



20 Year Triple Net Lease to Australia's Largest ASX Listed Operator

Sold

Contact Agent
Sold: Wed 22-Jun-22

Medical/Consulting • Retail • Other

Great Beginnings , 26 Olympic Avenue, Mount Clear, Vic 3350

Floor Area:

860 m²

Land Area:

2805.00 m² (approx)



Property Description

- **Fixed 3% annual rent increases**
- **G8 Education – 470+centres**
- **Substantial 2,805sqm corner site**

+ Secure 20 year triple net lease to G8 Education to 2037
+ Three further Ten year options to 2067
+ 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
+ Fixed 3% annual rent increases
+ Tenant pays 100% of outgoings including: all maintenance (capex & structural), rates, land tax, insurance and management fees
+ Purpose-built 860sqm childcare centre constructed 2017, licensed for 126 LDC places.
+ Large 2,805sqm corner site, located 540 metres from four schools and only 5.4 kilometres from Ballarat's commercial centre.
+ Ballarat: one of Australia's fastest growing regional cities, projected 19% population growth by 2026.
+ 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: \$278,984* pa + GST

For Sale by Investment Portfolio Auction
10:30am (AEDT) Wednesday 22 June 2022
Crown Casino - River Room

* Approx.

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

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Great Beginnings , 26 Olympic Avenue, Mount Clear, Vic 3350



David Wright
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Colliers - Melbourne
Level 30, 367 Collins Street,
Melbourne Vic 3000



Andrew Lewis
0418 508 908

Colliers - Ballarat
Level 2, 210 Sturt Street, Ballarat
Central Vic 3350



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

Sam Mercuri
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