

### 43 Granfell Way Byford 6122 WA Australia

Fully established modern childcare facility with >90% occupancy, strategically located within an education precinct, just 250 metres from Byford Town Centre in one of Western Australia's fastest-growing areas. The asset boasts a strong initial net yield of ~6.35% in the first year of ownership, with potential for solid cash flows over the lease term and upside from the current rate of <\$3,300/child. This large facility is fully leased to Bloom Early Education, a highly reputable WA specialist operator with nine (9) centres in suburban areas where competition is less intense compared to central Perth.

Well positioned in the Education Precinct, this triple street-facing corner site has great exposure, access, signage, parking and adjoins both John Calvin School, Byford Secondary College and is close to Byford Primary. Positioned just 300m from Byford train station and Byford Town Centre with retail, transport, and social infrastructure serviced major retailers Woolworths, Coles, Aldi, health and community services.

As a 2023 construction, the asset offers significant depreciation benefits and is structured with CPI annual increases showing the potential for ~9% pa inside the first term. Positioned with easy access from Abernethy Road immediately North for direct connectivity to Southwest Highway this asset is uniquely positioned for sustained long term demand. The childcare sector also continues to receive strong governmental support, highlighted by the Federal Government's increase in the Child Care Subsidy (CCS) rates from 2023, which is anticipated to further bolster the sector's national outlook.



#### Key Information

Investment Type	Child Care
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Purchase Price	\$5,375,000
Net Yield	6.45%
Property Market Status	

### Key Highlights

- AREA 2,389m2 main road freehold site
- 950m2 childcare centre licensed for 106 LDC places.
- >90% occupancy since March 2024
- 2023 construction with significant depreciation benefits.
- Located 32 kilometres from Perth CBD.
- 15-year net lease to 2038, plus 4 x 5-year options out to 2058.
- Bloom Early Education Australia with 9 x WA centres
- Net income \$346,665
- CPI annual increases and market review at option
- Tenant pays all outgoings, including land tax and management fees.
- Covered entry, foyer, reception, office, staff, education, cot rooms, kitchen, amenities
- Numerous internal storage/crafts rooms, extensive external verandas and play areas
- Lot 152 on Plan 413113, contained in Certificate of Title 4018, Folio 24
- 26 on-site car spaces are provided on title
- Service Approvals in place
- 6 months bank guarantee in place

### Background Information

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



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### Location Information

Located 32km from the Perth CBD, Byford is a large and growing residential suburb characterized by young families attracted by the availability of affordable land and amenity the locality offers. Byford provides strong underlying demands drivers for children services with a young resident population, having a median age of 29 years versus the medial age of 36 years in Perth metropolitan area, and a high proportion of dual income families. The population also consist of a relatively high proportion of children aged 0-5 years at approximately 13% of the total population.

The locality has undergone rapid change over the last decade with the population growth between 8.2% p.a. population growth between 2016 and 2020.

Planning estimates published by the local authorities project the remaining undeveloped urban zoned land within the locality can accomodate further 13,087 dwellings or 39,080 residents.

The site is well located for children use, being positioned opposite and adjacent to existing schools and near to retail amenity, offering locational advantages that allow for multi-use trips for local families. The site also directly opposite a local public open space reserve.



### Tenant Information



At Bloom Early Education we create the conditions for every child to discover their abilities, grow into their strengths and develop their confidence. We tailor your child's journey of learning and development to their individual needs. This includes play-based learning and planned activities. Together with your feedback, we continue to adapt and evolve to meet the needs of your child



### Financial Overview

### Rental Comparison

43 Granfell Way, Byford, WA, ~6.35%, 106 places, 3,270/child (freehold)  
1 Marchant Way Byford WA, sold 5.8%, 2024  
73 Kingsley Drive, Kingsley WA, 6.07%, outer suburban  
Lex Education, Forrestfield, May 2023, 5.78% outer suburban  
The Family Tree, Baldivis, February 2023, 5.88% outer suburban  
61 & 63 Lagoon Drive Yanchep, 5.5%, regional  
2 Esperance Avenue, Dawesville WA, 6.2%, regional  
6 English Retreat, Leda, WA, converted house, single operator, 6.13%, 202

### Offer to Purchase

Offer to Purchase	\$5,375,000
Initial Deposit	\$100,000
Due Diligence	21 days
Finance Days	28 days
Settlement	21 days



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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.