



# INVESTING IN CHILDCARE IS AS EASY AS...

For Sale by Expressions of Interest closing Thursday 23 November at 2pm

Brand New  
Metropolitan Melbourne  
Child Care Centres:

- Pakenham
- Cranbourne North
- Cranbourne West
- 





## 75 Station Street, Pakenham

1

<b>Tenant</b>	Aspire Early Education
<b>Lease Commencement Date</b>	1 October 2017
<b>Lease Term</b>	15 years
<b>Further Options</b>	2 x 5 year options
<b>Commencing Net Rental</b>	\$323,300pa* + Outgoings & GST
<b>Rent Review</b>	3% fixed annual rent reviews
<b>Places</b>	122
<b>Bank Guarantee</b>	6 months rent

## 695 Berwick-Cranbourne Road, Cranbourne North

<b>Tenant</b>	Aspire Early Education
<b>Lease Commencement Date</b>	1 December 2017
<b>Lease Term</b>	15 years
<b>Further Options</b>	2 x 5 year options
<b>Commencing Net Rental</b>	\$440,800pa* + Outgoings & GST
<b>Rent Review</b>	3% fixed annual rent reviews
<b>Places</b>	152
<b>Bank Guarantee</b>	6 months rent

2

## 84-90 Quarters Boulevard, Cranbourne West

3

<b>Tenant</b>	Aspire Early Education
<b>Lease Commencement Date</b>	1 October 2017
<b>Lease Term</b>	15 years
<b>Further Options</b>	2 x 5 year options
<b>Commencing Net Rental</b>	\$344,500pa* + Outgoings & GST
<b>Rent Review</b>	3% fixed annual rent reviews
<b>Places</b>	130
<b>Bank Guarantee</b>	6 months rent



LONG TERM LEASES TO



Three state-of-the-art centres situated in Melbourne's high growth South East!



## Highly sought after blue-chip investments located within metropolitan Melbourne

Brand new investments

New long-term leases

- Three brand new purpose built child care centres to be sold individually or together
- Net rentals ranging from \$323,300pa\* - \$440,800pa\*
- Long term leases to premium child care operator
- Fixed annual rental growth

Significant potential depreciation benefits

Strategic high growth locations

- Highly strategic locations with each centre surrounded by significant ongoing residential development
- Underpinned by major landholdings in super high growth locations
- Secure investment class backed by \$37 billion in government funding^

^Australian Government – Dept. of Education and Training  
\*approx

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