



 Burgess
Rawson

Sold

Strong-Trading Childcare Investment at 100% Occupancy

Sold

Contact Agent

Sold: Fri 17-Dec-21

Medical/Consulting • Retail • Other

6-8 Toral Drive, Buderim, Qld 4556

Floor Area:

1 m²

Land Area:

0.50ha (1.24 acres) (approx)



 Burgess Rawson

 Burgess Rawson

Property Description

- **New 15 Year Net Lease + opts to 2066**
- **Min 3% annual rent increases**
- **Tenant pays land tax**

+ 15 year net lease to Toral Lodge Childcare to 2036
+ Three further 10 year options to 2066
+ Toral Lodge Childcare: operated and managed by Sparrow Early Learning, with a network of 59 centres nationally
+ Exceptional educational program offering pony rides, and rated 'Exceeding' under the National Quality Standard (NQS)
+ Annual rent increases to the greater of CPI or 3%
+ Current occupancy of 100% with long wait-list
+ Tenant pays all outgoings including land tax
+ Completely refurbished child care facility, with service approval for 75 LDC places
+ Substantial 5,000sqm site metres from the Sunshine Motorway and University of the Sunshine Coast (USC)
+ Significant depreciation benefits
+ Childcare/Early Education is an essential service and one of Australia's most sought-after asset classes, with both Federal and State Governments providing record funding. In the 2021-22 Federal Budget, the Federal Government added a further \$1.7 billion to the \$10.3 billion already budgeted for the year.*
+ Net Income: \$240,000 pa + GST

For Sale by Investment Portfolio Auction
10:30AM (AEST) Thursday 16 December 2021
Hilton Brisbane

*Mitchell Institute, Australian Investment in Education: Early Learning.

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

6-8 Toral Drive, Buderim, Qld 4556



Adam Thomas
0418998971

Natalie Couper
0413856983



Andrew Havig
0478010990

Burgess Rawson - Melbourne
Level 7, 140 Bourke Street, Melbourne Vic 3000

Burgess Rawson - Brisbane
Level 12, 127 Creek Street,
Brisbane City Qld 4000