



1 Browns Lane Port Augusta 5700 SA Australia

Presenting an outstanding investment opportunity with federal government agency, National Indigenous Australian Agency as the tenant.

This property is secured with a new 7-year net lease with further 2 x 5-year options extending the lease to 2039.

This property represents an exceptional buying opportunity. Don't miss the chance to capitalise on this fantastic opportunity to purchase a tenanted investment in a developing area surrounded by myriads of national tenants.



Key Information

Investment Type	Office
Purchase Price	925000
Net Yield	6.18
Property Market Status	On Market

Key Highlights

- Long Seven (7) year lease to 2029 plus options to 2039.
- NIAA: federal government agency providing critical support to First Nations communities.
- Port Augusta's indigenous population is 8.5x higher than the SA average and 6.5x higher than the



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national average. (1)

- Investor preferred net lease terms with tenant paying all usual outgoings as per lease.
- Strong and certain income growth with fixed 3% annual rent increases.
- Well-presented 270sqm* government office with recent upgrade.
- Prime 305sqm* freehold site directly opposite full line Coles supermarket.
- Stamp duty free investment.
- Port Augusta: key regional hub with \$1.4 billion economic output. (2)
- Net Income: \$57,189pa* + GST (as of Nov 2024)
- Surrounded by myriads of national tenants
- Tenant completed an upgrade to cost of circa \$150,000 about 12 months ago shows thier commitement to the location

Background Information

How old is the asset?	Circa 30 years old
Vendors reason for selling?	Cashing Out
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?	2022
How long have they been in business overall?	Years
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

- The subject property is located on on the western side of Browns Lane, within the heart of the Port Augusta CBD.
- It is strategically positioned directly opposite a full line Coles Supermarket and amongst 150+ car parks.
- Port Augusta is a central government hub for the region, with Services Australia, Service SA, Australian Electoral Commission, Department of Correctional Services, Department for Child Protection Services, Port Augusta Youth Centre and Legal Aid offices all located with 500 metres* of the subject federal government tenanted property.



- The property is also within 250m* of key social infrastructure including Port Augusta Court, Ambulance, Port Augusta Police Station, SA Country Fire Services region 4 HQ and University of Adelaide.

Port Augusta City Council

A key **economic hub** of South Australia underpinned by **booming residential growth**, with median house prices **up 16.8% over the last 12 months**.⁵

The Port Augusta City Council is a local government authority situated in the picturesque region of South Australia. Nestled at the crossroads of the Spencer Gulf, Port Augusta is a vibrant community that serves as a gateway to the Outback and the stunning Flinders Ranges. The City Council plays a pivotal role in fostering the growth, development, and well-being of the local population.⁶

The Port Augusta City Council area region extends over an area of 1,153 square kilometres and is home to just under 14,000 residents.¹² Port Augusta's unique location as a coastal location linked with the outback serves as a reminder of the region's prosperity and natural beauty, coupled with its foundation in country origins.⁴

The Council's Strategic Management Plan: Strategic Directions 2019 – 2029 is supported by a Four Year Priority Action Plan. These documents focus on the importance of Port Augusta as a Regional Hub in the areas of Education, Tourism, Transport, Recreation and Culture, Retail and Business, Government and Not-for-profit Services, Renewable Energy and Circular Economy, Mining Services and Defence.⁴

Development

Port Playford - Port Augusta Operations has proposed 'Port Playford', a \$40 million development to transform the former Port Augusta Power Station site into an export facility. The development will see the return of commercial shipping to Port Augusta, creating over 100 jobs during the construction phase and a smaller number to support the ongoing operations.⁴

Hallett Group Green Cement - In 2022 the Hallett Group launched a green cement project worth \$125 million taking shape across Port Adelaide, Port Augusta, Port Pirie and Whyalla. The primary manufacturing operation will be based at Port Augusta, employing approximately 50 people in the region and will extract and process historic waste flyash from the previous Port Augusta power station operations.⁴

Tenant Information

NIAA: National Indigenous Australians Agency
Home page | NIAA



Tenant Profile



National Indigenous Australians Agency (NIAA)²

- + The National Indigenous Australians Agency (NIAA) works in genuine partnership to enable the self-determination and aspirations of First Nations communities. NIAA lead and influence change across government to ensure Aboriginal and Torres Strait Islander peoples have a say in the decisions that affect them.
- + The National Indigenous Australians Agency was established by an Executive Order signed by the Governor-General on 29 May 2019.
- + The Executive Order gives the NIAA a number of functions, including to:
 - lead and coordinate Commonwealth policy development, program design and implementation and service delivery for Aboriginal and Torres Strait Islander peoples;
 - provide advice to the Prime Minister and the Minister for Indigenous Australians on whole-of-government priorities for Aboriginal and Torres Strait Islander peoples;
 - lead and coordinate the development and implementation of Australia's Closing the Gap targets in partnership with Indigenous Australians; and
 - lead Commonwealth activities to promote reconciliation.
- + The NIAA structure is designed to better meet the Government's priorities to effectively deliver on their Executive Order, strengthen their ability to deliver as one team and enhance their partnership with Indigenous Australians.
- + Key design underpinnings include creating a greater balance of strategic, social and economic policy including a dedicated focus on economic development in the north; enhancing relationships across jurisdictions as well as in place; and improving Agency wide performance.
- + The NIAA is led by the Chief Executive Officer (CEO), Jody Broun, Deputy CEO for Policy and Programs, Julie-Ann Guivarra, Deputy CEO, Operations and Delivery, Kevin Brahim, and Chief Operating Officer, Rachael Jackson.
- + For further information, please visit: niaa.gov.au

Financial Overview

Please refer the attached.



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Lease Summary

Lessee	Commonwealth of Australia represented by National Indigenous Australians Agency
Lease Term	Seven (7) year lease from 1 November 2022 to 31 October 2029
Options	Two (2) further Five (5) year options to 31 October 2039
Outgoings	Lessee responsible for all usual outgoings as per lease excluding building insurance
Rent Reviews	Fixed 3% annual rent increases
Market Reviews	At the commencement of each further term
Rent	\$63,654pa* + GST (as at Nov 2024)

Financial Summary

Rent	\$63,654pa* + GST
Less Non-Recoverable Outgoings	
Building Insurance	\$1,465pa*
Total Net Income	\$62,189pa* + GST (as at Nov 2024)

** Rethink Investing has deducted \$5,000 from the presented net income as a buffer for property management and any other discrepancies

Net Income: \$57,189

Rental Comparison

During the Due Diligence Process

Offer to Purchase

Offer to Purchase	925000
Initial Deposit	30000
Due Diligence	28 days from contract execution days
Finance Days	28 days from contract execution days
Settlement	21 days from unconditional status days



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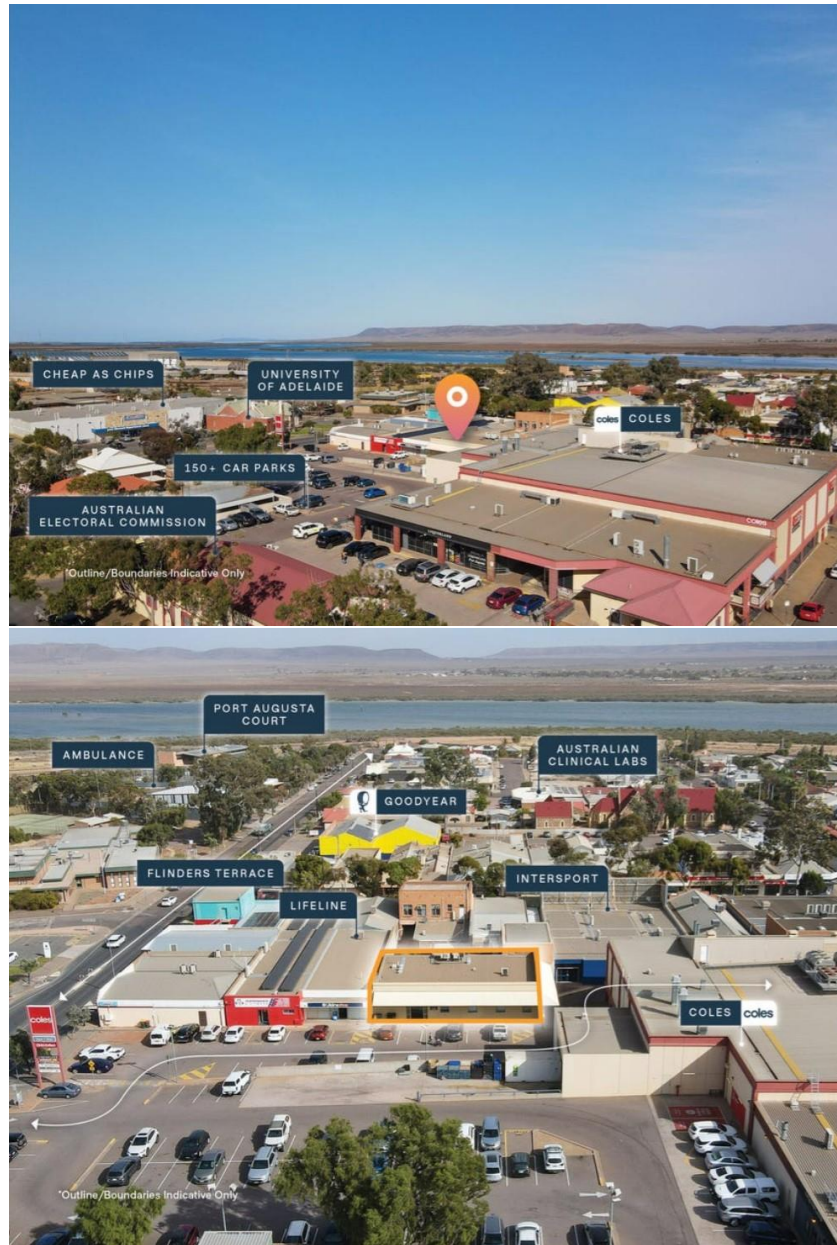
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