

20 YEAR LEASE TO EXPERIENCED CHILD CARE PROVIDER

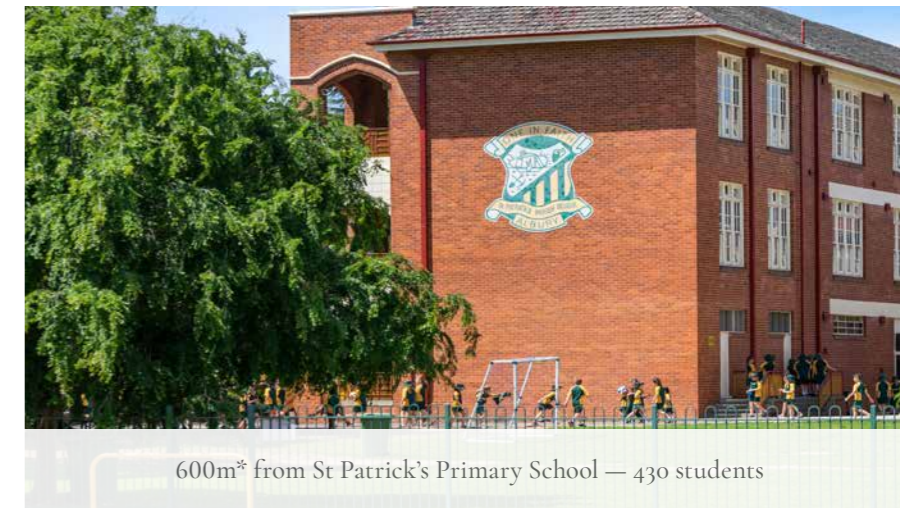


Kiewa Kids Early Learning
515 Ebdon Street, Albury NSW

Outline Indicative



Immaculate 644sqm* purpose-built facility



600m* from St Patrick's Primary School — 430 students



Outline Indicative



Substantial landholding of 2,257sqm*
zoned general residential



Immaculate 644sqm* purpose-built
facility licensed for 87 places plus
23 on-site car spaces*



Strategically located within established
residential precinct 600 metres* from
St Patrick's Primary School and 1km*
from the city centre



Attractive taxation
depreciation benefits



Albury/Wodonga: strong
regional twin cities with a trade
catchment in excess of 120,000*



Passing income of \$195,391 per annum*
with fixed 3% annual increases

*approx

For further information contact the exclusive selling agents:

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IN CONJUNCTION
WITH

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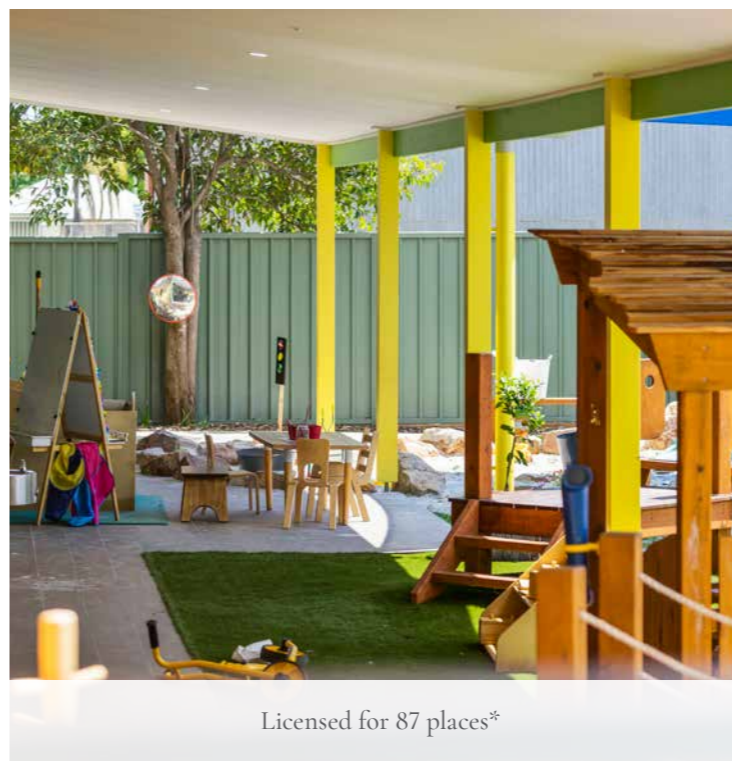
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CBRE

#PortfolioAuctionsDoneDifferently

VICTORIAN
HEALTH, AGED
AND CHILD CARE



Licensed for 87 places*



Attractive tax saving depreciation benefits