

Firefly Future

Asset Summary

At Firefly, we invest in
property assets that improve
Australian neighbourhoods.

Because we believe the
future and relevance of
Australian communities
is a safe, sustainable
and worthwhile investment
that benefits everyone.



Deagon

Deagon was Firefly’s first fund, the asset was acquired in October 2018.

Overview

The site consisted of a 7-Eleven service station, a car and dog wash and a former Donut King drive-through. An agreement for lease was negotiated with Hungry Jack’s, who refurbished the former Donut King and created a new Hungry Jack’s drive-through.

On-grade car parking is for 36 vehicles. Deagon has achieved exceptional capital growth since FFFM acquired the property in December 2018. Average cash distribution in 2022 of 9.4% (8.1% since acquisition) and a current IRR of 16.3% (Oct 21).

Location

Over 45,000 people live within 3km of the property, and over 60% travel to work by car. There are high employment rates in the catchment area, with 87% employed either full or part-time, and over 25% in trade and labouring roles.

The Queensland Government has completed the Gateway Upgrade North project, resulting in benefits to the property, including improving access and increasing traffic flow.



Address	11 Depot Rd, Deagon, QLD
Centre NLA	271m ²
Centre type	Convenience
Tenants	Hungry Jack’s, 7-Eleven, Car and Dog wash
Occupancy rate	100%
WALE (yrs)	5.7
Current IRR (3 yrs)	16.3% p.a.

Everton Plaza

(coming soon)

Everton Plaza is an open-air Neighbourhood shopping centre. In 2019, the centre underwent an extensive redevelopment.

Overview

The Centre services everyday needs and includes a Coles Supermarket, Fresh Fruit and Veg and Deli, Medical Centre, Pharmacy, Gym and 'Park Lane' which is an al fresco dining laneway destination offering casual dining and take away.

On-grade car parking for 264 vehicles is provided to the Stafford Road frontage and to the rear. Stage 2 is currently under construction comprising basement carpark, ground floor retail and two levels office.

Location

The property is situation just 9.3km north-west from the Brisbane CBD within the established residential suburb of Everton Park. It is located on the corners of South Pine and Stafford Roads, being two major arterial roads.



Address	791 Stafford Rd, Everton Park, QLD
Centre type	Neighbourhood
Centre NLA	9,660m ²
Categories	Coles, fresh food, convenience, medical, fast-casual food, services, office
Occupancy rate	100%
WALE (yrs)	5.1 (Centre - Stage 1) 8.5 (Stage 2)
Forecast IRR (5 yrs)	8.5% p.a.

Beaudesert Fair

(coming soon)

Beaudesert Fair is a fully enclosed, single-level neighbourhood centre and has recently undergone a significant repositioning.

Overview

The centre services everyday needs and includes: Coles Supermarket, Medical Centre, Priceline Pharmacy, Dentist and Radiology, Cafe63, QC Credit Union, and supporting food and specialty shops. On-grade covered car parking for 331 vehicles is also available.

Location

The property is located within the established suburb of Beaudesert, approximately 70km southwest of Brisbane's CBD. Beaudesert Fair is ideally positioned on the corner of William and Ann Street, less than one hour from Brisbane and the Gold Coast.



Address	40 William St, Beaudesert, QLD
Centre type	Neighbourhood
Centre NLA	7,650m ²
Tenants	Coles, fresh food, convenience, medical, fast-casual food, services
Occupancy rate	100%
WALE (yrs)	7.8
Forecast IRR (5 yrs)	8.3% p.a.

Beenleigh Village

(coming soon)

Overview

Situated on 2,609m2 land and wholly leased to Hungry Jack's. Built in 2017, the property includes a 271m2 freestanding building with an outdoor dining area, twin drive-through lanes and tunnel, and 28 onsite car parks.

Location

Beenleigh is situated midway between Brisbane, and the Gold Coast and is the City Centre for the LGA of Logan Council. The property is situated on George St between Beenleigh Main Street and the M1 motorway. It is close to the Beenleigh railway station, directly opposite the Beenleigh Marketplace Shopping Centre.

Address	151 George St, Beenleigh Village, QLD
Centre type	Convenience
Centre NLA	271m ²
Tenant	Hungry Jack's
Occupancy rate	100%
WALE (yrs)	8.6
Forecast IRR (5yrs)	8.2% p.a.



Beenleigh

(coming soon)

Overview

Situated on 2,596m2 land and leased to Taco Bell and Preece’s Coffee Drive-thru. Built in 2020, the property comprises two purpose-built free-standing restaurants, each with a drive-through tunnel, outdoor dining area plus 27 onsite car parks.

Location

Beenleigh is situated midway between Brisbane, and the Gold Coast and is the City Centre for the LGA of Logan Council. The property is situated on George St between Beenleigh Main Street and the M1 motorway. It is close to the Beenleigh railway station, directly opposite the Beenleigh Marketplace Shopping Centre.

Address	149 George St, Beenleigh, QLD
Centre type	Convenience
Centre NLA	366m²
Tenant	Taco Bell & Preece’s
Occupancy rate	100%
WALE (yrs)	8.0
Forecast IRR (5 yrs)	8.2% p.a.



Deception Bay

(coming soon)

Overview

Situated on 2,020m2 of land and leased to Pizza Hut and Dude & Duke Beer Hall. Redeveloped in 2017, the property is a single-story building and currently includes 19 onsite car parks.

Location

The property is located within the established suburb of Deception Bay, approximately 30 km north of Brisbane's CBD. Neighbouring the property is a drive-through KFC restaurant, a Coles Express service station, and a drive-through McDonald's restaurant.



Address	378–380 Deception Bay Rd, Deception Bay, QLD
Centre type	Convenience
Centre NLA	342m ²
Tenants	Pizza Hut and Dude & Duke Beerhall
Occupancy rate	100%
WALE (yrs)	4.1
Forecast IRR (5 yrs)	9.5% p.a.

Kenmore

(coming soon)

Overview

Kenmore will be re-developed into a 3-story fast-casual food precinct. The property will have fantastic mountain and rural views and a council car park of over 140 cars to provide great support to the venues when complete.

Location

The property is located within the established suburb of Kenmore, approximately 10 km southwest of Brisbane’s CBD.

Address	2081 Moggill Road, Kenmore, QLD
Centre type	Convenience
Category	Fast-casual food
Occupancy rate	Pre-committed
WALE (yrs)	9.7
Forecast IRR (5 yrs)	8.5% p.a.



Springfield

(coming soon)

Overview

Situated on 1,809m2 land and wholly leased to Viva Leisure (Club Lime and Hiit Republic). Due for completion in 2022, the property includes a 1,100m² freestanding building plus 21 onsite car parks.

Location

This property is located in Springfield, approximately 30km southwest of Brisbane’s CBD. The property is situated along major thoroughfare roads, Springfield Parkway, with neighbours including Springfield Fair Shopping Centre, Hungry Jack’s, ALH owned and operated Springfield Tavern & BWS.

Address	11-15 Commercial Drive, Springfield, QLD
Centre type	Convenience
Centre NLA	1,100m ²
Tenant	Viva Leisure (Club Lime and Hiit Republic)
Occupancy rate	100%
WALE (yrs)	7.4
Forecast IRR (5 yrs)	10.3% p.a.



Dalby

(coming soon)

Overview

Situated on 2,024m2 land and wholly leased to Hungry Jack's. Due for completion in 2022, the property includes a 265m2 freestanding building with twin drive-through lanes and tunnel plus 20 onsite car parks.

Location

Dalby is a town in the Darling Downs region of Queensland, located approximately 200km west of Brisbane. The property is located on the Warrego Highway in the centre of Dalby.

Centre type	Convenience
Centre NLA	2,024m ²
Tenant	Hungry Jack's
Occupancy rate	100%
WALE (yrs)	12.8
Forecast IRR (5 yrs)	9.8% p.a.



Harristown

(coming soon)

Overview

Situated on 2,985m2 land and fully leased to Hungry Jack's. Due for completion in 2022, the property includes a 252m2 freestanding building with twin drive-through lanes and tunnel plus 45 onsite car parks.

Location

The property is located 2.5km west of the Toowoomba CBD. It is a high exposure site on the Gore Highway in close proximity to the Warrego Highway. The western suburbs of Toowoomba is the fastest growing area in the region.

Centre type	Convenience
Centre NLA	2,985m²
Tenant	Hungry Jack's
Occupancy rate	100%
WALE (yrs)	12.1
Forecast IRR (5 yrs)	7.0% p.a.



Kingaroy

(coming soon)

Overview

Situated on 2,020m² land and wholly leased to Hungry Jack's. Due for completion in 2022, the property includes a 285m² freestanding building with twin drive-through lanes and tunnel plus 19 onsite car parks.

Location

Kingaroy is a town in the South Burnett region of Queensland and is located approximately 200km northwest of Brisbane. The property is located in Youngman Street (on the Bunya Highway) in the centre of Kingaroy.

Centre type	Convenience
Centre NLA	2,020m ²
Tenant	Hungry Jack's
Occupancy rate	100%
WALE (yrs)	12.9
Forecast IRR (5 yrs)	9.7% p.a.



Contact us

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