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## **5 Harken Street Cooroy 4563 QLD Australia**

Discover a prime investment opportunity in the heart of Cooroy, featuring a long-term net lease to a reputable childcare operator, offering a secure and stable income stream.

Situated at 22 Kauri Street, Cooroy, Queensland, this property occupies a strategic location within the bustling Noosa Hinterland region. The centre is ideally positioned within the township, only 15 kilometers west of the affluent coastal town of Noosa. Cooroy's town centre, renowned for its vibrant small businesses, provides ample amenities including schools, medical services, and retail outlets. The property boasts excellent exposure and accessibility due to its proximity to major transport links and an expanding residential community, which is expected to continue growing, enhancing the local demographic profile.

The property encompasses a generous landholding of 2,028 square meters, with a Net Lettable Area (NLA) of 4,331 square meters. This childcare centre is licensed for 63 long day care places, ensuring a strong foundation for operational efficiency. The site features ample parking with 13 designated car spaces, allowing for convenience for parents and staff alike. The strategic corner position offers significant street frontage, contributing to high visibility and exposure for the business.

Smarty Pants Early Learning Centre currently operates under a 15-year net lease with options extending to 2052, providing stability and longevity for investors. The tenant is responsible for all outgoings, including land tax, ensuring minimal financial burden on the property owner. With annual rent increases set to the greater of CPI or 3%, the lease structure is favorable for consistent income growth over time.

Opportunities for value enhancement include potential redevelopment options, adaptive reuse possibilities, or extending the childcare service offerings to capture an increasingly competitive market.



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### Key Information

Investment Type	Child Care
Purchase Price	1500000
Net Yield	6.6
Property Market Status	

### Key Highlights

- Established childcare investment with strong fundamentals.
- 15-year net lease until June 2037.
- Three options for five-year extensions to 2052.
- Annual rent increases: CPI or 3%, whichever greater.
- Tenant responsible for all outgoings, including land tax.
- Operational since 1988 with 63 licensed childcare places.
- 2,028sqm site within Cooroy's retail and medical precinct.
- 250m from Cooroy State School; proximity to major schools.
- Located 15km west of affluent Noosa region.
- Net income of \$168,233 per annum, plus GST.
- Strong population growth forecast for Sunshine Coast.
- Zoned: Community Facilities under Noosa Council Planning.
- Ten on-site car spaces available for convenience.
- High visibility with direct Kauri Street frontage.



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- Solid tenant profile and desirable location enhance demand.

### Background Information

How old is the asset?	30
Vendors reason for selling?	Health
How many days the property has been on the market with the selling agents?	30
Is the property strata titled?	Yes
Are the seller & tenant related parties?	
How long has the current tenant been on-site?	10
How long have they been in business overall?	4
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No



### Location Information

This strategic property is located at 22 Kauri Street, Cooroy, within the idyllic Noosa Hinterland, just 15 kilometers west of the renowned coastal region of Noosa. The site benefits from its proximity to major retail and commercial amenities, with an array of national tenants such as IGA, BP, and Mitre 10 nearby. Furthermore, the area is well-served by schools, lying just 250 meters from Cooroy State School, which has over 460 enrolments, and within a kilometer of other prominent educational institutions like Noosa District High School and Noosa Christian College. The substantial residential



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growth in the region—forecasted to increase the population by 33% to over 500,000 by 2041—demonstrates the area's strong demand for childcare services.

### Tenant Information



### Financial Overview

Child Care

### Rental Comparison

### Offer to Purchase

Offer to Purchase	1500000
Initial Deposit	150000
Due Diligence	30 days
Finance Days	30 days
Settlement	30 days



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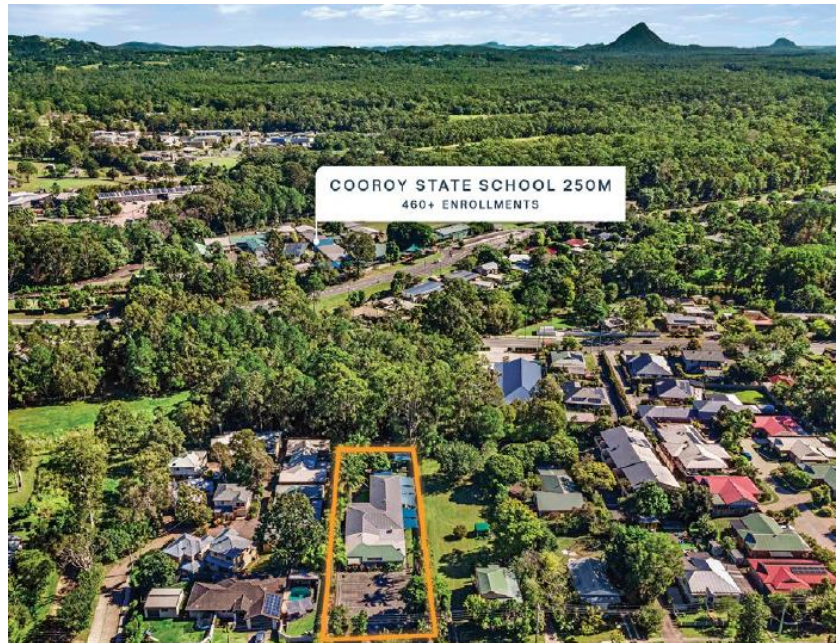






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