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INVESTING

104 Pringle Avenue Bankstown 2200 NSW Australia

This rare off-market NDIS (National Disability Insurance Scheme) commercial asset in Sydney presents an unparalleled investment opportunity, delivering a secure and robust 6%+ yield. Purpose-built to cater to the high-demand NDIS sector, this asset is strategically positioned to capitalize on Australia's growing need for disability support services. Its state-of-the-art design and compliance with strict NDIS standards ensure long-term tenant stability and operational efficiency, making it a standout performer in Sydney's commercial property market. Assets like this are extremely rare to find across the country, let alone in such a prime location within Sydney, further emphasizing its unique appeal.

The property comes with the assurance of a brand-new 5-year lease, backed by 15 years of options, providing investors with a long-term, low-risk income stream. Securing an NDIS certification is a stringent and highly regulated process, making it both difficult to obtain and exceptionally valuable to commercial investors. This certification underscores the property's compliance and quality while enhancing its investment potential. The tenant's commitment to the location highlights the property's strategic advantages, underscoring its suitability for long-term operations in a sector that continues to benefit from strong government support and increasing participant numbers. Sydney's thriving economy, strong population growth, and connectivity further amplify the appeal of this asset. Its combination of impressive yield, rare NDIS certification, and placement in a prime location positions it as an unrivaled investment opportunity. For astute investors, this property not only ensures stable and reliable returns but also offers significant potential for capital growth in a sector that is socially impactful and vital to the nation's future.



Key Information

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Investment Type	Medical
Purchase Price	\$3,000,000
Net Yield	6.9%
Property Market Status	Off Market

Key Highlights

- 1, Prime Location in Sydney
- 2, Strong 7% Circa Yield
- 3, Long Term Lease security
- 4, All outgoings covered **Except Land Tax**
- 5, High Demand Sector
- 6, Tenant Stability
- 7, Limited Supply
- 8, Future Growth Potential
- 9, NDIS Certification

Background Information

How old is the asset?	10 years+
Vendors reason for selling?	Business Sale
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?	No
How long has the current tenant been on-site?	5+ years
How long have they been in business overall?	10 Years
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Bankstown is a thriving commercial hub located just 20 kilometers southwest of Sydney CBD, making it a highly accessible destination for businesses and consumers alike. Strategically positioned near major transport routes, including the M5 Motorway and Bankstown Airport, the area offers seamless connectivity to key destinations across Greater Sydney. Bankstown boasts a robust local



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economy, contributing significantly to the region's GDP, underpinned by its diverse mix of industries such as manufacturing, retail, and logistics. The population in the area is both strong and steadily growing, with over 200,000 residents in the broader Bankstown local government area, providing a substantial customer base and workforce. This dynamic combination of economic strength, connectivity, and demographic growth makes Bankstown an attractive location for commercial investment.

Tenant Information

Bloomfield Care Services

Bloomfield Care Services is a recognised accredited service that provides NDIS Support Services to participants throughout the greater Sydney region of NSW. Our specialised team of registered nurses, support workers, carers and specialists who together aim to empower participants to live life as independently as possible and offer a vast variety of care supports to help them achieve their life goals.

Our vision of providing a family orientated service with the highest quality of care and compassion for our participants, Bloomfield Care Services also meets the needs of Culturally and Linguistically Diverse communities of NSW.



Financial Overview

New Lease just signed - December 2024 - December 2029

5 years + 5 Years + 5 Years

2% Increase per annum

Outgoings amount:

Council - \$2,100 Tenant Pays

Water - \$1,600 Tenant pays

Insurance - \$2,000 Tenant pays

Land Tax - Tenant does not pay but currently under single hold Threshold - property value \$1,080,000

Rental Comparison



There are no rental comparisons for such a unique asset, as there are very few NDIS properties in Sydney never mind Bankstown

Offer to Purchase

Offer to Purchase	\$3,000,000
Initial Deposit	
Due Diligence	28 days
Finance Days	28 days
Settlement	49 days



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