

4 STRATEGIC, STATE OF THE ART MELBOURNE FREEHOLD CHILDCARE INVESTMENT OPPORTUNITIES WITH NEW 20 YEAR LEASES

MALVERN EAST

POINT COOK

PRESTON

MELTON



UNDERVALUED INVESTMENT CLASS



HIGH QUALITY BOUTIQUE PRIVATE FAMILY OPERATOR



BRAND NEW PROPERTIES



ATTRACTIVE DEPRECIATION BENEFITS



OFFERED SEPARATELY



CBRE VICTORIAN
RETAIL INVESTMENTS

FOR SALE VIA PREMIUM PROPERTY PORTFOLIO AUCTION
THURSDAY 31ST AUGUST 2017 FROM 6.00PM

CBRE VICTORIAN HEALTH,
AGED & CHILD CARE

NIÑO ELA ARE DEDICATED TO PROVIDING AN ENVIRONMENT OF
INNOVATIVE & ENRICHING EDUCATIONAL EXCELLENCE
TO PREPARE EACH CHILD FOR AN EVER CHANGING SOCIETY IN THE 21ST CENTURY.

KEY LEASE DETAILS

ACROSS ALL PROPERTIES

Tenant	Niño Early Learning Adventures [^]
Term	New 20 year term
Option	10 years
Annual increases	3%
Bank guarantee	6 months

[^]Related entity trading as



THE NIÑO EXPERIENCE



ARTIST IMPRESSION—MALVERN EAST



TYPICAL NIÑO CUTTING EDGE INTERIOR & EXTERIORS



THE FOUR PROPERTIES IN THE NIÑO ELA PORTFOLIO

11-15 CHADSTONE ROAD MALVERN EAST



ARTIST IMPRESSION

PERMIT / PLACES

Childcare centre for 158 children

LAND AREA / ZONING

1,977sqm*
General Residential Zone GRZ1

BUILDING AREA

1,302sqm*

STATUS

Under construction
– Scheduled opening April 2018

INCOME

\$711,000p.a + GST*

365 BELL STREET PRESTON



ARTIST IMPRESSION

PERMIT / PLACES

Childcare centre for 122 children

LAND AREA / ZONING

1,161sqm*
Public use zone PUZ4

BUILDING AREA

913sqm*

STATUS

Construction nearing completion
– Imminent opening August 2017
(strong registrations of interest)

INCOME

\$488,000p.a + GST*

60 FLOREY AVENUE POINT COOK



EXISTING BUILDING

PERMIT / PLACES

Childcare centre for 144 children

LAND AREA / ZONING

2,352sqm*
General Residential Zone GRZ1

BUILDING AREA

1,102sqm*

STATUS

Open (near full occupancy within
6 months of opening)

INCOME

\$511,200p.a + GST*

1-7 RESERVE ROAD MELTON



ARTIST IMPRESSION

PERMIT / PLACES

Childcare centre permit for 128 children

LAND AREA / ZONING

3,323sqm*
Industrial 1 Zone IN1Z

BUILDING AREA

998sqm*

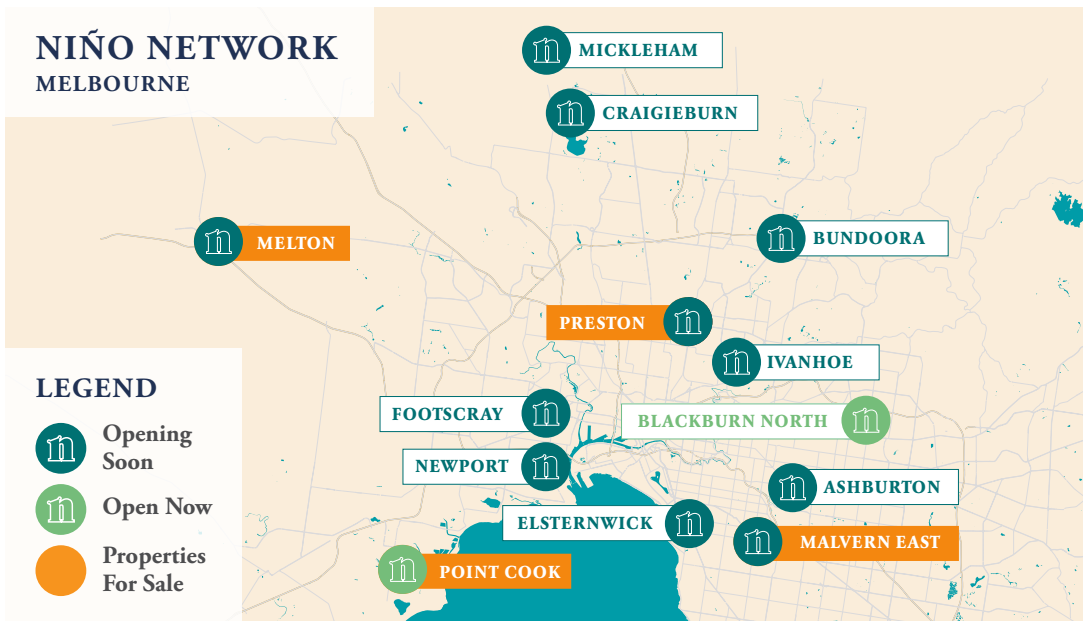
STATUS

Forthcoming construction
– Scheduled opening April 2018

INCOME

\$391,680p.a + GST*

**NIÑO NETWORK
MELBOURNE**



LEGEND

- Opening Soon
- Open Now
- Properties For Sale



THE 'INVESTMENT OPPORTUNITY'



Undervalued asset class experiencing exceptional demand due to Melbourne's booming population growth



Supported by \$37billion investment by Federal Government to sector over next 4 years, & subsidies for childcare centre parents[^]



Strong tenant commitment due to; high fit out cost, specialised nature of facilities, high business values, licensing requirements / obligations attached to the property



Strong depreciation benefits

[^]www.education.gov.au



THE 'NIÑO STORY'

Private family owned & operated business with 20+ years of experience

Growing Melbourne network of 13 operating & forthcoming state of the art centres

Highly qualified educators delivering an array of holistic learning & care programs, mindful curriculum & curated menus by nutritional ambassador Olympic gold medalist Lauren Burns

Group Senior Manager Melinda Ackerman, veteran of the industry with 25+ years' experience & a background with ASX listed providers



THE 'DEVELOPER / BUILDER'

Specialised childcare builder developer with 20+ years' experience

Over 25 centres developed including four major national ASX Listed operators

High quality construction, attention to detail & highly efficient design to maximise child's, parent's, & employee's experience



STRATEGIC 'CATCHMENT' LOCATIONS

Carefully handpicked sites with physical attributes complementing a childcare use business case

Strategic locations with strong supporting demographics & recognising demand for high quality childcare services within catchment

Proximate to schools, retail amenity, public transport & major road arterials

Operating centres experiencing near full occupancy and very strong pre-registration of interest

**TO BE SOLD SEPARATELY – CBRE PREMIUM PROPERTY PORTFOLIO AUCTION
THURSDAY 31ST AUGUST 2017 FROM 6PM**

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES & MARKETING AGENTS:

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*Approximately. The information in this document is general in nature & is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information & seek your own independent financial & legal advice. The information must not be relied upon to make any investment decisions. The principal & its agent will not be liable for your failure to verify the information or seek appropriate advice.