

RETURNS 9% PA
Closes 5th May 2023

Medical Centre



Features Medical Centre, Chemist, Pathology,
Dentist, Physiotherapy and Cafe

INITIAL RENT \$404,000 PA rising to \$451,000
April 2023

This well located Medical Centre close Hospitals, regional located. This is an exciting opportunity to Invest in. The investment is currently tenanted with quality tenants on 5 x 5 year leases with 3.5% increases each year.

Returns - 9% per Annum over 7 year term.

Commencing in year one at 7% , payments made monthly

What is the Offer?

The project is being structured under a Unit Trust with the Trustee looking to raise up to \$4,000,000 via an Information Memorandum (IM). Units are \$1 each and available for subscription by qualifying wholesale and sophisticated investors only.



The trustee is targeting a **return of over 9% p.a.** comprising 7% p.a. paid monthly in year one and a capital gain on end sale, paid on completion of the project which is anticipated within a 5-7 year period. Funds raised will go towards purchasing the site. The trustee believes that this targeted return is based on reasonable assumptions given the current tenants, the location of the property and historical returns from property investment of this type in WA. Therefore if achieved offers a very attractive return. However such a return is not guaranteed and investors must have regard to the risks of investment disclosed in the Information Memorandum.

What is the Exit Strategy?

It is expected the project site will be sold within 5 - 7 years and the trust wound up with any gains distributed to investors. The Trustee will monitor markets and may look to exit the project site earlier should it be in the best interests of unit holders to do so.

To discuss this great opportunity further and to receive a hard copy of the IM please contact :

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Disclaimer

This is not an offer document nor should it be considered investment advice. You can only apply and subscribe for units in the Trust via the application form in the IM. You should read the IM in full particularly the section on risks prior to making any application into the trust. The offer is not available to retail clients. It is only available to persons who are qualified wholesale clients or sophisticated investors. The offer is made through Australian Annuity Property Pty Ltd.

