



G8 Education Ltd

For Sale

502-504 Middleborough Road BLACKBURN

(CNR OF WOORWARREN LANE)



36.58m*

MIDDLEBOROUGH ROAD

WOORWARREN LANE
(R.O.W.)



Modern purpose built centre



Attractive depreciation benefits



Depended upon community services



Defensive asset class

Outstanding
Childcare Investment Leased to Publicly Listed G8 Education only
1.7km* from **Box Hill Central**

FOR SALE VIA PREMIUM PROPERTY PORTFOLIO AUCTION
WEDNESDAY 6TH DECEMBER 2017 FROM 11:00AM

CBRE VICTORIAN HEALTH, AGED & CHILD CARE



-  New 10 year lease to G8 Education, the largest ASX listed childcare provider with over 480 centres nationally and a market cap of \$1.48 billion
-  Immaculate 674sqm* purpose-built facility licensed for 110 places plus 21 on-site car spaces
-  Passing income of \$427,500pa* + GST with annual CPI increases
-  Attractive taxation depreciation benefits
-  Favourable lease structure with all outgoing payments by the tenant (including land tax)
-  Substantial landholding of 2,007sqm* occupying a prominent corner location with General Residential zoning
-  Located in Melbourne's famed 'Eastern Corridor' metres from Kerrimuir Shops (100m*), Springfield Park (500m*), buses (130m*) and North Blackburn Shopping Centre (1km*)
-  Within close proximity of Westfield Doncaster (2.8km*), Box Hill Central (1.75km*) and Eastern Freeway (1.3km*)

FOR SALE VIA PREMIUM PROPERTY PORTFOLIO AUCTION WEDNESDAY 6TH DECEMBER 2017 FROM 11:00AM AT CBRE MELBOURNE OFFICE

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*Approximately. ^realestate.com.au. 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.