

DIRECT  
COMMERCIAL  
PROPERTY



# INVESTMENT PORTFOLIO

& TRACK RECORD

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AS AT JANUARY 2025



**DIRECT  
COMMERCIAL  
PROPERTY**



DCP is a commercial and industrial property investment group that provides like-minded investors with proven results.

We are dedicated to delivering enhanced outcomes for investors, fostering improved avenues for wealth creation and ensuring reliable access to capital investments.

We invest in quality assets, increasing their value through improved functionality and management. We understand and take seriously our role as custodians of our investors' funds and are driven to go above and beyond to deliver the best outcomes for our partners.

**AVERAGE IRR ACHIEVED ON REALISED ASSETS = 19.66%**

# 01 HIGHLIGHTS

COMPANY STATISTICS

# 02 INVESTMENT

PORTFOLIO (2014 - 2025)

# 03 TRACK RECORD

FUND & ASSET MANAGEMENT

# 04 PRIVATE EQUITY

INVESTMENT PORTFOLIO



01

# HIGHLIGHTS

COMPANY STATISTICS

**DCP HAS AN OUTSTANDING  
TRACK RECORD OF  
PROPERTY INVESTMENT  
WITHIN AUSTRALIA.**

**\$329M**

TRANSACTIONED VALUE

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**22**

SYNDICATIONS

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**11.33%**

APPROXIMATE  
AVERAGE  
DISTRIBUTIONS

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**19.66%**

AVERAGE IRR

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\* **Disclaimer** - Past performance is not a reliable indicator of future performance

02

# INVESTMENT PORTFOLIO



## 1 SILICON STREET, NARANGBA QLD



<b>Purchase Price</b>	\$3,817,840
<b>Purchase Date</b>	September 2021
<b>Initial Yield</b>	5.28%
<b>Major Tenant</b>	Cleanaway
<b>Lease Term Remaining</b>	2.75 Years
<b>Current Monthly Distribution</b>	7.41%
<b>Target IRR</b>	10%

## 44 AQUARIUM AVENUE, HEMMANT QLD



<b>Purchase Price</b>	\$10,000,000
<b>Purchase Date</b>	March 2022
<b>Initial Yield</b>	6.38%
<b>Major Tenants</b>	Centara Pty Ltd and 3RG Recycling Pty Ltd
<b>Previous Monthly Distribution</b>	8.17%
<b>Target IRR</b>	10%

## 121 MAIN BEACH ROAD, PINKENBA QLD



<b>Purchase Price</b>	\$8,750,000
<b>Purchase Date</b>	September 2023
<b>Major Tenant</b>	Vacant
<b>Target IRR</b>	13-15%
Purchased as vacant land with minimal holding income.	

## 27-31 & PART 35 PACIFIC HIGHWAY, BENNETTS GREEN, NSW



<b>Purchase Price</b>	\$15,900,000
<b>Purchase Date</b>	December 2024
<b>Initial Yield</b>	6.6%
<b>Major Tenant</b>	Australian Motor Homes & Caravans
<b>Lease Term Remaining</b>	4.5 years
<b>Current Monthly Distribution</b>	5.5%
<b>Target IRR</b>	14.71%



An aerial photograph of a port area, showing rows of shipping containers in various colors (blue, orange, grey) and yellow cranes. The image is darkened to serve as a background for the text.

03

# TRACK RECORD

FUND & ASSET MANAGEMENT

**SINCE ITS ESTABLISHMENT IN 2014, DCP HAS COMPLETED 22 PROPERTY SYNDICATES WITH A TRANSACTED VALUE IN EXCESS OF \$329 MILLION AND AN AVERAGE IRR OF 19.66%.**



## 70 DALBY CECIL PLAINS ROAD, DALBY QLD



**SOLD | \$2,161,250**

JULY 2024

Purchase Price	\$1,828,571
Purchase Date	December 2019
Initial Yield	8.75%
Tenant	Wideland Machinery

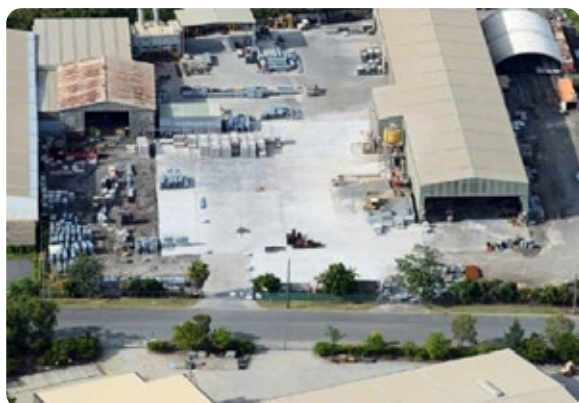
**19%**

Return on Equity

**10.01%**

IRR

## 26-30 WYUNA COURT, HEMMANT QLD



**SOLD | \$11,970,000**

SEPTEMBER 2022

Purchase Price	\$7,350,000
Purchase Date	July 2018
Initial Yield	8.59%
Tenant	Austral Masonry (QLD)

**126.01%**

Return on Equity

**23.92%**

IRR

## 739 PROGRESS ROAD, WAGOL QLD



**SOLD | \$7,201,000**

SEPTEMBER 2022

Purchase Price	\$4,000,000
Purchase Date	March 2019
Initial Yield	7.73%
Tenant	Allnex Resins Australia

**131.78%**

Return on Equity

**29.53%**

IRR

## 112 HARVEY STREET, EAGLE FARM QLD



**SOLD | \$9,595,000**

SEPTEMBER 2022

Purchase Price	\$7,750,000
Purchase Date	December 2020
Initial Yield	5.75%
Tenant	Victaulic Australia Pty Ltd

**31.49%**  
Return on Equity

**21.10%**  
IRR

## 28 & 34 AKUNA COURT, HEMMANT QLD



**SOLD | \$25,697,500**

SEPTEMBER 2022

Purchase Price	\$19,750,000
Purchase Date	December 2020
Initial Yield	7.00%
Tenants	Commercial Marine Aus Pacific Power Cats Buccini Transport

**40.61%**  
Return on Equity

**28.87%**  
IRR

## 58 ANTON ROAD, HEMMANT QLD



**SOLD | \$7,172,500**

SEPTEMBER 2022

Purchase Price	\$6,195,000
Purchase Date	August 2021
Initial Yield	5.10%
Tenant	Knauf Gypsum Pty Ltd

**11.74%**  
Return on Equity

**10.07%**  
IRR

## 137 & 139 GUNNEDAH ROAD, TAMINDA NSW



**SOLD | \$2,600,000**

SEPTEMBER 2022

Purchase Price	\$2,117,647
Purchase Date	December 2019
Initial Yield	8.50%
Tenant	Hino/Case IH Dealership (AACPK Investments)

**60.17%**  
Return on Equity

**10.76%**  
IRR

## 55 CARRINGTON ROAD, TOOWOOMBA QLD



**SOLD | \$3,000,000**

SEPTEMBER 2022

Purchase Price	\$2,666,667
Purchase Date	December 2019
Initial Yield	7.50%
Tenant	Case IH Dealership (APP Management Pty Ltd)

**41.21%**  
Return on Equity

**6.68%**  
IRR

## 25-29 CALDWELL STREET, GARBUTT QLD



**SOLD | \$2,815,243**

NOVEMBER 2022

Purchase Price	\$2,085,000
Purchase Date	October 2014
Initial Yield	8.92%
Tenant	Knauf Gypsum Pty Ltd

**110.62%**  
Return on Equity

**14.09%**  
IRR

## 194 BRUCE HIGHWAY, EASTERN SERVICE ROAD QLD



**SOLD | \$12,782,500**

DECEMBER 2022

Purchase Price	\$10,330,000
Purchase Date	July 2017
Initial Yield	7.00%
Tenant	Apollo Leisure & Tourism (ASX Listed)

**90.89%**  
Return on Equity

**13.48%**  
IRR

## 412 MAIN MYRTLETOWN ROAD, PINKENBA QLD



**SOLD | \$7,019,090**

APRIL 2023

Purchase Price	\$4,150,000
Purchase Date	December 2019
Initial Yield	6.02%
Tenant	Commonwealth of Australia

**121.23%**  
Return on Equity

**25.86%**  
IRR

## 48 BROWNS PLAINS ROAD, BROWNS PLAINS QLD



**SOLD | \$11,310,000**

MARCH 2022

Purchase Price	\$7,550,000
Purchase Date	October 2015
Initial Yield	7.62%
Tenants	Petbarn Pty Ltd Fernwood Fitness

**137.07%**  
Return on Equity

**14.28%**  
IRR

## 150 BRUCE HIGHWAY, EASTERN SERVICE ROAD, BURPENGARY EAST QLD



**SOLD | \$6,900,000**

DECEMBER 2021

**Purchase Price** \$4,800,000

**Purchase Date** October 2021

**Vacant Land**

- 2.47 ha of total site area
- Exposure to the Bruce Highway
- \$16.3 million Bruce Highway upgrade - Deception Bay
- Road interchange

**SOLD PRIOR TO SETTLEMENT FOR \$2.1M UPLIFT**

## 113 MAITLAND ROAD, MUSWELLBROOK NSW



**SOLD | \$4,944,000**

OCTOBER 2021

**Purchase Price** \$4,285,714

**Purchase Date** June 2020

**Initial Yield** 7.00%

**Tenant** Toyota Dealership  
(UPH Investments)

**35.47%**

Return on Equity

**21.96%**

IRR

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## 230 KELLY STREET, SCONE NSW



**SOLD | \$4,944,000**

OCTOBER 2021

**Purchase Price** \$4,285,714

**Purchase Date** December 2019

**Initial Yield** 7.00%

**Tenant** Toyota Dealership  
(UPH Investments)

**37.85%**

Return on Equity

**18.76%**

IRR

## 28-40 COMMERCIAL DRIVE, SHAILER PARK QLD



**SOLD | \$12,450,000**

JUNE 2021

**Purchase Price** \$9,150,000

**Purchase Date** May 2019

**Initial Yield** 6.51%

**Tenant** MMTB Pty Ltd

**68.92%**

Return on Equity

**29.46%**

IRR

## 125 AXIS PLACE, LARAPINTA QLD



**SOLD | \$9,300,000**

JUNE 2021

**Purchase Price** \$6,925,000

**Purchase Date** May 2018

**Initial Yield** 6.50%

**Tenant** Allroads Solutions Pty Ltd

**71.14%**

Return on Equity

**19.94%**

IRR

## 435 WONDALL ROAD, TINGALPA QLD



**SOLD | \$14,150,000**

FEBRUARY 2021

**Purchase Price** \$10,200,000

**Purchase Date** February 2019

**Initial Yield** 9.05%

**Tenant** Dindas Australia Pty Ltd

**44.78%**

Return on Equity

**21.62%**

IRR

## 129 BENJAMIN PLACE, LYTTON QLD



**SOLD | \$4,950,000**

FEBRUARY 2020

Purchase Price	\$4,030,000
Purchase Date	October 2017
Initial Yield	7.41%
Tenant	DNV Transport Pty Ltd

**41.22%**  
Return on Equity

**18.20%**  
IRR

## 57 UNWIN STREET, PINKENBA QLD



**SOLD | \$5,250,000**

SEPTEMBER 2018

Purchase Price	\$3,800,000
Purchase Date	November 2016
Initial Yield	7.25%
Tenant	Altro Holdings Pty Ltd

**67.17%**  
Return on Equity

**30.05%**  
IRR

## 108 FREIGHT STREET, LYTTON QLD



**SOLD | \$11,150,000**

SEPTEMBER 2017

Purchase Price	\$9,200,000
Purchase Date	June 2015
Initial Yield	8.35%
Tenant	Jat Refrigerated Road Services Australia Pty Ltd

**70.83%**  
Return on Equity

**24.50%**  
IRR

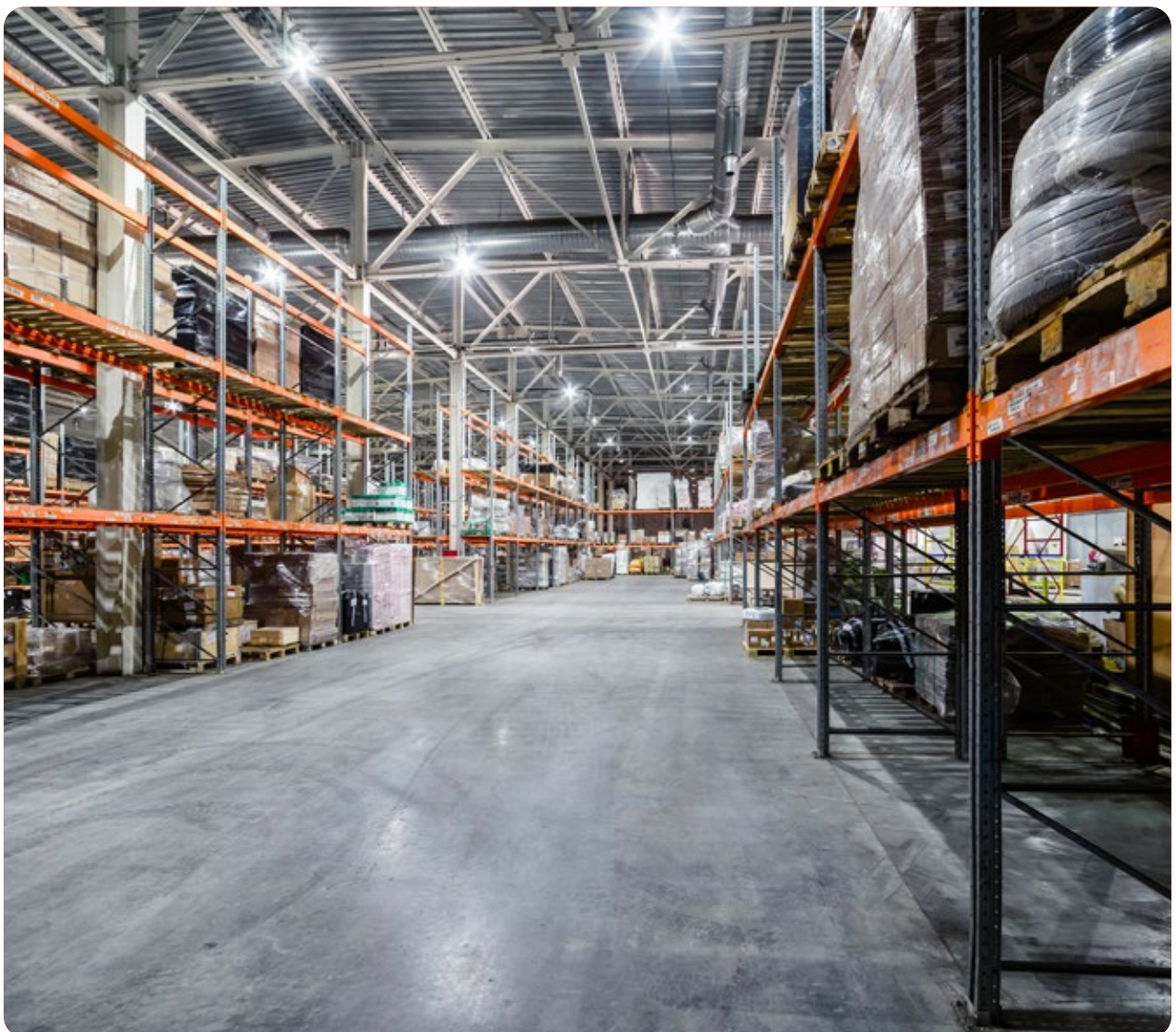
## 13-17 UPTON STREET, BUNDALL QLD



<b>Purchase Price</b>	\$25,500,000
<b>Purchase Date</b>	July 2022
<b>Initial Yield</b>	5.45%
<b>Net Income</b>	\$1,388,147 PA + GST**
<b>Major Tenants</b>	The Good Guys Discount Warehouse, Godfreys Electrical Home Aids Pty Ltd, Sleepcenter Beds Pty Ltd, Active Pool Supplies

DCP recently purchased 13-17 Upton St Bundall on behalf of a Perth based private investor.

*\*\* Net income based on current income net of recoverable and non-recoverable outgoings which vary year to year. Past performance is not a reliable indicator of future performance.*

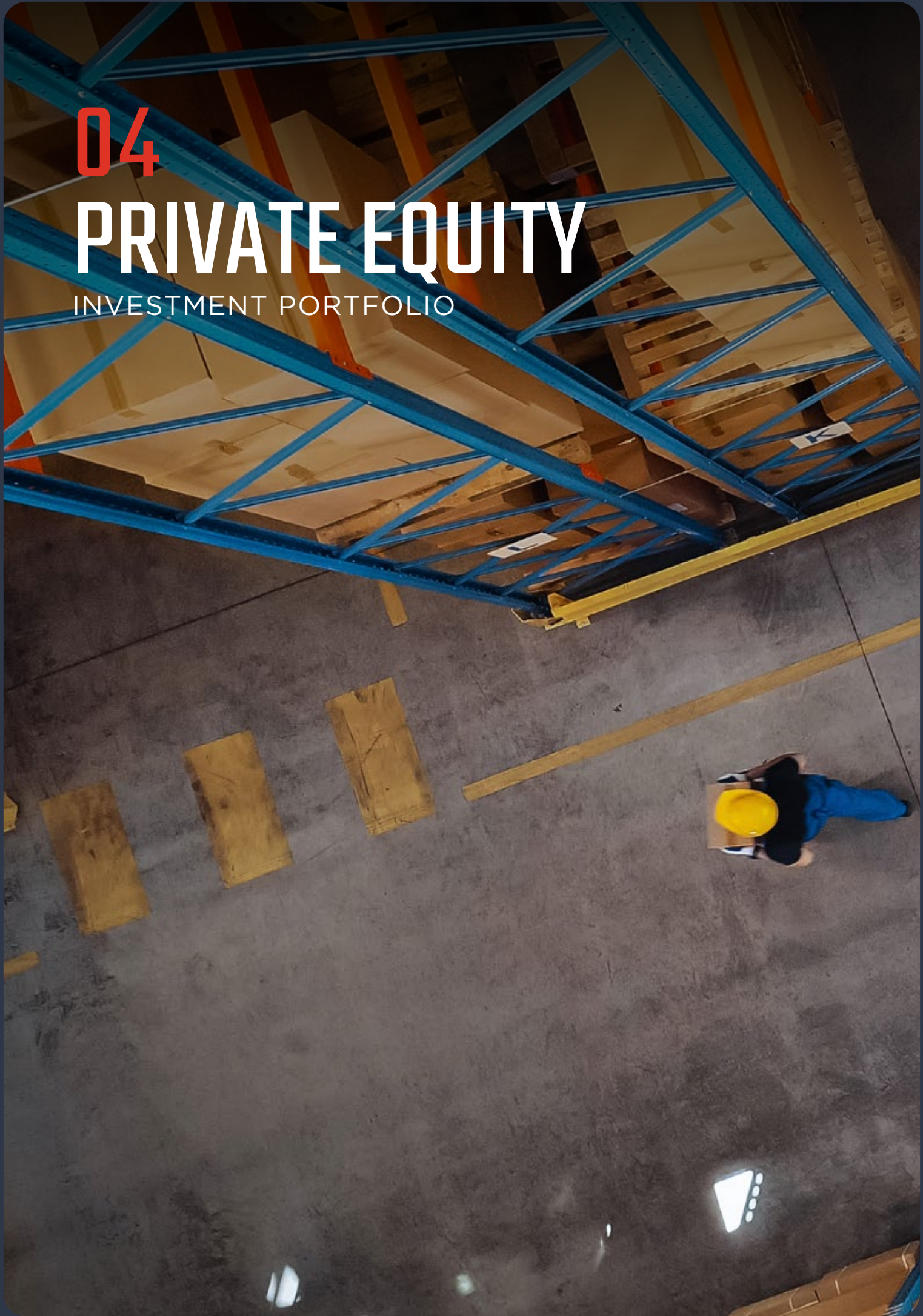




04

# PRIVATE EQUITY

INVESTMENT PORTFOLIO





## **WE TAKE WASTE STREAMS** **WE PRODUCE QUALITY RECYCLED PRODUCTS**

Rino's new state-of-the-art recycling facility transforms construction, demolition and excavation waste into high quality resources.

Rino was established by Queensland Recycling Technologies (QRT), a joint venture between Alceon Qld and DCP-entity Brisbane Recycling Consortium (BRC).

QRT purchased a recycling business based in Eagle Farm and has since commissioned the biggest integrated C+D recycling facility in the world.

Rino's operation provides a unique opportunity for all levels of Government and the broader business community to meet their ESG objectives and more particularly the commitments for the 2032 Olympics.

Firmly focused on the future, Rino's goal is to create a best-in-class recycling and resource recovery processing plant right on the doorstep of Brisbane's CBD and be number one in its field.

**TARGET IRR 15-20%**



## AUSTRALIA'S LEADING BEEF CATTLE OPERATION

DCP was provided the opportunity to acquire a meaningful equity interest in Mort & Co who operate one of Australia's largest independent vertically integrated beef feedlot operators, with over 25 years of trading and managing business growth and agricultural cycles.

Mort & Co's three world-class feedlots are located within Queensland's high-density cattle and crop growing region of the Darling Downs, in close proximity to major meat processing facilities.

Grassdale, Pinegrove and Yarranbrook feedlots have a combined developed capacity of 96,700 Standard Cattle Units (SCU), and the ability to turnover more than 240,000 cattle per annum. Grassdale Feedlot is currently Australia's largest feedlot with a licenced capacity of 70,000 SCU. In addition, approval has been granted for the development of Australia's newest greenfield feedlot site with capacity of an additional 36,500 SCU's, strategically positioning Mort & Co to become Australia's largest lot-feeding company.

The Group's continued dedication to sustainability and innovation has expanded our operations to include fertiliser, stockfeeds, farming, livestock transportation, branded beef operations as well as specialist lot feeding and cattle backgrounding.

**TARGET IRR 10%**

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