



Information Memorandum

AMA Group Limited

Capital S.M.A.R.T.
136-138 McIntyre Road, Sunshine North VIC



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Introduction

Burgess Rawson is pleased to offer 136-138 McIntyre Road, Sunshine North VIC for sale by Private Treaty.

Leased to 'AMA Group Solutions Pty Ltd', the asset provide fully leased industrial/automotive facilities within one of Melbourne's growing and tightly held industrial precincts.

With a proven track record as one of Australia's premier automotive groups, specialising in collision repair services and associated solutions, AMA Group Limited have committed to renewed lease term to 2028, with an additional 5 year option through to 2033.

The renewed lease, combined with the tenant's specialised automotive and repair requirements and the growth of the area's industrial precinct, highlights AMA Group Limited's strong commitment to the location and offers investors substantial peace of mind.

Burgess Rawson strongly recommends this asset for your consideration.



In 50 years of servicing our valued clients, Burgess Rawson has built a trusted reputation in commercial property, defined by a legacy of excellence and success.

Our Sales, Leasing, Property Management, and Advisory services are tailored to meet the complete and ongoing needs of our clients. With a network of offices across Australia and extensive regional partnerships with local property specialists, we offer unmatched depth and reach across all commercial property market sectors.

At every stage of ownership, our clients benefit from specialist knowledge, experience, market insights, and tailored advice. Our strong market position, combined with targeted and effective marketing campaigns through a highly qualified database, ensures maximum exposure and optimal outcomes for properties.

Investment Highlights



High quality industrial/automotive investment located in West Melbourne's fast growing and tightly held industrial & commercial precinct.



Renewed 5 year lease term through to 2028 (plus an additional 5 year option) with attractive 3% annual rent increases.



Sunshine: Strategic metro-Melbourne location just 11km* west of Melbourne CBD, with a population forecast to grow 56% by 2046.²

AMA GROUP

AMA Group Limited (ASX:AMA): The largest collision repair network across Australia and New Zealand, employing over 3,400 specialists with a market cap of \$254.4m.¹



Investor preferred net lease structure with tenant paying usual outgoings including single holding land tax.



Immaculate 2,006sqm* building over 3 individual office/warehouses, mezzanine levels, rear access and 24 on-site car spaces – offering future flexibility and upside.

Investment Snapshot



Sunshine North 136-138 McIntyre Road

Lease Term	5 Years
Commencement	9 October 2023
Expiry	8 October 2028
Options	1 x 5 Years to 2033
Annual Reviews	Fixed 3%
Title Area	2,443 sqm*
Building Area	2,006 sqm*
Net Income	\$250,751 pa* + GST

*Approx



Tenant Profile: Capital S.M.A.R.T



Capital S.M.A.R.T

- + Capital S.M.A.R.T is a leading provider of collision repair services specialising in fast and efficient vehicle repairs.
- + Founded in 2010, the company has grown to become a trusted name in the collision repair industry across Australia and New Zealand.³
- + The business operates 54 repair centres strategically located across Australia and New Zealand, ensuring widespread accessibility, with over 1,500 dedicated S.M.A.R.T team members.³
- + Capital S.M.A.R.T's operations and commitment to collision repairs see 3,700 bookings per week and repair over 149,000 cars per year³, with revenue of \$454.5m in FY24.⁴



AMA GROUP

Tenant Profile: AMA Group

AMA GROUP

AMA Group Limited

- + AMA Group Limited (ASX:AMA) is the largest collision repair network across Australia and New Zealand, supported by Australia's leading distributor of vehicle parts and collision repair consumables.¹
- + It is the only publicly listed dedicated collision repair and automotive supply business in Australia.¹
- + Founded in 2005, AMA Group Limited operates an extensive network of over 142 vehicle repair centres, employing over 3,400 skilled professionals across Australia and New Zealand.⁴
- + With a current market capitalisation of \$254.43 million, AMA Group Limited is an international, consumer-centric collision repair and automotive supply business which helps over 300,000 people and businesses get back on the road each year.⁴



Drivable passenger vehicle collision repairs
\$464.5 million FY24 revenue
1,540 team members / 149,000 repairs

WALES

Heavy vehicle collision repairs
\$73.8 million FY24 revenue
261 team members / 6,900 repairs



Drivable and non-drivable passenger vehicle collision repairs
\$355.2 million FY24 revenue
1,292 team members / 89,000 repairs



Collision, mechanical parts & consumable
\$84.8 million FY24 revenue
183 team members / 220,000 parts sold
Divestment process commenced



Mechanical collision repairs
\$6.2 million FY24 revenue
17 team members / 2,200 repairs



ADAS calibrations
Operations recently commenced
12 team members



Prestige vehicle collision repairs
\$38.0 million FY24 revenue
100 team members / 5,400 repairs

Benefits of Industrial Property Investment

Why is Industrial the Most Sought-After Property Type at the Moment?

Just in Case vs Just in Time

As companies look to maintain stock on shore, the demand for warehousing for storage increased exponentially. This has led to an increase in demand for well located storage that could easily feed traffic routes.

Record-High Demand

The online shopping demand increased as a result of COVID and has not abated. As businesses adapt to the shift in retail sales from 'bricks and mortar' to online, more warehouse space is required:

On a national scale, experts are forecasting a 250% increase in demand for Australian warehousing in the next five years to support the growth of online shopping.⁵

Record Low Vacancy Rate

Australia is currently operating at the sharpest industrial vacancy rate in the world with Victoria recording a 1.6% industrial vacancy rate.² With the increased demand for industrial buildings and the limited stock supply, buildings are being leased quicker and the short supply is increasing the underlying leasing rates.⁶

Versatility

Modern warehouses suit a multitude of uses including logistics, trade retail, storage, manufacturing and production.

Record Search Traffic

Record demand is being reflected in the traffic on commercial property websites. realcommercial.com.au reported;

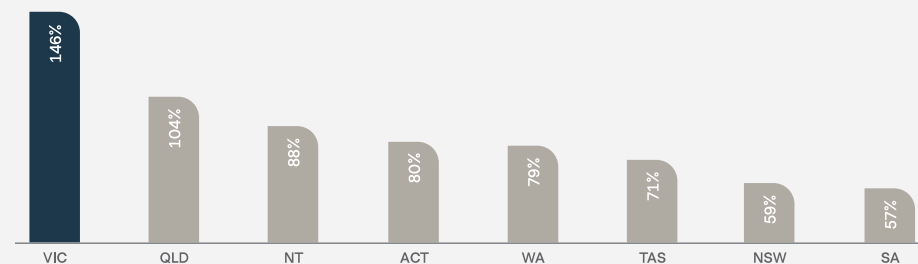
- + Industrial/Warehouse is the most searched property type in the sales market, with search traffic regularly setting and resetting record highs through the pandemic.
- + Industrial sales: Views per listing for Industrial/Warehouses for sale were up 95% nationally year-on-year, and up 143% in Victoria.
- + Industrial leasing: Views per listing for Industrial/Warehouses for lease were up 57% nationally year-on-year, and up 63% in Victoria.⁷

Low Maintenance Costs

Modern warehouses are built to last using robust materials, typically using metal deck roofing, walls of Colorbond or tilt concrete panel and hardstand concrete floors, parking and yards.

Realcommercial.com.au Traffic Growth

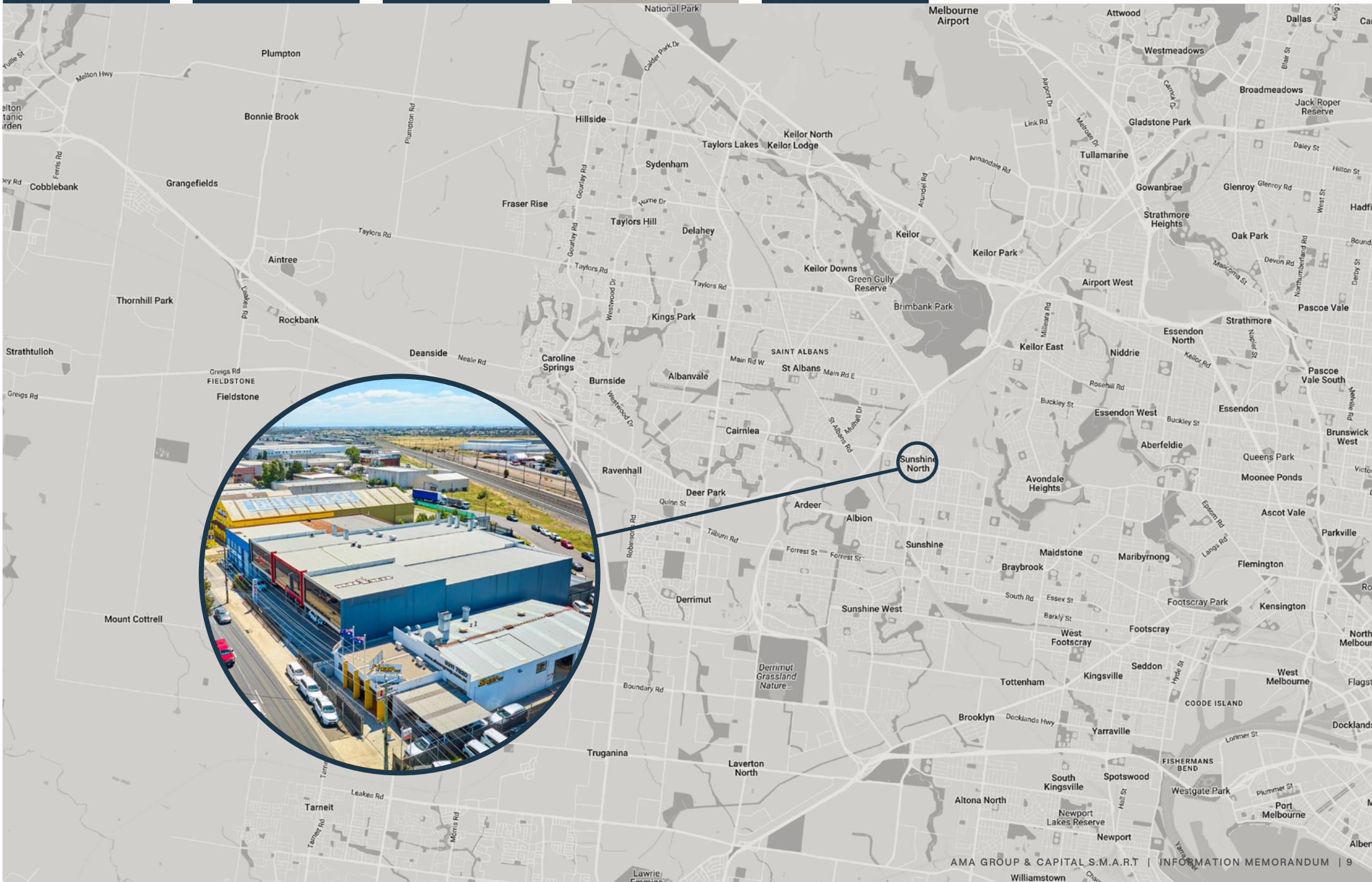
Industrial/Warehouse For Sale: Views per Listing



136 - 138 McIntyre Road

Sunshine North VIC





Capital S.M.A.R.T Sunshine North



Irreplaceable 2,444sqm* Industrial 3 (IN3Z) Zoned freehold landholding with 36m* frontage to McIntyre Road, a key linkage arterial connecting Sunshine West through to Keilor Downs servicing more than 26,000 passing vehicles daily.⁸



Highly specialised and capital-intensive internal fit-out tailored specifically to Capital S.M.A.R.T's operation and repair requirements, further strengthening continued occupancy beyond the lease term.



Immaculate 2,006sqm* area across 3 individual office/warehouse/showroom buildings supported by rear access, 24 on-site car spaces and flexibility for future flexibility and upside.



Long-standing tenant on-site for 15+ years, demonstrating strong commitment to the location and business operations.

*Approx 8 Gapmaps



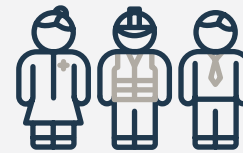
Sunshine North VIC Profile



Sunshine North Median
House Price⁹
\$742,000



Annual Economic Output¹⁰
\$3.5 Billion



Total Sunshine North
Employment¹¹
4,982 Residents



Municipality
City of Brimbank

- + Sunshine North is located 13 kilometres* from the Melbourne CBD within Melbourne's north western suburbs.
- + It is situated in the City of Brimbank, which is the second largest municipality in metropolitan Melbourne, covering 25 new and established suburbs.¹⁰
- + The estimated resident population for Sunshine North is forecast to increase 56% by 2046.²

- + The largest industry sector for economic output for Sunshine North is Manufacturing with \$2.2 billion* (accounting for 73% of total output for Brimbank).¹⁰
- + Strategically positioned with ease of access to major arterials such as Western Ring Road (M80) and Ballarat Road.
- + Part of a tightly held industrial and commercial precinct with major national tenants including Dan Murphy, Bunnings, Autobarn, Supercheap Auto, Petbarn, Storage King, Paint Spot, Sheen and more.

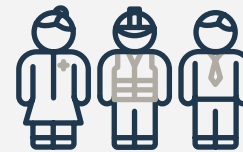
City of Brimbank Profile



Population set to increase
to 230,795 by 2046²



Annual Economic Output
\$11.78 Billion¹⁰



Total Jobs
**Employing 92,577
Residents¹¹**



Total Building Approvals Over the
Past 5 Years
\$4.3 Billion+¹⁰

- + The City of Brimbank is the second largest municipality in metropolitan Melbourne, encompassing 25 new and established suburbs including Albion, Cairnlea, Deer Park, Delahey, Hillside, Keilor, Kings Park and St Albans.¹⁰
- + Only 12 kilometres* from the Melbourne CBD (at its closest point) and with easy access to major arterial road networks, commuter and freight rail, Melbourne Airport, Essendon Airport and the Port of Melbourne, Brimbank is the economic hub of Melbourne's west.¹⁰

- + There are 18,599 businesses within the council which employ 92,577 people.¹¹
- + The total economic output for the City of Brimbank is \$35 billion, making up more than 3.4% of the Greater Melbourne Region.¹⁰
- + The City of Brimbank has a population of 192,550 people which is forecast to grow 19.8% to 230,795 by 2046.²



Local Area Snapshot

Sunshine Hospital¹²



2 kilometres*

- + Sunshine Hospital is an acute & sub-acute teaching hospital with approximately 600 beds.
- + Sunshine Hospital has a range of services including a new intensive care unit, cardiac care services, women and children services, surgical, medical, mental health, aged care and rehabilitation services.
- + It is located off Furlong Road, a key linkage to the Western Ring Road (M80)

Brimbank Shopping Centre¹³



5.8 kilometres*

- + Brimbank Shopping Centre is an important retail commercial and entertainment hub for the western suburbs.
- + The shopping centre comprises 109,861sqm* of retail, commercial and entertainment stores, with 5.4 million annual visitors and annual sales over \$218 million.

Melbourne Airport¹⁴



11.5 kilometres*

- + Melbourne Airport is the primary international and domestic gateway to Melbourne, strategically located with ease of access to major transport routes including Western Ring Road (M80) and the Calder Freeway.
- + The airport is the second busiest airport in Australia by annual passenger numbers.

Brimbank Shopping Centre¹³

Located 6km* from the subject property, Brimbank Shopping Centre, owned by JY Group and Mulpha Group, is a triple supermarket anchored sub-regional shopping centre featuring over 119 stores and providing the north western region of Melbourne with an extensive retail, entertainment and lifestyle offerings.

Key features include:

- + Over \$218 million in annual sales, 119 retailers, 1,655 car spaces and 109,861sqm* in size.
- + A massive 5.4 million visitors every year.
- + Some of Australia's largest retailers including Woolworths, Coles, ALDI & Target.

More information: brimbankshoppingcentre.com.au



*Approx 13 brimbankshoppingcentre.com.au

Meet the Neighbours

Subject Site

1. Paint Spot
2. Storage King
3. BP
4. Furlong Park School for Deaf Children
5. Albion North Primary School
6. Vinidex
7. St Albans Meadows Primary School
8. St Bernadette's Aged Care Residence



Sunshine Industrial Precinct



Sunshine Hospital



Building Description



Three properties are combined and occupied as one to provide high clearance, clear span warehousing for mechanical works plus ancillary additions to support the tenant's occupation.



There are two paint spray booths with a mixing room central in addition to the modern waiting rooms, large reception, partitioned offices, kitchen and bathroom amenities plus large 1st floor load rated mezzanines.



The offering includes 3-phase power, three high clearance roller doors and off-street parking available direct to McIntyre Road and Cromer Avenue (at the rear). All properties have the ability to be individually leased in the future to unlock upside rental reversion and have their own dedicated utilities, lighting, metering, ventilation, access and parking.



Site Overview

Title

136-138 McIntyre Road, Sunshine North, Victoria is contained within the following Certificates of Title with the respective site area:

Certificate of Title Volume 11374 Folio 493,494 & 495

Total Site Area: 2,443sqm*

Zoning

136-138 McIntyre Road, Sunshine North, Victoria is currently zoned Industrial 3 Zone, under the Brimbank Planning Scheme.

Lease Summary

Lessee	AMA Group Solutions Pty Ltd.
Term	5 years
Commencement	09 October 2023
Expiry	08 October 2028
Options	One (1) further Five (5) year option to 2033
Rent Review	Fixed 3.0% Annually
Security Deposit	Bank guarantee for an amount equal to 3 months rent plus GST
Outgoings	The tenant is responsible for all outgoings including council rates, water rates, insurance and single holding land tax as per the lease
Net Income	\$250,751 pa* + GST

*Approx



*Outline/Boundaries Indicative Only

Improvements

Building Features

Three individual office/warehouse/showroom buildings combined and leased as one

Modern design, constructed in c/-2010

Features include spray booths, paint mixing room, modern waiting room and reception, boardroom, offices, kitchen, bathroom amenities and load rated 1st floor mezzanines.

Dual frontage with rear access available via three container height roller shutter doors (RSD).

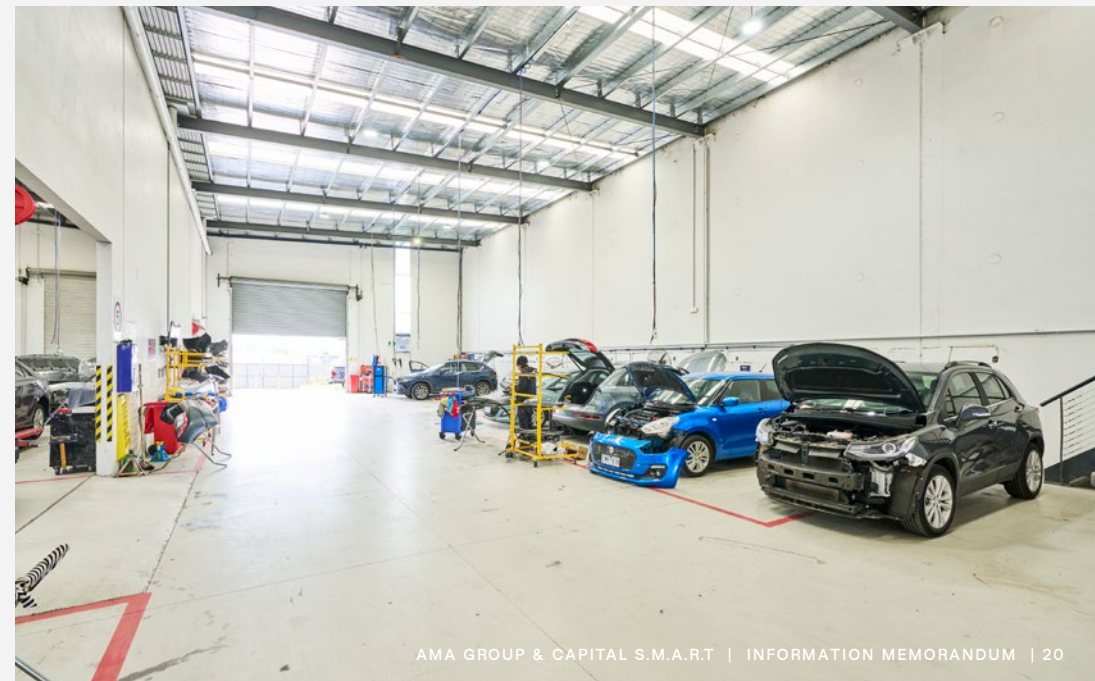
24 on-site car parks plus ample on-street parking available via Cromer Avenue.

Load rated 1st floor mezzanine area provide flexibility for future occupation.

3-phase power and high clearance. clear span warehouse highly favourable for future use.

All properties have the ability to be leased individually and have their own dedicated utilities, lighting, metering, ventilation, access, parking and frontage.

The tenant has invested significantly in their fit out that includes disassembly areas, paint mixing room, paint spray booth, infrared curing bays, assembly areas and all associated ventilation, drainage and water supply required to operate.





Method of Sale

For Sale by Private Treaty

Due Diligence

The following documents are available within a data room and access is available upon request:

- + Lease Agreement
- + Contract of Sale

Inspections

Inspections of the property are by appointment only and all parties must be accompanied by a member of the sales team. Please contact the agents to register your interest and confirm inspection times.



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- + All areas, measurements, boundaries, car space numbers, rents are approximate only and subject to final confirmation.

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