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## AAA INVESTMENTS by way of 10 year Leases ? In This Issue:

Every Category, all locations & a vast array of  
 Prices.....And our Specialties "Off Market"

**AAA INVESTMENTS by way of 10  
 year Leases ?**

**Properties For Sale**

\* Freehold, multi level CITY HOTEL - Leased to an International Group. 14 + 7 + 7  
 yrs. New 2014. "Proud to Own  
 .....Indicative \$18.75m @ 7.0% nett.

\* 2 Regional SERVICE STATIONS, Town Centre. New 2015 Leases 10 + 5 + 5 yrs.  
 Improvements the responsibility of the Tenant. Environmental Reports 2014.....  
 Indicative \$3.3m @ 7.5- 8.0% nett.

\* Brisbane BRAND NAMES - Family Restaurants / Drive Thru. Adjoining Major  
 Service Station. 12, 10 & 5 year Leases + Options. Developers Stock.  
 .....Last Chance or will be retained ?  
 Reduced \$4.9m @ Market Yield.

\*Gold Coast - Motor related SHOWROOMS, Single Tenant, a Long Standing  
 Business! Busy Precinct , High Profile Position. Leases 5 + 5 + 5 years 2015.....  
 Indicative \$1.62m @ 7.5% nett.

A VERY MERRY XMAS & a HAPPY < SAFE & PROSPEROUS NEW YEAR to You &  
 Your Families.

### Properties For Sale

Top



### "Blue Chip" Investment 2 x 10 years leases!

POA

"Proud to Own" \* Security of Tenure \* 2 x 10 + 5 years \* Lift, air conditioned, Minimum  
 maintenance \* Ideal Location for this facility ..... \*\* Note; We have 2 other New  
 Government Properties with 10 years Leases; \$5.1m & \$13.8m.? Principal Enquires Only...

[Property Details...](#)



### Retail Showrooms- Brand Names - Leases 10 & 5 years

\$4,390,000

Brisbane Investment Opportunity? \* Freehold..... \* 2 Secure Company's \* " Proven Track  
 Record" \* Concrete Construction \* Air Conditioned & Security \* Excellent Off Street Parking.  
 \* Shopping Zoning Photos for Illustration Purposes Principal Inquiries Only....

[Property Details...](#)



### City Centre - Yester Year & Contemporary Building ?

\$5,250,000

Opportunity to Purchase prior to completion. Investment that Ticks all the Boxes! \* Location  
 CBD \* "Stand Out" Architecture \* Majority Professional Tenancies \* Leases 10 & 5 + 5 years

All Facilities; Air Conditioning, Lift & experience the difference. Attractive Yield for such a Rare Property. Photos for Illustration Only....

[Property Details...](#)



## **New Medical Centre : Substantial \$ Discount if Purchase Today ! ?**

**\$9,500,000**

New Medical Freehold Investment & or Part Occupy ? \* New 2015 - Medical Centre. \* CBD Greater Brisbane \* Quality, Minimum Maintenance design. \* 2 Levels + Security Basement. \* Facilities on both floors. \* Lift, Air conditioned, Acoustic & double Glazing . \* Tenants; Doctors, Pharmacy, Pathology & Cafe \* Plus a floor for Self Occupation & or other Medical uses ? Outright Purchase, Lease & "As Is"?? For further Confidential Information by "Expression of Interest"Principals Only....

[Property Details...](#)



## **Secure Fuel Investment + Above Market Yield - 9.35% nett.**

**\$6,350,000**

Secure, Super Investment Developers Stock. \*This Property Has it All \* Noted, Multi - Million \$ Companies. \* Security of Tenure \*\*\* Hassel Free- no management \* Original Leases 2 x 10 Year + Options \* Substantial Building \*Strategic Location \* Regional demand & Growth for these operators.Heavy & Light transport & machinery operations. Photos indicative of Tenants Industry....

[Property Details...](#)