5) years
Lease Commencement:	1 July 2014
Lease Expiry:	30 June 2019
Option Periods:	No further option
Rent Reviews:	Fixed 5% annual rental increases
Outgoings:	Gross lease
Rental pa excl GST:	\$63,988.67

Financial Summary

Gross Rent:		\$63,988.67
ADD Car Parking Rental:	\$1,500	
Total Gross Income:		\$65,488.67
LESS Non-Recoverable Outgoings		
Strata Levies (FY18):	\$5,985.51	
Strata Sinking Fund (FY18):	\$832.88	
Council Rates (2018):	\$639	
Water Rates (2018):	\$242	
Total Non-Recoverable Outgoings:		\$7,699.39
Net Income:		\$57,789.28
		Say, \$57,789

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 the Sale Contract.

Property Description

North East China Restaurant is ideally located near the main pedestrian stairway which leads to the podium retail mall level of Auburn Central.

The property features prominent signage and is fitted out with a generous kitchen area and service counter.

The property benefits from ample internal customer dining seating as well as an abundance of natural light.

Tenant Profile



Open for lunch and dinner 6 days a week North East China Restaurant offer a varied Chinese menu including soup, vegetable, meat and seafood dishes and traditional Chinese drinks.

The restaurant benefits from being located in a cosmopolitan food centric location surrounded by supporting retail and restaurant businesses.

Shop 15 -

National Hearing Care

- New 5 year lease to 2022 + options
- Global medical giant with 5,700 outlets in 20 countries
- Australia's largest hearing service provider
- Substantial tenant fit-out
- Strong location in mall surrounded by supporting medical & retail
- 142 sqm & 2 car spaces
- Fixed 3.5% annual rental increases
- Net Income: \$55,925 pa + GST



Lease Details

Trading As:	National Hearing
Lessee:	National Hearing Centres Pty Ltd ABN 27 075 889 262
Lease Term:	Five (5) years
Lease Commencement:	1 May 2017
Lease Expiry:	30 April 2022
Option Periods:	Two further 3 year options
Rent Reviews:	Fixed 3.5% annual rental increases
Outgoings:	Gross lease
Rental pa excl GST:	\$65,000

Financial Summary

Gross Rent:		\$65,000
LESS Non-Recoverable Outgoings		
Strata Levies (FY18):	\$7,125.60	
Strata Sinking Fund (FY18):	\$969.42	
Council Rates (2018):	\$739	
Water Rates (2018):	\$241	
Total Non-Recoverable Outgoings:		\$9,075.02
Net Income:		\$55,924.98
		Say, \$55,925

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 the Sale Contract.

Property Description

The National Hearing property comprises high quality commercial fitout including a dedicated reception and waiting area, consulting and meeting areas and a generous kitchen and staff meal room.

The property is air conditioned throughout and benefits from an abundance of natural light and brilliant signage with prominent National Hearing branding.

Tenant Profile



As Australia's largest independent hearing service provider, National Hearing Care's mission is to improve people's hearing through personalised solutions and exceptional client care.

The core values of National Hearing Care are respect, integrity, excellence, positivity, client-driven and passion, all of which are vital to ensure that their clients receive the best hearing care possible.

National Hearing Care started as just three clinics when it was founded in 1997. It has since grown to become the leading independent hearing healthcare services provider in Australia, offering a range of hearing aid products and hearing test options.

In 2010, after 13 years of operation, National Hearing Care joined the Amplifon Group. Amplifon has operated globally for 65 years, with a mission to improve the quality of life for individuals experiencing hearing loss.

National Hearing Care is owned independently of hearing aid manufacturers and can therefore offer its clients unbiased advice on the best hearing loss treatments to suit their lifestyle, hearing loss condition and budget. Today, National Hearing Care has one of the most extensive networks of clinics in Australia, with over 250 regional and metropolitan clinics leading the way in hearing loss technology, testing and treatment.

For further information visit: www.nhc.com.au

Shop 17 -

Sambandha Restaurant

- Renewed 10 year lease to 2027
- Renowned fully licensed Nepalese restaurant
- Established since 2013, open for lunch / dinner 7 days
- Excellent location in busy retail mall
- 72 sqm with wide retail frontage
- Fixed 4% annual rental increases
- Net Income: \$46,342 pa + GST



Lease Details

Trading As:	Sambandha Restaurant
Lessee:	Sambandha Restaurant Pty Ltd ACN 161 190 790
Lease Term:	New 10 year lease
Lease Commencement:	1 September 2017
Lease Expiry:	31 August 2027
Option Periods:	No further option
Rent Reviews:	Fixed 4% annual rental increases
Outgoings:	Gross lease
Rental pa excl GST:	\$52,000

Financial Summary

Gross Rent:	\$52,000
LESS Non-Recoverable Outgoings	
Strata Levies (FY18):	\$3,634.06
Strata Sinking Fund (FY18):	\$494.61
Council Rates (2018):	\$1,288
Water Rates (2018):	\$241
Total Non-Recoverable Outgoings:	\$5,657.67
Net Income:	\$46,342.33
	Say, \$46,342

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 the Sale Contract.

Property Description

Sambandha Restaurant is ideally located near Australia Post, adjacent to the main pedestrian stairway which leads to the podium retail mall level of Auburn Central.

The property features prominent signage and is fitted out with a generous kitchen area and service counter as well as ample internal customer dining seating.

Tenant Profile



An established local favorite trading lunch and dinner 7 days Sambandha Restaurant is fully licensed and is a renowned for offering its loyal customers authentic Nepalese food in a vibrant modern setting.

The restaurant offers a varied menu including entrees, main meals, platters and desserts.

For further information visit: www.sambandharestaurant.com.au

Sale Process

Method of Sale

For sale separately by
Public Auction
Tuesday 19 September 2017 at
11:00am AEST

Venue: Doltone House Hyde Park
181 Elizabeth Street, Sydney



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.

Interstate Bidding

Interstate bidding is available strictly by prior arrangement at one of Burgess Rawson's interstate offices.

Terms of Sale

Deposit of 10% payable upon exchange and the balance upon settlement. It is proposed the properties will be offered as a 'going concern'. If the purchaser/s meets the provisions of the GST legislation the sale will not incur GST.



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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 outgoings 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.

To the maximum extent permitted by law, no member of Burgess Rawson, their respective directors, employees, agents, conjunctional agents, advisors or representatives, as the case may be:

- Provides any undertaking, express or implied, as to the accuracy, adequacy, reliability, reasonableness or completeness of the information or any opinion or statement contained in this Information Memorandum.
- Shall have any liability (including for negligence) for any statements, opinions, information or matters arising out of, contained in or derived from, or for any errors or omissions from or failure to correct, any information in this Information Memorandum or any other written or oral communications transmitted to any recipient; and/or
- 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,
- And each recipient, by accepting delivery of this Information Memorandum, waives all rights in that regard.

This Information Memorandum is provided to the recipient on a confidential basis, and is not to be resupplied to any other person without the prior written consent of Burgess Rawson. The recipient may, however, disclose the Information Memorandum to any of its employees, advisors (including lawyers and accountants) or agents to the extent absolutely necessary to allow the recipient to evaluate the property/properties and to act on an opportunity to purchase the property/properties, but will ensure that those employees, advisors or agents maintain the confidentiality of this Information Memorandum.

SOUTH PARADE

ARCADE ELEVATION



VALES LANE



Travelator

P
CAR PARK

BIGW

QUEEN STREET

PARK ROAD





VALES LANE

PARK ROAD

QUEEN ST

PARK ROAD

QUEEN STREET

P RESIDENTIAL / COMMERCIAL CAR PARK

P7B

P7A

Entry/Exit

P6

AUBURN DOCTORS
97 43 5360

P5

AUSTRALIA POST

P17

Sambandhu

P4



P3



P1/2

UPPER TOWN SQUARE
(Pedestrian zone)

LOWER TOWN SQUARE
(Pedestrian zone)

P8

P9

P10

P11

P12/13

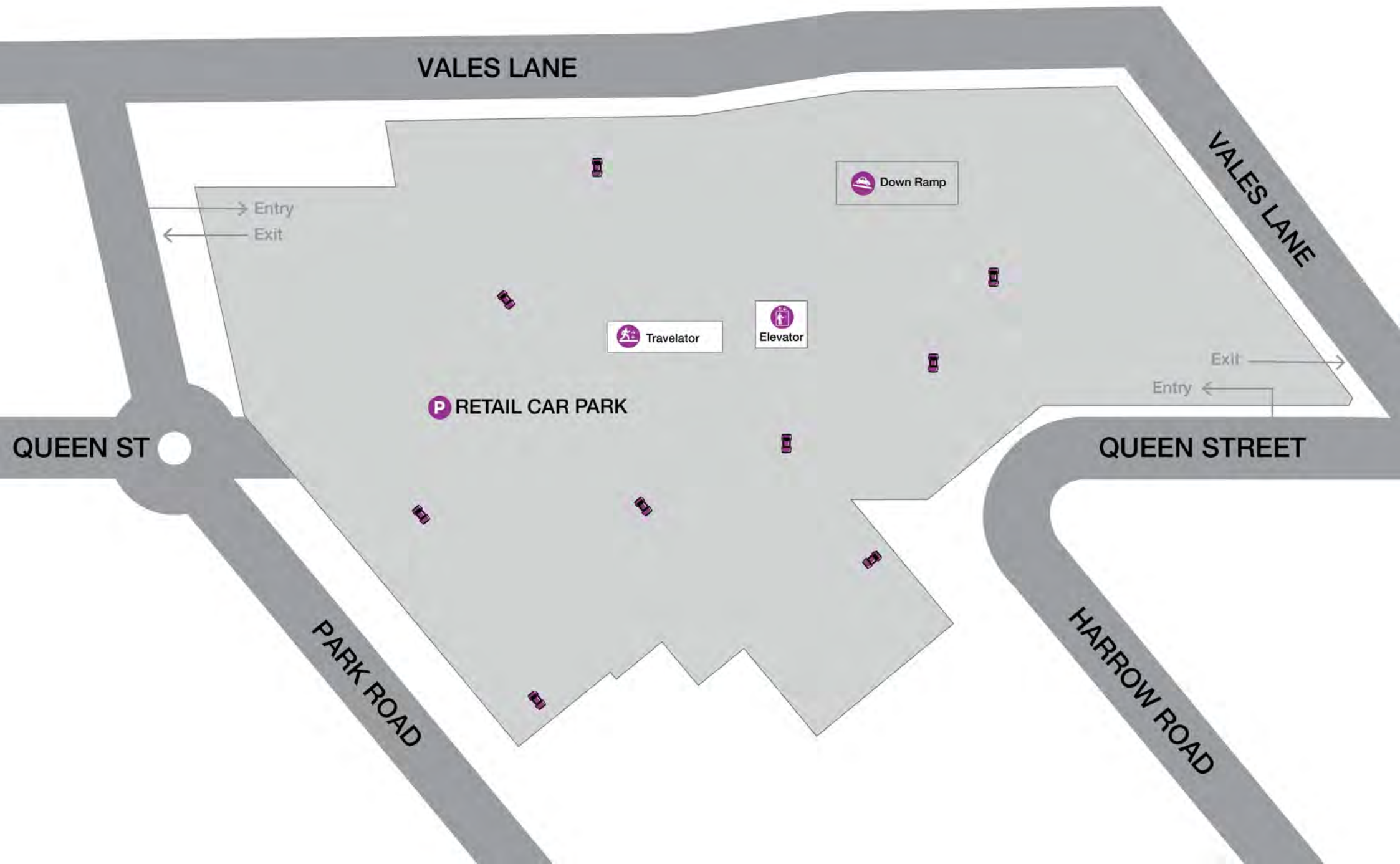
P14

福來香 Northeast China Cuisine

P15

P16

NATIONAL HEARING CARE



VALES LANE

VALES LANE

→ Entry
← Exit

Down Ramp

Travelator

Elevator

P RETAIL CAR PARK

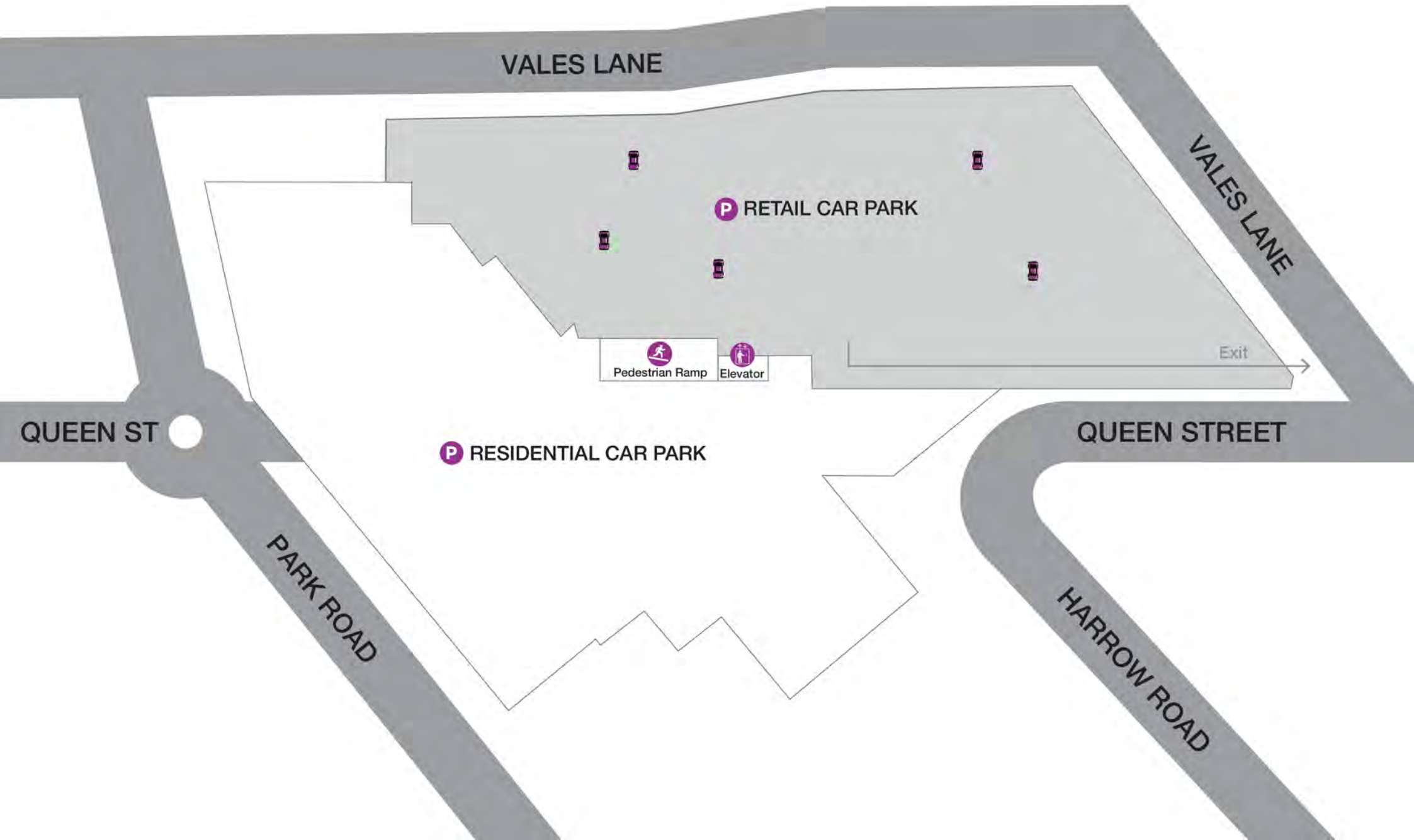
Exit →
← Entry

QUEEN ST

QUEEN STREET

PARK ROAD

HARROW ROAD



VALES LANE

VALES LANE

P RETAIL CAR PARK

P RESIDENTIAL CAR PARK

Pedestrian Ramp Elevator

Exit

QUEEN ST

PARK ROAD

QUEEN STREET

HARROW ROAD