

INVESTING IN CHILDCARE IS AS EASY AS...

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







Tenant Lease Commencement Date

Lease Term Further Options

Commencing Net Rental

Rent Review

Places

Bank Guarantee

Aspire Early Education

1 October 2017

15 years

2 x 5 year options

\$323,300pa* + Outgoings & GST

3% fixed annual rent reviews

122

6 months rent



695 Berwick-Cranbourne Road, Cranbourne North

Tenant

Lease Commencement Date

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Aspire Early Education 1 December 2017

15 years

2 x 5 year options

\$440,800pa* + Outgoings & GST

3% fixed annual rent reviews

152

6 months rent

84-90 Quarters Boulevard, Cranbourne West

Lease Commencement Date Lease Term

Further Options

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Aspire Early Education

1 October 2017

15 years

2 x 5 year options

\$344,500pa* + Outgoings & GST

3% fixed annual rent reviews

130

6 months rent





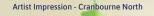














Highly sought after blue-chip investments located within metropolitan Melbourne





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

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

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