



RETHINK®

INVESTING

26 Palmerin Street Warwick 4370 QLD Australia

This exceptional commercial property presents a unique opportunity to acquire the premium facility Warwick Home & Co, located in the high-growth suburb of Warwick, where large-format retail expenditure is projected to increase by 2.4% annually through 2041.

This newly developed, single-level large-format retail center, currently undergoing a full rebuild and refurbishment scheduled for opening in Q1 2025, spans a 4,200-square-meter site with a total net lettable area of 2,522 square meters and includes 41 on-grade parking spaces. The center is fully leased to national tenants: Repco, occupying 32% of the space, and Choice The Discount Store, leasing the remaining 68%. Both leases commence on March 1, 2025, with long-term commitments ranging from 7 to 10 years, along with renewal options of 2 x 5 years.

Investing in this rare opportunity offers a strong net income of \$608,903 per annum, with annual rent increases of 3%, ensuring steady income growth over time



Key Information

Investment Type	Retail
Purchase Price	\$9,800,000
Net Yield	6.2%
Property Market Status	

Key Highlights

- Retail Asset
- Located in the high-growth suburb of Warwick
- Projected retail expenditure growth: Expected to increase by 2.4% annually through 2041
- Newly developed facility scheduled to open in Q1 2025
- Single-level large-format retail center, fully rebuilt and scheduled to open in Q1 2025
- Site Area - 4,200-square meters
- Total Net Lettable Area - 2,522 square meters



- Ample parking - 41 on-grade parking spaces
- National tenants:
- Net income - \$608,903 per annum
- Annual Rental Increases – 3%

Background Information

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

Location Information

Warwick, a regional town in Queensland's Southern Downs, has deep agricultural roots and a growing local economy. Situated about 130 kilometers from Brisbane and 90 kilometers from Toowoomba, it serves as a central hub for surrounding farming communities.

Agriculture remains fundamental, with farms producing grains, fruits, vegetables, and cattle, which supports associated industries like food processing, transport, and rural services.

In recent years, Warwick has seen increasing investment in retail, construction, and services, catering to a rising population. The town's location on the New England Highway, a critical regional transport route, has attracted businesses in retail and logistics. Notably, large-format retail expenditure in Warwick is projected to grow by 2.4% annually through 2041, reflecting a steady demand for consumer-focused businesses. Additionally, Warwick's average household income is 4.4% higher than the Queensland benchmark, indicating a strong local economy.

The housing market in Warwick has also seen significant growth. Median house prices have appreciated by 7.48% annually over the past five years, well above the Queensland average, driven by the town's affordable living, desirable lifestyle, and increasing demand. Warwick's proximity to

the Queensland-New South Wales border, its scenic surroundings, and strong community appeal make it an attractive location for families, retirees, and small businesses. These factors, combined with ongoing infrastructure improvements and a growing tourism presence, are supporting Warwick's sustained growth trajectory.

Tenant Information

Repco: https://www.repco.com.au/?cid=paidsearch_Repco-Brand_Repco-Exact_repco_Exact&gad_source=1&gbraid=0AAAAAC9C92ik5rik7O-8qkU3KiRcf7QFY&gclid=Cj0KCQiA57G5BhDUARIsACgCYnwvziVOh19Vxk6ZL55KnXCSmxkBc_jy1qcbJFmF2IbL7iVzzGkxs7AaAmSbEALw_wcB

Repco is a leading name in the Australasian automotive industry, recognized for its high-quality parts and nearly a century of trusted service. Founded in the early 1920s by Geoffrey Russell in Melbourne, Repco began as the Automotive Grinding Company, making replacement parts for the growing number of cars on Australian roads. The brand has played a significant role in Australian automotive history, from supporting the WWII effort to contributing parts for the first Holden in 1948. Repco even made its mark in motorsport, powering Sir Jack Brabham to victory in Formula One in 1966.

Now part of GPC, a global leader in automotive parts, Repco operates over 400 stores with a strong distribution network across Australia and New Zealand. This extensive footprint ensures customers get the right parts on time, backed by a team of over 4,000 staff. Repco continues to uphold its reputation as one of Australasia's most iconic automotive brands, committed to delivering quality and convenience across the region.

Choice The Discount Store:

<https://www.choicethediscountstore.com.au/?srsId=AfmBOoqcmBZzY0fgG6gPdah-bo3Mq1F0wT2rcAkefrDkQLyfjTWBxkga>

Choice The Discount Store opened its first store in 1996 with the purchase of an existing Redbank store. Now with 25+ stores in Queensland and Northern New South Wales, Choice The Discount Store prides itself on delivering value for money to our local communities.

Their team is always looking for new products to help their customers save on their everyday needs with brands like Rexona, Fab, Domestos & Cadbury to name a few.



Financial Overview



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Tenant	Area (sqm)	Lease Stat	Lease End	Annual Rent	Annual Incre Options	\$/sqm
Choice The Discount Store	1721	1/3/2025	28/2/2035	\$430,000	3% 2 x 5 years	\$249.85
Repcos	801	1/3/2025	28/2/2032	\$192,000	3% 2 x 5 years	\$239.70
	2522			\$ 622,000.00		\$ 489.56

OUTGOINGS	Budget Year Ending 30-Jun-2025		
	Amount	per m ²	Percentage
Statutory expenses			
Municipal Rates	25,944	10.43	32%
Total statutory charges	25,944	10.43	32%
Operating expenses			
Insurance Premiums	12,132	4.88	15%
Common Area Cleaning	1,600	0.64	2%
Electricity	2,000	0.80	2%
Fire Protection / Public Address System	2,000	0.80	2%
Pest Control	500	0.20	1%
Repairs & Maintenance	1,500	0.60	2%
Gardening / Landscaping	4,800	1.93	6%
Administration / Management Fee	15,000	6.03	19%
Miscellaneous	2,000	0.80	2%
Total operating expenses	41,532	16.69	52%
Total statutory and operating expenses	67,476	27.12	84%
Non-recoverable expenses			
Non-Recoverable Land Tax	13,097	5.26	16%
Total non recoverable expenses	13,097	5.26	16%
Total expenditure	80,573	32.38	100%

Passing gross rental income	Base income	Recoveries	Percentage rent*	Total
Mini-Majors	622,000	67,476	-	689,476
Total gross income				689,476
Outgoings				
Statutory Expenses				25,944
Operating Expenses				41,532
Non-Recoverable Expenses				13,097
Total outgoings				80,573
Total estimated net operating income				608,903

Rental Comparison

26 Palmerin Street Warwick - 2,522 sqm - \$241/sqm

74-80 Albion Street Warwick – 2,865 sqm - \$265/sqm

459 Pumicestone Road Caboolture – 1,500 sqm - \$220/sqm

5 Hall Road Glanmire – 1,430 sqm - \$200/sqm

Tenancy 4.1/ 215 Government Road Richlands – 1,083 sqm - \$200/sqm

Tenancy 4.2/ 215 Government Road Richlands – 870 sqm - \$250/sqm

Offer to Purchase

Offer to Purchase	\$9,800,000
Initial Deposit	
Due Diligence	28 days
Finance Days	28 days
Settlement	21 days

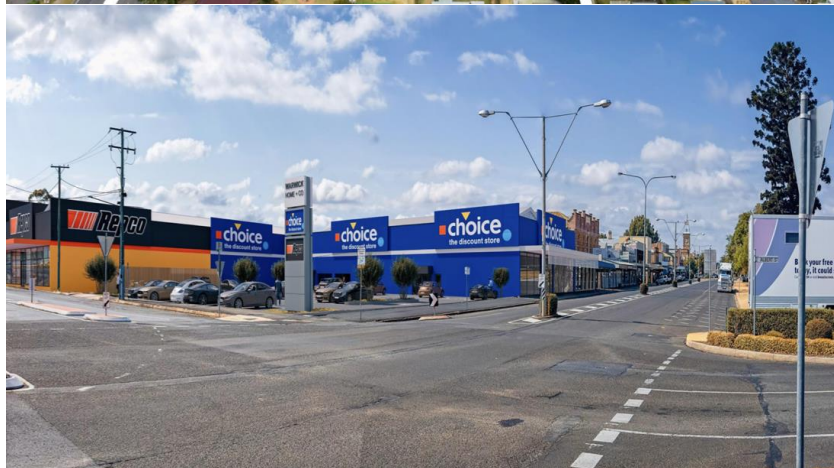


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