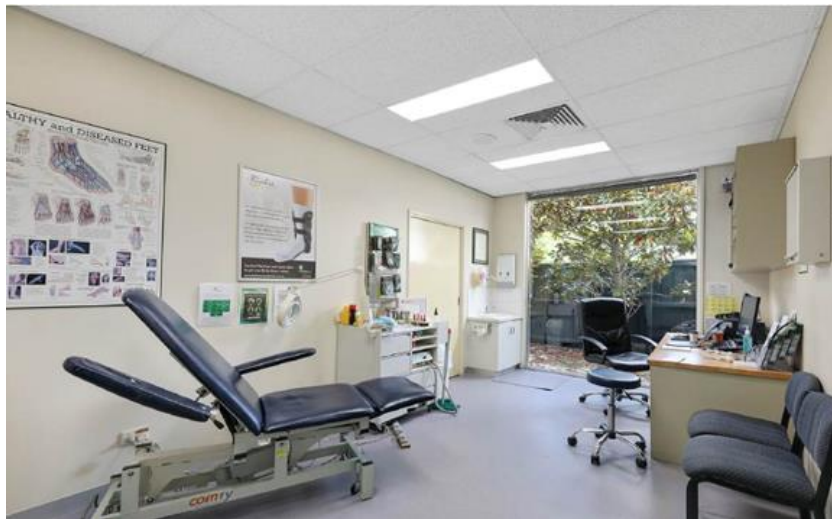




2 Adrian Road Casey 3550 TAS Australia

This property provides excellent exposure to the non-discretionary medical asset class, leased to Australia's largest Allied Health Group, on a long 10 year lease. The lease comes with a further 2 x 5 year options, extending out to 2040. The modern 342 m2 building comes with an up-to-date medical fit-out. It is situated in a high demand location of Traralgon, a progressive Regional City of Victoria. With dual frontage of around 14m, and private car parking, the site is likely to remain attractive to tenants for the long term. The asset comes with a net income of \$162,868, providing a net return of 6%. The lease comes with landlord friendly 3.5% annual increases. Take advantage of potential 50% stamp duty saving currently applicable to assets in regional Victoria. Based on a purchase price of \$2,700,000, this concession translates to a substantial \$77,750 saving. Medical assets are sought after due to their defensive characteristics, and with long leases such as this, typically come with net yields well below 6%. The market timing for purchasing this asset offers excellent value.



Key Information

Investment Type	Industrial
Purchase Price	123456789
Net Yield	4.44
Property Market Status	Pre Market

Key Highlights

- Secure 10-year lease commenced May 2020 plus options through to 2040
- High demand essential services medical investment trading as The Foot & Ankle Clinic. The Foot & Ankle Clinic is owned by Healthia Group, Australia's Largest Allied Health Group
- Current compounding rent \$169,861 p.a. with fixed 3.5% annual increases, assures long term



rental growth

- Tenant pays all usual outgoings as per the lease (excluding land tax)
- Net income of \$162,868.00 (after non-recoverable land tax of \$6,993), providing a net return of 6%
- Modern approx. 342m² building with up-to-date medical fit-out
- Approx 471m² dual frontage site with circa 14.29m frontage to Grey Street and onsite carpark
- Prized location situated on high profile main road and situated amongst other major services including schools, medical and professional services
- Zoned Activity Centre (ACZ) - Latrobe City Planning Scheme
- Potential 50% stamp duty saving currently applicable to assets in regional Victoria, representing a significant upfront saving of \$77,750 !

Background Information

How old is the asset?	2
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	23
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	2
How long have they been in business overall?	123
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	

Location Information

Why Victoria? The most liveable city Frequently appearing in the top rankings of the world's most liveable cities by the Economist Intelligence Unit. Melbourne has set the benchmark as a leader in all sectors including business and finance, healthcare, education and infrastructure. A thriving and cosmopolitan global hub. Melbourne consistently is outperforming its regional and global neighbours in the liveability rankings. Melbourne has well and truly positioned itself as the powerhouse city in which to live and work. Australia's fastest growing economy Contributing to the world's 14th largest economy, Victoria has long been a powerhouse of the Australian economy. With economic activity and full-time employment now well above pre-pandemic levels, the state's strong performance has been demonstrated by a \$474 billion Gross State Product in 2020-21. Melbourne has become internationally recognised off the back of its thriving education, services and tourism



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sectors. Melbourne accounts for nearly a quarter of economic activity (25% of national GDP 2019) and is ranked with some of the largest economies in South-East Asia. World class infrastructure. The Victorian Government is committed to ongoing investment in our world-class transport infrastructure to provide Victorians with better connectivity and a greater quality of life. The upgrades to Melbourne's major landmarks cement the state's vision to continuously improve and maintain its first-class destination profile. Market size. Melbourne is a thriving market, rapidly growing in size, recording a population growth of 1.78% from 2021 to 2022. Victoria's population is expected to increase from 6.74 million to 9.0 million in the coming years and Melbourne city is predicted to overtake Sydney in total population count by 2030. For more great reasons to invest in Melbourne - <https://www.invest.vic.gov.au/why-melbourne>

Tenant Information

Financial Overview

Investment type of this property is ABCD...

Rental Comparison

Offer to Purchase

Offer to Purchase	123456789
Initial Deposit	123456
Due Diligence	12 days
Finance Days	12 days
Settlement	12 days



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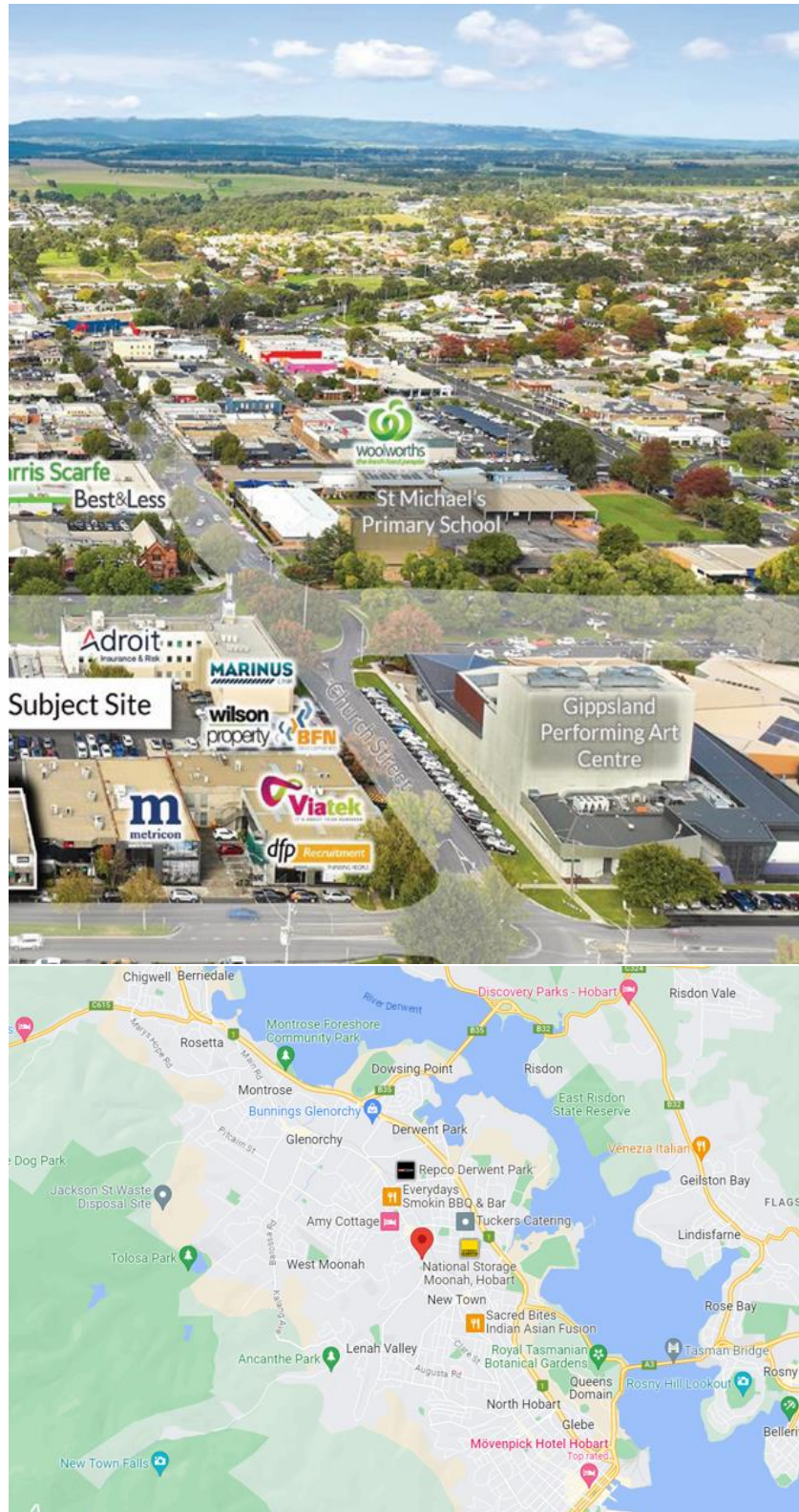
[More Images](#)





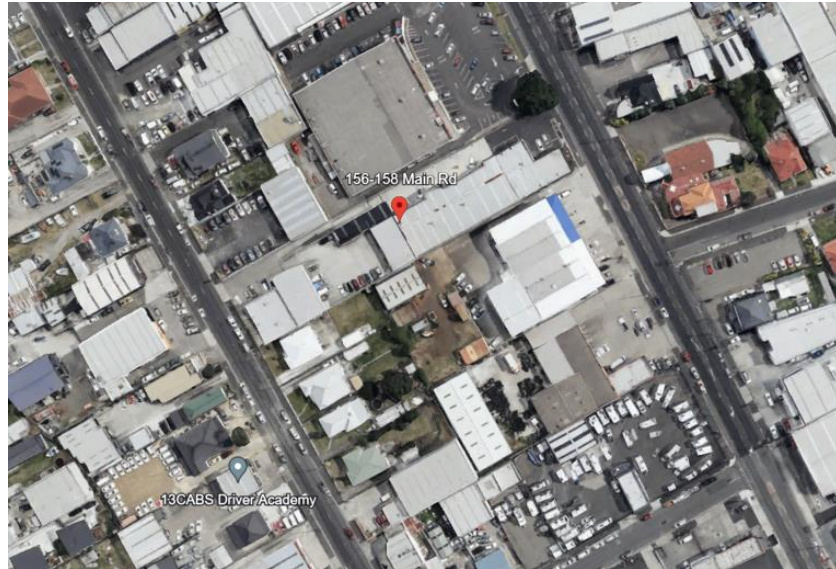
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Disclaimer:

The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be held liable for any decisions made based on this information without proper consultation with a professional adviser.