



Impressive Childcare Investment | 15 Year Triple Net Lease to ...

Sold

Contact Agent

Sold: Thu 30-Sep-21

Medical/Consulting • Retail • Other

5 Central Parade, Murwillumbah, NSW 2484

Floor Area:

1 m²



Property Description

- **Min 2.5% annual rent increases**
- **Tenant pays 100% of outgoings**
- **3,269sqm site with triple st frontage**

+ 15 year triple net lease to Petit Early Learning Journey to 2030
+ Two further 5 year options to 2040
+ Petit Early Learning Journey: highly experienced and successful early education provider with 17 centres across the eastern seaboard
+ Minimum 2.5% annual rent increases plus ratchet provisions at market review, ensuring rental growth.
+ Tenant pays 100% of outgoings including: all maintenance (both capital and structural), rates, insurance and management fees
+ Purpose-built 715 sqm child care facility, licensed for 110 LDC places
+ Land Tax exempt commercial investment
+ Large 3,269sqm site with triple street frontage
+ Murwillumbah: sought-after location on the Tweed River only 16km from Cabarita Beach, Casuarina and Kingscliff
+ Northern Rivers Region: Home to 307,047 people, supporting 107,411 jobs, and with an annual economic output of \$32.683 billion.
+ Childcare/Early Education is an essential service and one of Australia's most sought-after asset classes, with the Federal and State Governments providing record funding. In the 2021-22 Federal Budget, the government added a further \$1.7 billion to the \$10.3 billion already budgeted for the year.*
+ Net Income: \$263,067 pa + GST

For Sale by Investment Portfolio Auction
11am (AEST) Thursday 30 September 2021

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

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

5 Central Parade, Murwillumbah, NSW 2484



Natalie Couper
0413 856 983

Adam Thomas
0418 998 971



Michael Vanstone
0403 580 528

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

Burgess Rawson - Sydney
Level 18, 15 Castlereagh Street,
Sydney NSW 2000