

## 57-61 Thomson Street

*Belmont, VIC*



Presenting an outstanding retail investment opportunity in the heart of Belmont's thriving commercial precinct. This well-established 785sqm retail shopping strip at 57-61 Thomson Street offers investors a secure income stream with significant upside potential in one of Victoria's fastest-growing regions.

Currently generating approximately \$250,803 pa + GST in net income, this multi-tenanted asset features 11 diverse tenancies including medical, dental, retail and professional services. All leases are structured with investor-preferred net terms where tenants are responsible for outgoings, providing a true net yield of 6% with potential to increase to 6.2% in the coming months.

The property benefits from its strategic location immediately across from Coles Supermarket, ensuring consistent foot traffic and strong tenant demand. This position in Belmont's busy shopping centre creates excellent exposure and accessibility, with the substantial car parking being a rare advantage in the Geelong commercial market.

Recent capital improvements include the installation of new roofing, demonstrating the well-maintained nature of this asset. With Geelong's population projected to grow by approximately 50% to 485,000 by 2051, this investment offers both immediate returns and long-term capital growth potential.

The property offers potential stamp duty savings of 50%, amounting to approximately \$125,000, making this an even more attractive acquisition. With a price of \$4,180,050, this represents a sound investment in a location positioned for continued growth and development.

## Key Information

Investment Type	Retail
Purchase Price	\$33,333
Net Yield	3.0%

## Key Highlights

- Prime retail position in Belmont's established commercial hub with exceptional exposure
- Diversified income stream from 11 tenancies spanning medical, dental, real estate and retail sectors
- Attractive net income of approximately \$250,803 pa + GST with a true net yield of 6%
- Strategic location immediately opposite Coles Supermarket ensuring consistent foot traffic
- Substantial on-site car parking - a rare amenity in the Geelong commercial market
- Recently refurbished with new roofing installed across the 785sqm retail building
- Located in Victoria's second-largest city and Australia's third-fastest growing city
- All tenancies structured with investor-friendly net lease terms and CPI increases
- Geelong's population projected to grow by 50% to 485,000 by 2051
- Significant stamp duty savings of approximately \$125,000 (50%)
- Strong rental rates comparable to other local commercial properties
- Additional development potential with Coles planning a significant redevelopment nearby

## Background Information

How old is the asset?	60-70
Vendors reason for selling?	Retirement
How many days the property has been on the market with the selling agents?	15
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	3 years
How long have they been in business overall?	2 years
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

## Location Information

Located approximately 75km from Melbourne's CBD, Geelong is Victoria's second-largest city and has successfully transitioned from its manufacturing roots into a **thriving and vibrant hub** among Australia's fastest-growing regions.

The city features a **diverse economy** with emphasis on advanced manufacturing in industries such as aerospace, carbon fiber and biotechnology. Geelong's proximity to Melbourne makes it an **attractive alternative** to the high cost of living and congestion in the capital, while still providing excellent connectivity.

Geelong's **population has reached 327,400** as of 2021, growing at 2.7% and is projected to increase by almost 50% to approximately **485,000 by 2051**. The region maintains strong economic fundamentals with its estimated real Gross Regional Product at 8.7% between 2016 and 2021.

In 2017, Geelong was designated as a UNESCO City of Design, recognizing its continued creativity and innovation. The city's ongoing development includes significant infrastructure investments, new housing developments and expanded public transport.

## Tenant Information

The property features a **diverse tenant mix of 11 separate businesses**, creating excellent diversification and risk mitigation. Key tenants include:

- Child Minded Psychology (120m<sup>2</sup>) - \$37,999 pa - expires 18/06/2026
- Monolithic Dental Laboratory (85m<sup>2</sup>) - \$23,375 pa - expires 1/07/2025
- Barry Plant Real Estate (145m<sup>2</sup>) - \$38,755 pa - expires 1/07/2026
- Barwon Sports Physiotherapist (91m<sup>2</sup>) - \$24,277 pa - expires 7/08/2025
- Salon Ge Jay Hair & Beauty (61m<sup>2</sup>) - \$21,960 pa - expires 5/10/2026
- Hiddleston Real Estate (80m<sup>2</sup>) - \$34,079 pa - expires 1/01/2025
- Sensory Kingdom Retail (160m<sup>2</sup>) - \$49,000 pa - expires 10/04/2025
- Gluten Free 4U (63m<sup>2</sup>) - \$26,400 pa - expires 14/08/2027

Tenancy periods vary with **some businesses operating for as little as 2 years while others have been established for up to 25 years**. All leases are structured with attractive CPI increases and include options for extension ranging from 1x3 years to 2x5 years.

The tenants represent a **complementary mix of medical, retail and professional services**, creating consistent visitor traffic throughout the complex. All leases feature investor-preferred net terms with tenants responsible for outgoings (excluding land tax).

## Financial Overview

This retail investment offers a **secure financial position** with a net income of approximately \$250,803 pa + GST, representing a net yield of 6% (excluding property management). The **fully leased** property features CPI rental increases across all tenancies which will push the net yield to circa 6.2% in the coming months.

The asset is priced at **\$4,180,050** with vendor expectations at \$4,400,000. Non-recoverable land tax of \$5,043 is deducted to arrive at the quoted net rent figure.

The property presents an **attractive blended rate** of \$317.82 per square meter across its 785sqm total area, which compares favorably with local rental comparisons ranging from \$308/m<sup>2</sup> to \$617/m<sup>2</sup>.

Investors can benefit from **potential stamp duty savings of 50%**, amounting to an upfront saving of approximately \$125,000 on the purchase.

## Rental Comparison

33333

## Offer to Purchase

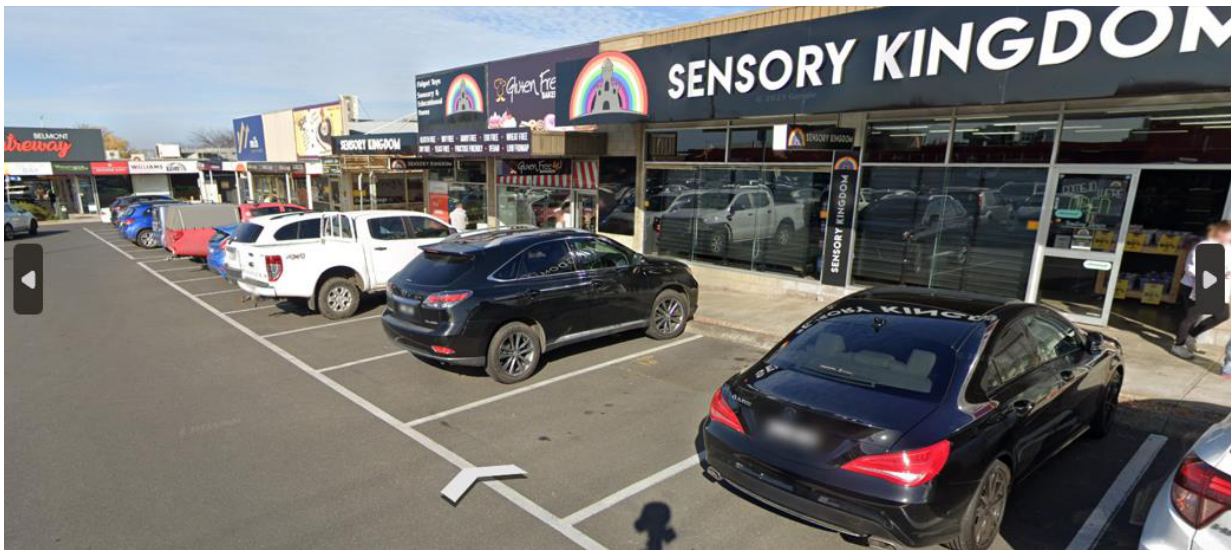
Offer to Purchase	\$33,333
Initial Deposit	\$3,333
Due Diligence	28
Finance Days	28
Settlement	21



## *More Images*











# 327.4k

Geelong's population reached 327,419 in 2021, a CAGR of 2.7%. Its population in all age groups grew faster than the national and state averages.

# 3.7%

Geelong's estimated real Gross Regional Product was 3.7% per annum on average between 2016 and 2021, faster than Victoria and Australia. GRP per capita in the city grew by 4.8% over the same period.

# 25%



The number of people working in Geelong grew 25%, from 107,000 in 2016 to 135,000 in 2021. This is equivalent to a CAGR of 4.6% and is faster than population growth.

Sources: KPMG Economics

## Five Key Insights



The 'Geelong Lifestyle' is a huge magnet



Geelong has all the elements needed for sustained business growth



Prosperity needs to be shared



Leadership and collaboration will drive growth



Understanding common goals will help achieve shared outcomes

## Five Measures of Success



Economic growth (GRP and GRP per capita)



Business growth and diversity



Labour market (employment and education)



Inbound investment and business

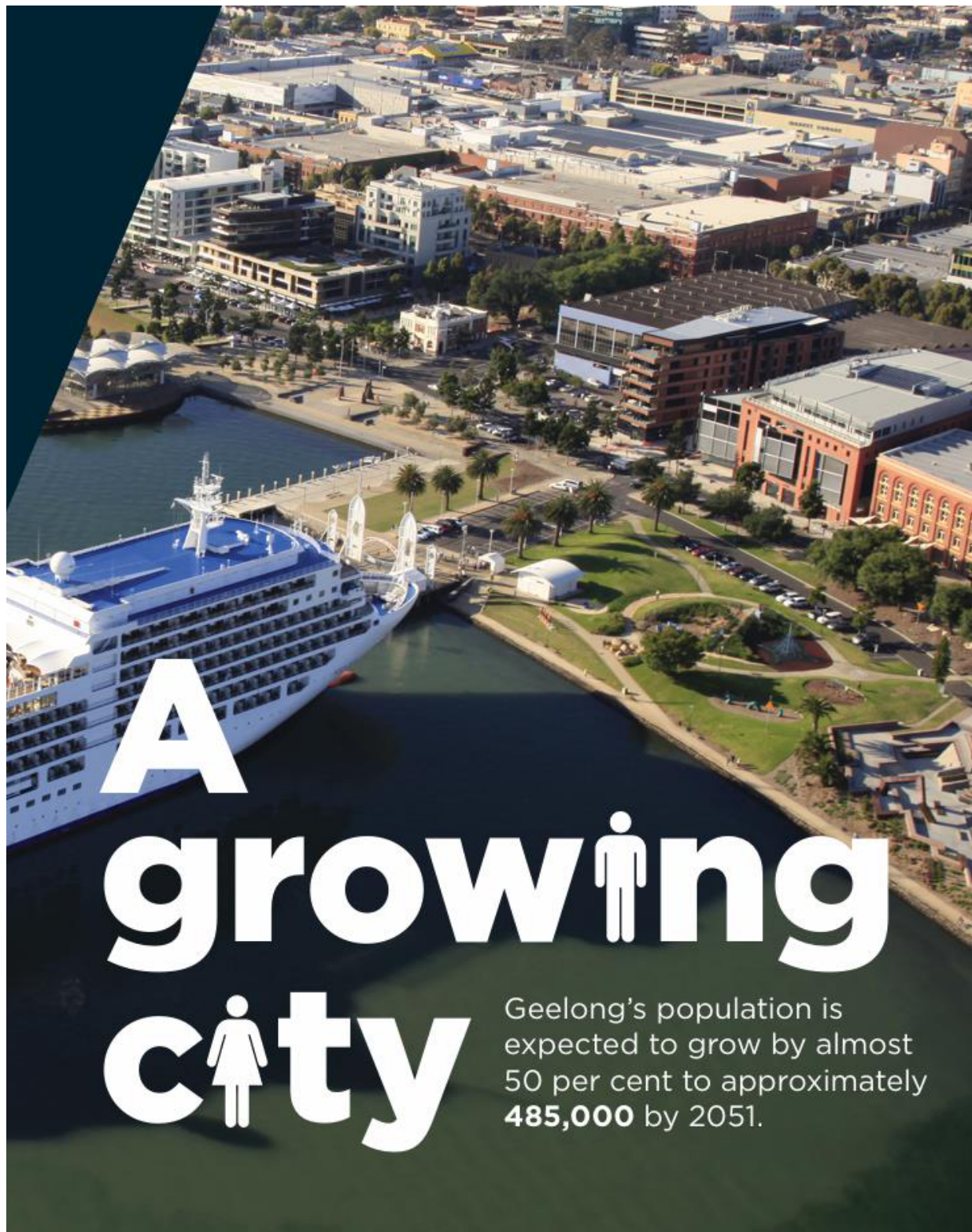


Shared prosperity (median income and disposable income)



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