



Investment Summary

FULLY LEASED PROPERTY INCOME FUND

OPEN TO INVEST

8.0%
per annum

TARGETED DISTRIBUTION
PAID MONTHLY

8.08
year WALE

APPROX WEIGHTED AVERAGE
LEASE EXPIRY BY INCOME

100%
leased

TO THREE NATIONAL
TENANTS

Overview

An opportunity to invest in the Boulder Road Property Trust and partner with M/Group in the acquisition of a brand new fully leased, large format retail property investment.

Located strategically amongst a large range of relatives, 149 Boulder Rd, Kalgoorlie, has high exposure to traffic volumes with exceptional frontage, access and egress.

The site will incorporate three major national retailers that will service the automotive and work safety industry for the Goldfields community.

National tenants include RSEA, AutoBarn and Heatleys:

- RSEA are a national tenant with over 78 stores
- Autobarn is owned by Bapcor Limited (ASX listed)
- Heatleys are part of the Stealth Global Holdings Group (ASX listed)



Key Features

- \$676,500 p.a. in fully leased net income
- Brand new buildings (full depreciation benefits)
- 100% leased to 3 national tenants
- High profile location
- 6068m² land holding
- Adjacent to Bunnings, Anytime Fitness, Ampol Fuel and other retail
- 7 year investment term
- Thriving city location servicing growing regional population and mining industry
- Minimum investment of \$100,000 with \$50,000 increments thereafter



REGISTER YOUR INTEREST:

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M/GROUP
BUILDING PROPERTY VALUE

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