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HIGH YIELDS & or SECURE Investments + APPROVED Retail.

In This Issue:

HIGH YIELDS & or SECURE Investments + APPROVED Retail.

Properties For Sale

Expect the Unexpected ?.....

1 - Gold Coast -Freehold- 4 Showroom & Warehouses.Tenanted. Close to M1.
\$1.5m @ 7.3% nett.

2 - Brisbane Childcare - National Tenant.
Lease 2017 - 3x10 years. Adjoining School
.\$4.2m -income \$252,000 = 6.0%
3.0% p.a increases..All Outgoings paid by tenant.

3 - Regional Town Centre, Retail Showroom & Service. Public Company Tenant.
2017 Lease 7 + 3x5 years.
Indicative \$1.89m @ 9.0% nett.

4 - Gold Coast - Brisbane ,Excellent Exposure.
Modern Service Station , Free Stander Drive Thru + Retail / Commercial. Lease 20,
10 & 5 + 5 yrs. 4.0% p.a. + % of T.O.
Buy @ 6.0% & Achieve 8.0% = \$11.9m ?

"Off Market" & UNIQUE - Brisbane CBD, Commercial Building , multi level.
Single National Tenant. Lease 30 years - 3x10 yrs.
Indicative \$14.0m @ 6.0% nett Nett.

Enquires in Confidence.

Properties For Sale

Top



UNBEATABLE Buying NOW ! APPROVED Retail & Service Station Site

POA

PRICE SLASHED for Cash Buyer ! APPROVED- Multi Uses- Retail, Fuel, Medical Site & or Tavern Site ? Greater Brisbane - Opportunity for Builder @ ONLY \$??? /m2 .. Level Site 95.0%. Entire Highway Frontage. Lights / Intersection / entrance. Approx 80.0% Tenants identified. 1 Anchor Tenants Lease committed @ \$270,000p.a. * All Information under a "Confidentiality Agreement" from receipt of a Expression of Interest. Note; Photos for Illustration of uses Only

[Property Details...](#)



For a CASH BUYER ! Strip Shops + Bonus Income = 8.15% nett

\$3,670,000 - BROWNS PLAINS

6 MODERN RETAIL SHOPS Anchored by Subway & Baskin & Robbins. Plus Bonus Income ! Leases WALE 4 years approx Annual Increases Typical 4.0% & 5.0%. Proven Performers & Exercising new Options? Excellent Access - Arterial Roads & Highway. Surrounded by major Retail & Wholesale Traders. "Window" of opportunity - Call Now !...

[Property Details...](#)



"Caltex " Service Station [Fibreglass Tanks] @ 7.7% ?

\$5,440,000

Near New Building & Lease 10 + 10 years A Company Lease Tenant responsible for majority of outgoings Taxation Depreciation Benefits Highway Access to major outlets. Yes- "Hassle Free" Investment . Purchase & Forget ! Principal Enquires Please....

[Property Details...](#)



GENUINE Reason for Sale- OFFERS ? Huge Building + UPSIDE+ 9.0% !

\$7,900,000

Brisbane to Gold Coast Investment. "Key" location to Major Traders & Distributors. Substantial older style Building. Generous Site + 2 Street Frontage / Arterial Rd. Conservative Rents. Majority of 5 Tenants related ; Recreation & Sports. * Holding Investment & future redevelopment ? Genuine Reason for Sale..... Submit your " Expression of Interest"today !...

[Property Details...](#)



Reduced Price -SERVICE STATION Lease 10 yrs @ 8.5%

\$2,895,000

New 2015 Lease 10 + 5 + 5 years NOTE: Only 1 Lease ! Recognized Fuel & Tyre Group Regional Location / Business Centre Prominent Corner position Added Bonus; Property Maintained by Tenant & Site Responsibility of Tenant. Principal Enquires Please , Photo for Illustration only. We have another Service Station \$910,000 @ 7.5% - 8.0% ?...

[Property Details...](#)