



# LEIGHTON NURSING HOME PROPERTY SYNDICATE

Scope Property Group Pty Ltd is pleased to present a limited private offering in the Leighton Nursing Home Unit Trust.

- Leighton Nursing Home is a purpose built 71 bed aged-care facility located in West Perth, on the fringe of Perth's CBD.
- Purchase price is below replacement value with a sizeable land-holding of 3,946sqm.
- Quality tenant with significant experience and market credibility.
- New 20-year lease with fixed 2.5% annual rent reviews.
- Expected 10-year syndicate life capitalising on the lease structure.
- Forecasted monthly income streams averaging 7.85% per annum for 10-year syndicate life.
- Cash provisions set aside for working capital.

## OVERVIEW

The property is located at 40-42 Florence Street, West Perth WA and comprises a 2,017sqm purpose built aged-care facility constructed on a 3,946 square metre land-holding.

The Leighton Nursing Home is a well maintained, 2 storey, circa. 50-year old, purpose built nursing home providing a total of 71 allocated places. Other accommodation includes reception, offices, kitchen, ablutions, dining room, stores and nurses station. External improvements include paved driveway, on-site parking, landscaped gardens and passive recreation areas.

The property will be fully leased to Hamersley Nursing Home (WA) Pty Ltd, a wholly owned subsidiary of the Hall & Prior Aged Care Group.

The Hall & Prior Aged Care Group have owned and operated this facility since 2004 and will continue to operate the aged care business through Hamersley Nursing Home (WA) Pty Ltd. Further information on Hall & Prior Aged Care Group can be found at [www.hallprior.com.au](http://www.hallprior.com.au).

Cash reserves raised as part of the equity raising allow for working capital requirements and capital expenditure, any funds remaining at the end of the syndicate term will be returned to investors in proportion to their percentage interest.

The Leighton Nursing Home Unit Trust ("LNHUT") will be established as a standalone unit trust.

Scope Property Group Pty Ltd  
Contact: **Robert Engelhard or Shaun Quinlan**  
Tel: **08 9381 8807** Fax: 08 9381 3554  
[www.scopepropertygroup.com.au](http://www.scopepropertygroup.com.au)



## DEBT & EQUITY FUNDING

Scope Property Group Pty Ltd, through an Information Memorandum, is seeking to raise \$6,750,000 in equity funds comprising minimum investment interests of \$150,000 from wholesale investors.

LNHUT will secure A\$6,250,000 of non-recourse debt funding providing a total investment of A\$13,200,000, including seed monies of A\$200,000.

Debt facilities are planned to be, a conservative, 50% of property valuation.

The investment funds will be used to purchase the freehold of the property, meet syndicate fundraising and establishment costs, and provide a working capital fund.

The working capital fund will be established to meet administration costs and future minor property capex during the syndicate term.



## FORECAST RETURNS

Estimated average cash income returns to be paid to investors are forecasted to be 7.85% per annum, distributed on a monthly basis for the first 10 years of the syndicate term.

Capital growth on the property has not been forecasted and would be in addition to the stated income returns.

## DISCLOSURE STATEMENT

Scope Property Group Pty Ltd (ACN 110 874 952) (Scope) is a property syndication company licenced through the Australian Securities and Investments Commission (ASIC) to raise wholesale equity funds for commercial property syndicates, Australian Financial Services Licence (AFSL) number 299352.

The Purpose of this document is to present a brief outline of the proposed LNHUT investment and should only be considered an introduction to receive the LNHUT Information Memorandum (IM) as prepared by Scope.

Unlike this document, the LNHUT IM outlines all of the investment characteristics including key assumptions, risk elements, liquidity and detailed financial forecasts. This document does not constitute any form of offer or advice by Scope to prospective investors. Any person considering an investment in LNHUT should obtain their own advice from a suitably qualified professional regarding the merits of the investment and their personal circumstances.

**To register your interest in this outstanding investment opportunity and to receive a copy of the Information Memorandum, please complete the following:**

Please either send an email to  
**robert@scopepropertygroup.com.au**  
Or, complete the following and fax to 08 9381 3554.

NAME: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**Act Quickly to  
receive an  
Information  
Memorandum**

**[www.scopepropertygroup.com.au](http://www.scopepropertygroup.com.au)**

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