

PREMIUM AGED CARE

PORTFOLIO

VIC & NSW

395
CANTERBURY
ROAD

BAYSWATER
NORTH

351
FOWLER
ROAD

ILLAWONG

7
CAMPBELL
STREET

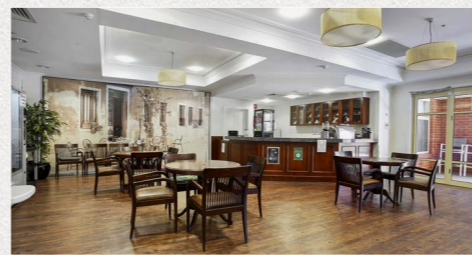
QUEANBEYAN

FOR
SALE

BY EXPRESSIONS
OF INTEREST
INDIVIDUALLY OR
TOGETHER
CLOSING WEDNESDAY
17 AUGUST AT 2PM

amicum

savills



325 CANTERBURY ROAD
BAYSWATER NORTH, VIC

BEDS
121

LEASE
15 + 10 + 10 YEARS

RENTAL INCOME
\$1,210,000 + OUTGOINGS & GST

LAND AREA
12,480SQM*



7 CAMPBELL STREET
QUEANBEYAN, NSW

BEDS
118

LEASE
15 + 10 + 10 YEARS

RENTAL INCOME
\$885,000 + OUTGOINGS & GST

LAND AREA
6,480SQM*



351 FOWLER ROAD
ILLAWONG, NSW

BEDS
64

LEASE
15 + 10 + 10 YEARS

RENTAL INCOME
\$480,000 + OUTGOINGS & GST

LAND AREA
6,677SQM*

STRATEGICALLY LOCATED SOCIAL INFRASTRUCTURE INVESTMENTS

WITH NEW LEASES TO A LONG-TERM OPERATOR



3 high quality facilities leased out to Heritage Care – a leading privately owned aged care services provider with 11 locations across New South Wales & Victoria.



Strong lease security with new long term leases



All properties are land tax exempt



Significant landholdings underpinning the value of the assets

*Approximate

FOR SALE BY EXPRESSIONS OF INTEREST INDIVIDUALLY OR TOGETHER

C L O S I N G W E D N E S D A Y 1 7 A U G U S T A T 2 P M



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