

1066-1070 CENTRE ROAD OAKLEIGH

CORNER OF ESKAY ROAD

FIRST CLASS FREEHOLD CHILD CARE INVESTMENT WITH 15 + 5 + 5 YEAR LEASE TO 2042



TRIPLE NET LEASE WITH TENANT PAYING ALL OUTGOINGS + LAND TAX



HIGH QUALITY PRIVATELY OWNED OPERATOR



STATE OF THE ART BRAND NEW CENTRE



UNDERVALUED INVESTMENT CLASS



FULL DEPRECIATION BENEFITS



ESKAY ROAD

56.51M

56.03M

CENTRE ROAD

PRIVATE SALE

CBRE VICTORIAN HEALTH, AGED & CHILD CARE



OAKLEIGH SOUTH PRIMARY SCHOOL 100M* AWAY

 TENANT - **EARLY LEARNING CENTRE**
OAKLEIGH SOUTH

 LAND - **3,289SQM**

 BUILDING AREA - **1,002SQM**

 OUTDOOR PLAY AREA - **988SQM**

 CAR PARKING SPACES PROVIDED - **30**

 PLACES - **139**

 STAFF - **28**





COMMERCIAL
KITCHEN FACILITIES
COMBINED WITH
PARENT RETREAT
AREA WITH 8
ACTIVITY ROOMS
FOR CHILDREN FROM
6 WEEKS TO 5 YEARS



1066 **CENTRE ROAD**
1070 **OAKLEIGH**
CORNER OF ESKAY ROAD



Brand new purpose designed and built centre that will provide modern facilities for 139 children with a unique timber construction and a natural environment based playground



15 + 5 + 5 year lease to 2042 + 6 month bank guarantee & 3% fixed annual increases



Income of **\$600,000 p.a.*** plus GST & outgoings with strong depreciation benefits



Strategically selected **corner land holding of 3,289sqm*** with high exposure, convenient & central Oakleigh South location, close to the brand new Links retail centre, Monash University, Monash Hospital and Children's Hospital



Building area of **1,002sqm*** with high-grade purpose built construction & tenant fitout with **30 car spaces**



Opposite Oakleigh South Primary School & metres to Clarinda Primary School, immediate proximity to one of the most recognisable golf courses in the world, Huntingdale and Oakleigh South quarry, earmarked to house **2,500 residents** over the next 5 years



UNIQUE CHILDCARE
CENTRE BUILT USING
CROSS LAMINATED
TIMBER (CLT) PANELS
- ONE OF THE FIRST
IN AUSTRALIA WITH
OVER 2,000SQM OF
EXPOSED TIMBER



OUTSTANDING
PLAYGROUND AREAS
DESIGNED TO
ALLOW CHILDREN
TO EXPLORE AND
EXPERIENCE
THE NATURAL
ENVIRONMENT



LOCATED IN AN AREA WITH SURGING DEMAND GROWTH, AS A RESULT OF PROPOSED RESIDENTIAL PROJECTS AND IN-FILL DEVELOPMENT IN OAKLEIGH SOUTH, BENTLEIGH EAST & CLAYTON SOUTH.



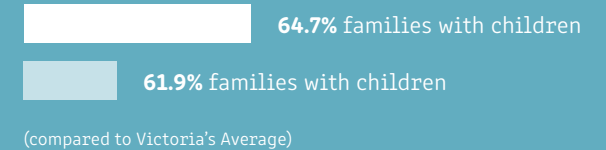
OAKLEIGH SOUTH – FAST FACTS

Total estimated daily demand is currently estimated at **914 places** with a need for an estimated **200-300** additional places by 2023

Working population (those that live outside the major catchment) is estimated at **296 places per day**

Infill residential development is being undertaken in the catchment including **96 townhouses** at 10 Alvina Street, Oakleigh South and the Oakleigh South Quarry site which will eventually incorporate **2,500 dwellings**

Higher proportion of **families with children**



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



"This is the quintessential growth sector, a sector which is driven by strong population growth and unequivocal backing from all major political parties"
www.education.gov.au

PRIVATE SALE

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.