

FOR SALE

3 STATE OF THE ART CHILDCARE INVESTMENTS WITH NEW 20 YEAR LEASES

ASHBURTON

MICKLEHAM

BUNDOORA



niño

Early Learning Adventures

UNDERVALUED INVESTMENT CLASS



HIGH QUALITY PRIVATE
VICTORIAN FAMILY OPERATOR



BRAND NEW PROPERTIES



ATTRACTIVE DEPRECIATION BENEFITS



OFFERED SEPARATELY



FOR SALE VIA PREMIUM PROPERTY PORTFOLIO AUCTION
THURSDAY 26TH OCTOBER 2017 FROM 6.00PM

CBRE VICTORIAN HEALTH,
AGED & CHILD CARE

NIÑO EARLY LEARNING ADVENTURES – 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



EXISTING & POPULAR BLACKBURN CENTRE



TYPICAL NIÑO CUTTING EDGE INTERIOR & EXTERIORS



3 STRATEGIC FREEHOLD INVESTMENT PROPERTIES

356-358 WARRIGAL ROAD ASHBURTON



PERMIT / PLACES

Childcare centre for 134 children

LAND AREA / ZONING

1,683sqm*

Neighbourhood Residential Zone NRZ3

BUILDING AREA

932sqm*

STATUS

Under construction
– Scheduled opening Mid 2018

INCOME

\$603,000p.a + GST*

459 BROOKFIELD BOULEVARD MICKLEHAM



PERMIT / PLACES

Childcare centre for 140 children

LAND AREA / ZONING

2,933sqm*

Urban Growth Zone UGZ1

BUILDING AREA

895sqm*

STATUS

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

INCOME

\$496,944p.a + GST*

LOT 2, 222 PLENTY ROAD BUNDOORA



PERMIT / PLACES

Childcare centre for 152 children

LAND AREA / ZONING

4,221sqm* - Based on 2 lot sub permit
Special Use Zone SUZ3

BUILDING AREA

1,225sqm*

STATUS

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

INCOME

\$581,400p.a + GST*

NIÑO NETWORK MELBOURNE



LEGEND

- Properties For Sale
- Opening Soon
- Open Now
- Other Centres



THE 'INVESTMENT OPPORTUNITY'



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



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



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



Strong depreciation benefits

[^]www.education.gov.au



THE 'NIÑO STORY'

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

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

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

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



THE 'DEVELOPER / BUILDER'

Specialised childcare builder/developer with 20+ years' experience

Over 25 centres developed including for major national ASX Listed operators

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



STRATEGIC 'CATCHMENT' LOCATIONS

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

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

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

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

TO BE SOLD SEPARATELY – CBRE PREMIUM PROPERTY PORTFOLIO AUCTION
THURSDAY 26TH OCTOBER 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.