



EXPRESSIONS OF INTEREST

Major Medical Centre Complex – Property Only

In this tough international economic climate many SME businesses in Australia are finding it hard to raise capital for investment. Major Banks in the post-GFC environment have become risk-averse and cover their risk with “bricks and mortar” security.

Bucking this trend in light of Australia's Free Medicare Health System in Primary Care and Public Hospitals sits our Clients property. Located on the Eastern Seaboard of Australia the Medical Complex is set on 4 Acres of Land directly adjacent to a Major Public Hospital and a arterial road making it the Medical Hub of the region.

Australian Financiers will leverage Medical Properties up to 70% of the Market Rate* due to their inherent security compared to other property types demonstrating their “take” on risk in this investment demographic.

Purpose built in 1994, the complex has 36 tenancies with the following specialties represented:

- General Practice
- Psychology
- General Surgery
- Haematology
- Pathology
- Cardiology
- Urology
- Nuclear Medicine
- Radiology
- Dermatology
- Ear, Nose Throat Surgery
- Pain Clinic
- Vascular Surgery
- Neurology
- Orthopaedic Surgery
- Gastroenterology
- Physiotherapy

The Centre also includes as tenants:

- An Injury Lawyer
- A Learning Centre
- An Educational Therapy Centre
- A Hairdresser
- A Beautician
- A Dentist
- Chartered Accountants
- A Kiosk
- A Pharmacy
- A Child Care Centre

Aggregate Rentals for tenancies in the complex currently total AUS\$ 1,750,000 per annum representing a yield in accordance with market rates.

Existing tenants leases vary from Long to Medium Term and the complex represents significant security of tenure because of its unique location adjacent to the hospital in a growing geographical area.

Strict Confidentiality provisions apply.

** Subject to Conditions.*

For more information please contact:

Paul A. Nielsen CM&AA; CPBB; CMEA; LREA; FIIDM; FAIBB; MQJA; JP(Qual)

Avantia Corporate Services,

Office: Level 7, 320 Adelaide St, Brisbane, QLD (4000), AUSTRALIA

Ph: **+61 7 3010 9711**

Cell: **+61 408824122**

Email: **pauln@avantiacorp.com.au**

Or

Geoffrey D. Ellis FCPA, FAIM, MAICD, MIMC, MAIBB, CPBB, M.Bus, B.Bus, JP

Profit Advantage Group

Office: 6 King Street, Campbelltown, Sydney, NSW (2560), AUSTRALIA

Phone: **+61 2 4625 9534**

Cell: **+61 414 785 648**

Email: **gde@profitadvantage.com.au**

