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4 Fortune Avenue Bongaree 4507 QLD Australia

This exceptional commercial property presents a unique opportunity to acquire the Bribie Island Health Hub—a brand-new, state-of-the-art medical centre strategically positioned within the primary commercial precinct serving 37,504 residents. It is also located within 4 km of 11 retirement villages and over-50s communities, making it a key asset in one of Australia’s most dynamic healthcare markets.

Healthcare is the largest sector of the Australian economy, accounting for 10.5% of GDP and employing approximately 13% of the workforce. This property offers strong lease security, attractive depreciation benefits, and is backed by national operators.

The Bribie Island Health Hub spans a valuable 3,681 square metre District Centre-zoned landholding, featuring 38 dedicated car parks. It is anchored by new 12- and 7-year net leases to Bribie Island Medical Pty Ltd and Lumus Imaging, the latter being part of ASX-listed Healius, one of Australia’s leading healthcare providers.

This investment generates a net income of \$913,360 per annum, with annual rent increases aligned with greater of CPI or 3%. Its prime location and secure tenancy ensure steady cash flow and significant potential for future growth, making it an outstanding investment opportunity.



Key Information

Investment Type	Medical
Purchase Price	\$15,200,000
Net Yield	6%
Property Market Status	Off Market

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Key Highlights

- Bribie Island Health Hub
- Brand-new, state-of-the-art medical centre
- Strategically located within the primary commercial precinct serving 37,504 residents.
- Positioned within 4 km of 11 retirement villages and over-50s communities.
- Spans 3,681 square metres of District Centre-zoned land.
- Building Area 1,743 square metres
- Features 38 dedicated car parks
- Secured by new 12- and 7-year net leases.
- National operators
- Tenants:
 - Bribie Island Medical Pty Ltd.
 - Lumus Imaging, part of ASX-listed Healius, one of Australia's leading healthcare companies.
- Financials:
 - Net income - \$913,360 per annum.
 - Annual rental increases – Greater of CPI or 3%.

Background Information

How old is the asset?	Newly built in 2024
Vendors reason for selling?	Developer Sale
How many days the property has been on the market with the selling agents?	0
Is the property strata titled?	No
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	less than 1 year
How long have they been in business overall?	7 Months
Is the property in a flood zone?	
Is this lease a leaseback arrangement?	No



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Location Information

Situated 46 km* north of Brisbane's CBD, Bribie Island is a picturesque coastal destination that attracts 827,000 visitors annually, making it the most visited area in Moreton Bay. This serene location is a haven for retirees, with 11 retirement villages on the island, creating an unmatched demographic and a concentrated market for healthcare providers.

A significant 57% of Bribie Island's population comprises seniors, and this demographic is expected to grow over 40% to exceed 690,000 by 2041. Additionally, half the population lives with a long-term health condition, highlighting the strong demand for healthcare services. As part of Australia's third-largest local government area and the fifth fastest-growing, Bribie Island also boasts the country's highest percentage of "very high GP attenders." The local economy is predicted to double to \$40 billion by 2040, reinforcing the area's position as a vital healthcare market.

Tenant Information

Bribie Island: <https://www.bribieislandmedical.com.au>

Bribie Island Medical are highly experienced operators with established medical practices in Caboolture, North Lakes and Mackay.

Their ultra-modern practices are committed to providing comprehensive care to all individuals and families with minimal waiting time.

A mission to provide the highest standard of patient care whilst incorporating a holistic approach toward diagnosis and management of illness has delivered a loyal patient base and provided a strong platform for growth.

Bribie Island Medical's expertise in site selection has resulted in a close focus on the Moreton Bay region. Residents of Moreton Bay North in particular have high demand for health services, with 4.8 per cent of Moreton Bay North residents considered high GP attenders.

Their latest medical centre in Bongaree is set to continue their track record and deliver much needed first-class healthcare services and care to the local population.

Lumus Imaging: <https://www.lumusimaging.com.au>

Lumus Imaging is part of ASX Listed Healius, one of Australia's leading healthcare companies, with a network of 150 diagnostic imaging sites nationwide and is one of the largest Imaging providers in the country.

It conducts more than three million radiography examinations each year. Its network includes stand-alone community imaging centres, and imaging facilities located within private and public hospitals and in medical centres.



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Lumus Imaging has a highly trained team of over 160 radiologists, together with radiographers, sonographers, nuclear medicine technologists, nurses, centre support and corporate teams dedicated to providing high- quality imaging services to the community and caring for their health and wellbeing at every stage of life.



Financial Overview

Lessee	Term Start	Lease Expiry	Option	Increases	Outgoings	Rent PA
Bribie Island Medical Pty Ltd	15-May-24	14-May-36	3 x 5 year options to 2051	Greater of 3% or CPI	100%	\$666,410
Queensland Diagnostic Imaging Pty Ltd	1-Sep-24	31-Aug-31	3 x 5 year options to 2036	Greater of CPI or 3%	100%	\$246,950
						\$913,360

Outgoings	
Land Tax	\$ 36,000.00
Council Rates & Utilities	\$ 7,400.00
Water & Sewerage	\$ 4,000.00
Insurance	\$ 12,000.00
Cleaning & Maintenance	\$ 16,100.00
Fire Protection	\$ 2,450.00
Gardening	\$ 2,400.00
Management	\$ 40,295.00
Total	\$ 120,645.00

Gross Income	\$ 913,360.00
Less Outgoings	\$ 120,645.00
Plus Recoverable Outgoings	\$ 120,645.00
Net Income	\$ 913,360.00

Rental Comparison

4 Fortune Avenue Bongaree - 1,743 sqm - \$524/sqm
 North Lakes – Moreton Health Hub – 1,153 sqm - \$500/sqm

Offer to Purchase

Offer to Purchase	\$15,200,000
Initial Deposit	
Due Diligence	28 days
Finance Days	28 days
Settlement	48 days



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