

# ASSET MANAGEMENT CASE STUDY

7-ELEVEN  
SURFERS PARADISE, QLD



MARQUETTE  
INVESTMENT  
MANAGERS



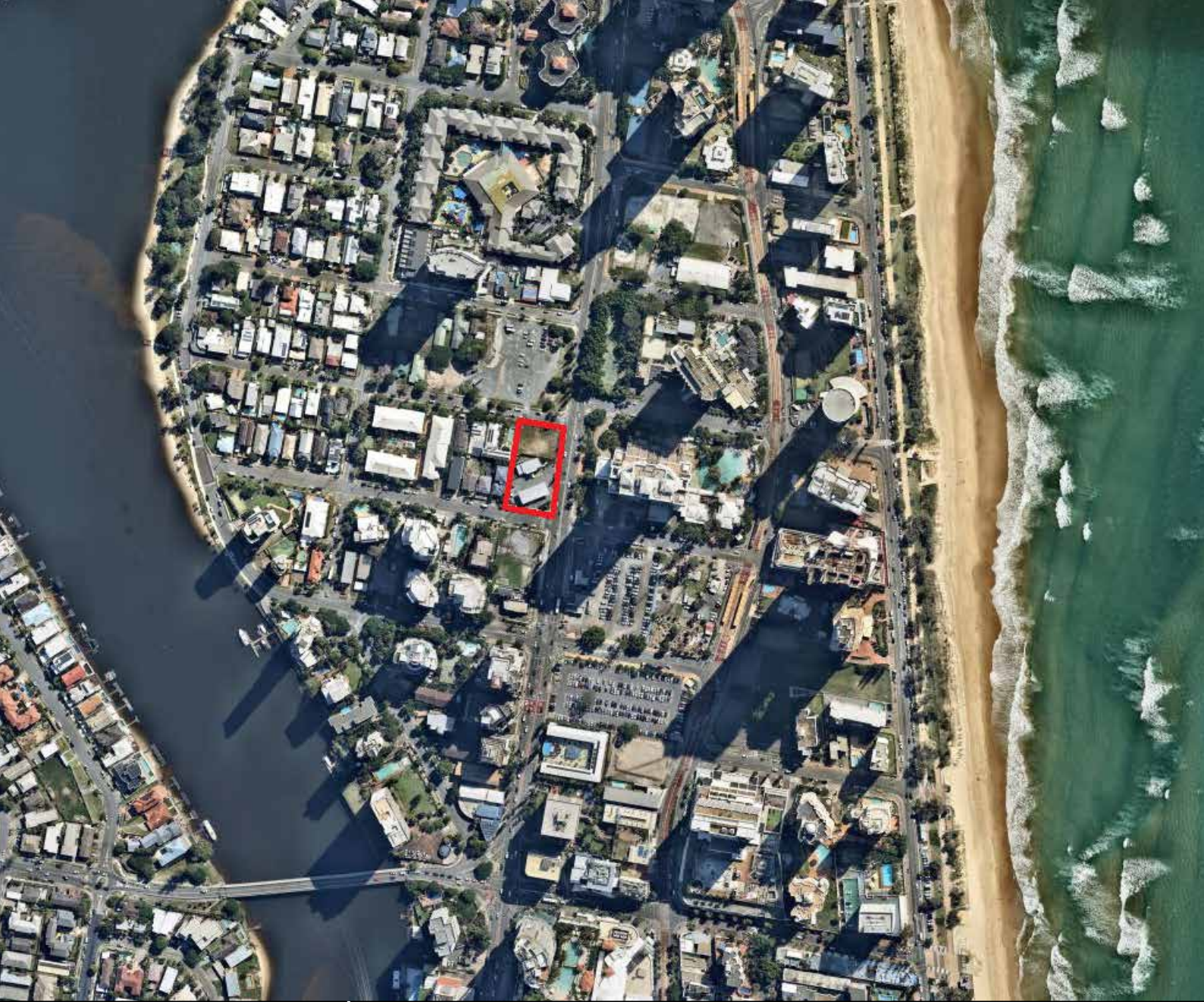
## ACQUISITION SNAPSHOT – MARCH 2021

Address	94–102 Ferny Avenue, Surfers Paradise
Sector	Specialised
Price	\$8.1M
Yield	4.95%
WALE	12 Years
NLA	N/A
Investor Type	Syndicate

## SALE SNAPSHOT – N/A

Address	94–102 Ferny Avenue, Surfers Paradise
Owner	Marquette Investment Managers
Investors	Syndicate
Purchase Value	\$8.1M
Purchase Yield	4.95%
NLA	N/A





## PROJECT DESCRIPTION

Marquette has acquired an existing 7-Eleven service station, situated on a large ~2,600sqm site off the Gold Coast Highway in the heart of Surfers Paradise.

The vendor has also lodged a Development Application for a new Starbucks to be developed on the vacant portion of the site, which is expected to add significant value to the acquisition. The incumbent anchor tenant, 7-Eleven, will be responsible for all development costs and risks throughout the application process through to delivery.

The site is expected to benefit from the significant vehicular and pedestrian exposure, being within only 300 metres walk of the Beach, and 650 meters of Cavill Avenue.

The asset was acquired by Marquette Investment Managers (AFSL 398526) via a syndicate of wholesale investors.

## FOR MORE INFORMATION

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