AWCWS
AUS WIDE CAR WASH SALES

FREEHOLD INVESTMENT · INFORMATION MEMORANDUM

Car Wash Freehold, Marsden.

A net-leased car wash property on Chambers Flat Road — rent rising by CPI from 24 November 2026.

Asking price
$3,000,000

Rent from Nov 2026
≈$160,835 pa

Lease
To 2030 · options to 2045

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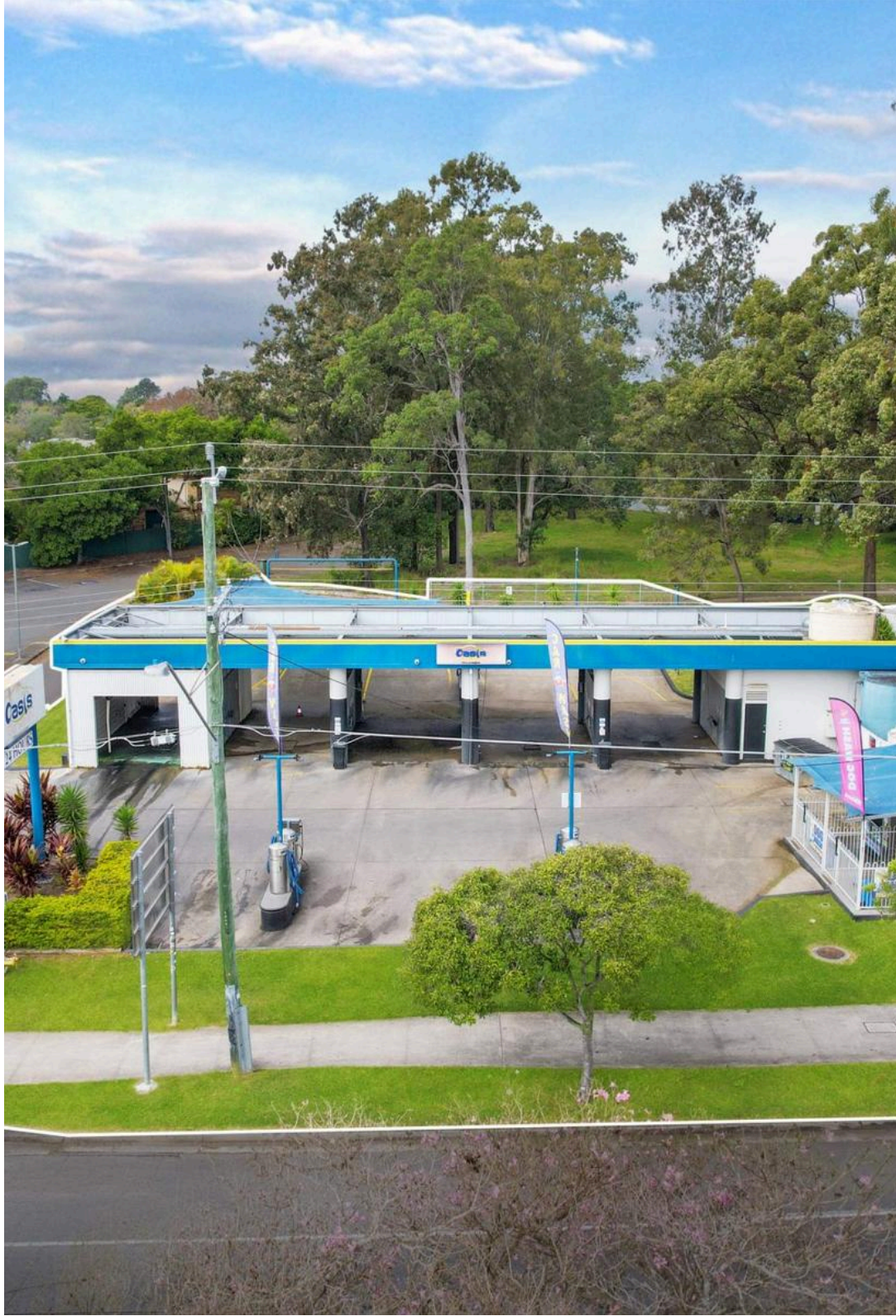


THE INVESTMENT IN SHORT

Net-leased, CPI-indexed, secured to 2030.

$3.0m
Asking price, plus GST if applicable.

≈$160,835
Net rent from 24 November 2026 — 5.36% on the asking price.

2045
Firm term to November 2030, plus three five-year options.

Net
All outgoings recovered from the tenant except land tax.

A single-tenant freehold on a main-road position in Marsden, leased to an established car wash operator on a net lease with a firm term to November 2030 and three further five-year options carrying tenure to November 2045. The rent was reset by agreement at the November 2025 renewal and rises by CPI every year — next on 24 November 2026.

This document relates to the property only. The car wash business trading from the site is owned and operated by the tenant and is offered separately; nothing here is a representation about that business or its trading.

Genuinely net
The tenant reimburses rates and charges, insurance premiums, waste, electricity, gardening, security and management.

A reset at renewal
The 2026 amendment lifted the rent from $125,234.40 to $154,500 — up 23.4% — and the tenant took the option.

Contracted growth
Reviewed to CPI each lease year, with a market review at each option date.

Security that grows
A cash bond of three months' rent, topped up after every review, and two personal guarantees.

01

The income.

$154,500 a year today, rising to about $160,835 from 24 November 2026.

INCOME AND RENT REVIEWS

The rent steps up next month.

Period	Rent pa, plus GST	Per month	Yield on $3.0m
To 23 November 2026	$154,500.00	$12,875.00	5.15%
From 24 November 2026 (est.)	**≈$160,834.50**	**≈$13,402.88**	**≈5.36%**

Estimated on Brisbane CPI of 4.1% (12 months to August 2026). The exact figure is set by the September 2026 quarter index, published by the ABS on 28 October 2026.

Annual review. The rent is reviewed each 24 November to the Brisbane All Groups CPI (clause 3.2(1)).

Option review. At the start of each option term, a market review applies with a 3% minimum (clause 3.2(2)).

Current term	24 November 2025 to 23 November 2030
Options	3 × 5 years, commencing 24 November 2030, 2035 and 2040 — tenure to November 2045
Rent commencement	1 November 2025 (amended lease, Item 4)
Payable	Monthly in advance. The landlord invoices on a 24th-to-23rd cycle, which matters for settlement apportionment.
Prior rent	$125,234.40 — reset to $154,500 (+23.4%) by the registered 2026 amendment
Arrears	Interest at the stipulated rate; rent and outgoings payable without set-off (clause 3.6)

OUTGOINGS AND LAND TAX

What the landlord actually pays.

Recoverable outgoing	Period	Amount
Rates and water — Logan City Council	Jul – Sep 2025	$6,548.48
	Oct – Dec 2025	$8,740.43
	Jan – Mar 2026	$9,416.67
	Apr – Jun 2026	$8,452.44
Body corporate levies — Logan Plaza CTS 23450	4 quarters at $376.00	$1,504.00
Insurance — landlord's policy	1 Dec 2025 – 1 Dec 2026	$3,118.57
Total recoverable outgoings	**Year to June 2026**	**$37,780.59**

The landlord's schedule, as invoiced to and reimbursed by the tenant. The body corporate levy rose to $418.00 a quarter from the September 2026 quarter.

Land tax is the only outgoing the tenant does not reimburse: clause 4.1(b) excludes it and clause 12.2 confirms the lessor pays it. The taxable value for 2025–26 is $551,000; your own liability depends on your total Queensland holdings and ownership structure.

Purchaser profile	Land tax	Net income	Yield
Individual, no other Queensland land	nil	$160,835	5.36%
Company or trustee, no other Queensland land	$4,867	$155,968	5.20%
Company or trustee already above the threshold on other land	$9,367	$151,468	5.05%
Foreign company or foreign trust, no other land	$10,897	$149,938	5.00%

On the estimated rent from 24 November 2026. Illustrative only and not tax advice — 2025–26 Queensland scales.

02

The lease.

Registered, guaranteed, and net — with tenure capable of running to 2045.

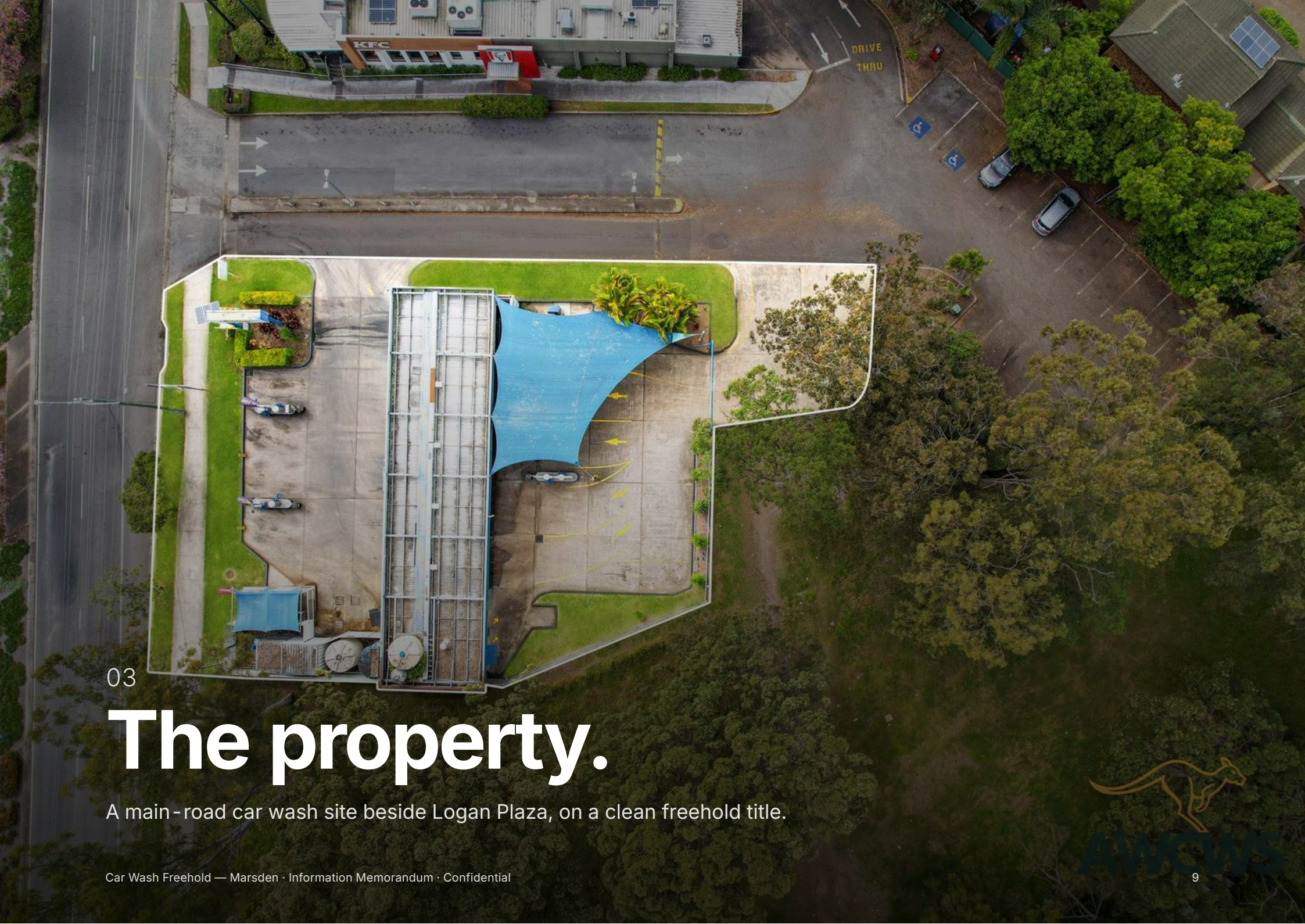
LEASE COVENANTS

Who, what and how.

Lessor	Four Wicked Ducks Pty Ltd ACN 602 065 921 as trustee for the Four Black Ducks Family Trust
Lessee	LTD Aus Pty Ltd ACN 616 331 947 as trustee for the Oasis Assets Trust
Guarantors	Matthew Keith Dunn and Phillip Mark Grant — reinstated and extended for the current term by the 2026 amendment; fresh guarantees within 30 days of each option (cl 19.5)
Premises	The whole of the land — Lot 1 on GTP 101608
Registered dealings	Lease 722354838 (17 March 2023); Amendment 724660346 (29 January 2026)
Permitted use	Car wash, dog wash and detailing (Item 6)
Tenant's plant	The wash plant is recorded as the lessee's and does not pass with the freehold

Outgoings	100% under clause 4.1 — rates and charges, taxes (land tax excluded), insurance premiums and excesses, common area costs, electricity, waste, gardening, security and management
Repair and maintenance	Tenant keeps the premises in good repair, save fair wear and tear and insured risks, and redecorates at least every five years (cl 6.2, 6.5). The lessor keeps the exterior of the building in good repair (cl 12.5)
Insurance	Lessor insures the building on reinstatement terms (cl 8.6); the premium is recovered from the tenant, except loss-of-income cover
Security bond	$38,625 cash bond, topped up to three months' rent after every review (cl 22.1) — about $40,209 on the estimated new rent
Assignment	With the lessor's written consent, not unreasonably withheld (cl 9.1). A change of more than 50% of the tenant's capital or voting rights is a deemed assignment (cl 9.5)

Summarised from the registered lease and the 2026 amendment; the registered instruments prevail.



03

The property.

A main-road car wash site beside Logan Plaza, on a clean freehold title.

THE PROPERTY

Title particulars.

Address	92 Chambers Flat Road, Marsden QLD 4132
Real property description	Lot 1 on Group Titles Plan 101608
Title reference	50050159 — estate in fee simple
Community scheme	Community Management Statement 23450 — Logan Plaza
Local government	Logan City Council
Registered owner	Four Wicked Ducks Pty Ltd ACN 602 065 921 as trustee

Site value	$551,000 — Valuer-General, 2025–26
Site area	To be confirmed from GTP 101608
Zoning	To be confirmed — Logan Planning Scheme
Encumbrances	Crown reservations; the lease and its amendment; Mortgage 722388576 to National Australia Bank over the lease. No mortgage is registered over the fee simple.
Improvements	Purpose-built car wash — covered wash bays, plant room, sealed hardstand and driveways, landscaping and signage. The wash equipment is the tenant's.

From the title search current at 30 January 2026. Documents variously place the premises in Marsden 4132 or Waterford West 4133 and at 92 or 92–102 Chambers Flat Road — it is one lot; your solicitor should work from the title.

LOCATION

An established retail pocket.

The property sits on the eastern side of Chambers Flat Road, a key north–south arterial through Marsden. It adjoins the Logan Plaza complex, with KFC trading from the adjoining lot at 2/92 Chambers Flat Road. An ALDI supermarket is about 300 metres away on Bourke Street, and about 500 metres north-east is HomeCo. Marsden — long known as Marsden Park Shopping Centre — a Coles-anchored neighbourhood centre owned by ASX-listed HomeCo Daily Needs REIT.

The Chambers Flat Road and Entrance Street intersection upgrade beside the site was completed in September 2026, with new signals now operating.

TRADE AREA AND INFRASTRUCTURE

A growing catchment.

Indicator	Figure	Source
City of Logan population, June 2025	403,515 — up 3.1% in the year; 2nd fastest-growing council area in Queensland	ABS 2024–25
Chambers Flat – Logan Reserve, immediately south	16,875 — up 12.0% in one year; projected 38,148 by 2046	ABS; QGSO 2025 edn
Marsden and Waterford West	17,494 and 8,569 residents — both close to built out	ABS
Traffic, Chambers Flat Road at Marsden	About 18,750 to 21,750 vehicles a day, two-way	Logan City Council, 2020

Waterford West District Park

A six-hectare, $27.11 million park under construction on Chambers Flat Road between the two Marsden state schools.

Chambers Flat Road duplication

A $79 million Council and Federal Government project south of the site; main works may run up to two years once started.

Logan and Gold Coast Faster Rail

A $5.75 billion program upgrading stations including Kingston and Bethania in this catchment.

SALE PROCESS

How to proceed.

Asking price	$3,000,000 plus GST if applicable
Method of sale	Private treaty
Basis of sale	Subject to the existing lease, which grants the tenant a right of first refusal (clause 24)
Business	The car wash business trading from the site is offered separately
Due diligence	Lease and amendment, title search, land tax and rate notices, outgoings schedule and body corporate material — available on request
Enquiries	Sagar Malik · Aus Wide Car Wash Sales · 0431 501 111 · malik@awcws.com.au

Disclaimer. This Information Memorandum has been prepared by Aus Wide Car Wash Sales from documents and information supplied by the vendor — the registered lease and amendment of lease, the title search, the 2025–26 land tax assessment notice, rent and outgoings invoices, the landlord's schedule of recoverable outgoings and body corporate material — together with publicly available sources identified in the text. It is provided for information only. It is not an offer, a contract, a valuation, or financial, legal, taxation or investment advice, and it does not take account of your objectives or circumstances. Neither Aus Wide Car Wash Sales nor the vendor warrants the accuracy or completeness of the information, and both expressly disclaim liability for any loss arising from reliance on it. Figures for rent, outgoings, land tax, areas, title particulars and lease terms are indicative and subject to verification. The rent from 24 November 2026 is an estimate until the September 2026 quarter CPI is published. Yields are calculated on the asking price and take no account of land tax, acquisition costs, vacancy, financing or the time value of money. Interested parties must make and rely on their own enquiries and obtain their own professional advice. GST may apply.