



Exclusive Eastern Suburbs Childcare Portfolio

Auction commencing 11am AEST Tuesday
16 May 2017, Doltone House Hyde Park, Sydney

Portfolio Summary

Rarely available and premium
Sydney Metropolitan locations in:

Vaucluse
South Coogee
Kensington
Maroubra
Chifley

To be sold separately



G8 Education^{ltd}





Vacluse NSW

5 Billong Avenue (corner Old South Head Road)

- Secure 10 year lease to G8 Education Limited to 2024
- Three further 10 year options to 2054
- G8 Education Ltd: largest ASX listed early education provider with over 450 centres nationally and a market cap of \$1.48billion
- Annual rent reviews plus ratchet provisions (i.e. rent cannot reduce) at market review ensuring guaranteed rental growth
- Tenant pays all usual outgoings including management fees
- Single-level facility with service approval for 36 LDC places
- Prominent 708 sqm elevated corner site at the junction with Old South Head Road and only 6.5km from the CBD
- Net Income: \$156,410 pa



G8 Education^{ltd}

South Coogee NSW

158 Moverly Road

- Secure 10 year lease to Jane's Place to 2026
- Three further 10 year options to 2056
- Jane's Place: highly successful and experienced early education provider
- Annual rent reviews plus ratchet provisions (i.e. rent cannot reduce) at market review ensuring guaranteed rental growth
- Tenant pays all usual outgoings including management fees
- Modern purpose-built facility with service approval for 44 LDC places with secure 7 under-croft car spaces
- Strategic 670 sqm site metres from the junction with Malabar Road and only 8km from the CBD
- Net Income: \$197,121 pa



Kensington NSW

61 Milroy Avenue (corner Lenthall Street)

- Secure 10 year lease to G8 Education Limited to 2024
- Three further 10 year options to 2054
- G8 Education Ltd: largest ASX listed early education provider with over 450 centres nationally and a market cap of \$1.48billion
- Annual rent reviews plus ratchet provisions (i.e. rent cannot reduce) at market review ensuring guaranteed rental growth
- Tenant pays all usual outgoings including management fees
- Double-storey facility with service approval for 56 LDC places
- Superb 709 sqm corner site providing direct access to the Eastern Distributor and only 4.5km from the CBD
- Net Income: \$243,304 pa



G8 Education^{ltd}

Maroubra NSW

91 Paine Street (corner Walsh Avenue)

- Secure 10 year lease to G8 Education Limited to 2024
- Three further 10 year options to 2054
- G8 Education Ltd: largest ASX listed early education provider with over 450 centres nationally and a market cap of \$1.48billion
- Annual rent reviews plus ratchet provisions (i.e. rent cannot reduce) at market review ensuring guaranteed rental growth
- Tenant pays all usual outgoings including management fees
- Single-level facility with service approval for 36 LDC places
- Outstanding 538 sqm corner site opposite South Sydney High School, metres from the junction with Maroubra Road and only 8.5km from the CBD
- Net Income: \$130,341 pa



G8 Education^{ltd}



Chifley NSW

36 Burke Street (corner Hume Street)

- Secure 10 year lease to G8 Education Limited to 2024
- Three further 10 year options to 2054
- G8 Education Ltd: largest ASX listed early education provider with over 450 centres nationally and a market cap of \$1.48billion
- Annual rent reviews plus ratchet provisions (i.e. rent cannot reduce) at market review ensuring guaranteed rental growth
- Tenant pays all usual outgoings including management fees
- Single-level facility with service approval for 36 LDC places
- Opposite both Chifley Public School and Matraville High School
- Prominent 531 sqm corner site providing immediate access to Anzac Parade and only 11km from the CBD
- Net Income: \$130,341 pa



G8 Education^{ltd}

**To be sold separately by Auction 11am AEST Tuesday
16 May 2017, Doltone House Hyde Park, Sydney**

International and interstate bidding available by prior arrangement



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