



## Brand New Childcare Investment Leased to ASX Listed Tenant

**Sold**

Contact Agent

Sold: Wed 30-Mar-22

Medical/Consulting • Retail • Other

8 Bikram Circuit, Southern River, WA 6110

**Floor Area:**

1 m<sup>2</sup>

**Land Area:**

2466.00 m<sup>2</sup> (approx)



## Property Description

- **30 year net lease to 2052**
- **Guaranteed 2.5% fixed annual increases**
- **2,466sqm high-profile site**

+Secure Thirty (30) Year Net Lease to G8 Education to 2052.  
+G8 Education Ltd (ASX:GEM): Australia's largest listed child care provider, \$1.09b\* market cap, educating more than 58,000 children daily across 470+ locations.  
+Tenant pays all outgoings, including single holding land tax.  
+Fixed 2.5% annual rent increases.  
+Purpose built child care centre, licensed for 104 LDC places.  
+Brand new construction offering significant depreciation benefits.  
+Strategic 2,466sqm\* site directly opposite Southern River Square Shopping centre anchored by Coles, Chemist Warehouse, McDonalds and numerous specialty stores and only 19kms from the Perth CBD.  
+Located within the City of Gosnells, 5th largest LGA in Western Australia and is forecast to grow 25.38% to 170,048 people by 2036.\*\*\*  
+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: \$312,000pa\* + GST.

For Sale by Investment Portfolio Auction  
10:30am (AEST) Wednesday 30th March 2022  
Crown Casino - River Room

\*All areas and figures are approx only. All boundaries are indicative only. All precaution has been taken to establish the accuracy of all information but does not constitute any representation by the Vendor or Agents.

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

\*\*\*forecast.id

## Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

8 Bikram Circuit, Southern River, WA 6110



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