

Leasing For

Health Service Providers

Where Accommodation For
Relocation & Recruitment Is Nearly Impossible



➔ **Real issues faced by health providers**

➔ **Limited existing solutions**

➔ **Clear need for improvement**

Problem

The biggest hurdle facing regional Health Service Providers in Victoria is the housing paradox, where networks develop ambitious expansion plans but lack the local housing supply to support them.

The rental and housing shortage in Nathalia makes traditional relocation and recruitment nearly impossible.

The Condo, a 40-villa estate directly opposite the NCN Hospital Nathalia campus, can address this immediately. Currently, Health Service providers face high costs, travel time, and allowances to support housing in Shepparton or Echuca, 32km to 56km away.



Our Solution

We partner with health providers to offer rooming, short or long-term permanent housing to suit their needs.

Our premium estate development consists of 40 modern villas. We designed this estate to support recruitment and retention, acknowledging the workforce pressures in regional health networks - especially the need for high-quality housing to attract senior medical staff, registrars, and clinical students.

01

Easy Use

Flexible leasing to accommodate all health services staff and those on subsidies or a grant program

02

Practical Features

Long-term stability with no maintenance, cleaning, or landscaping responsibilities.

03

Clear Results

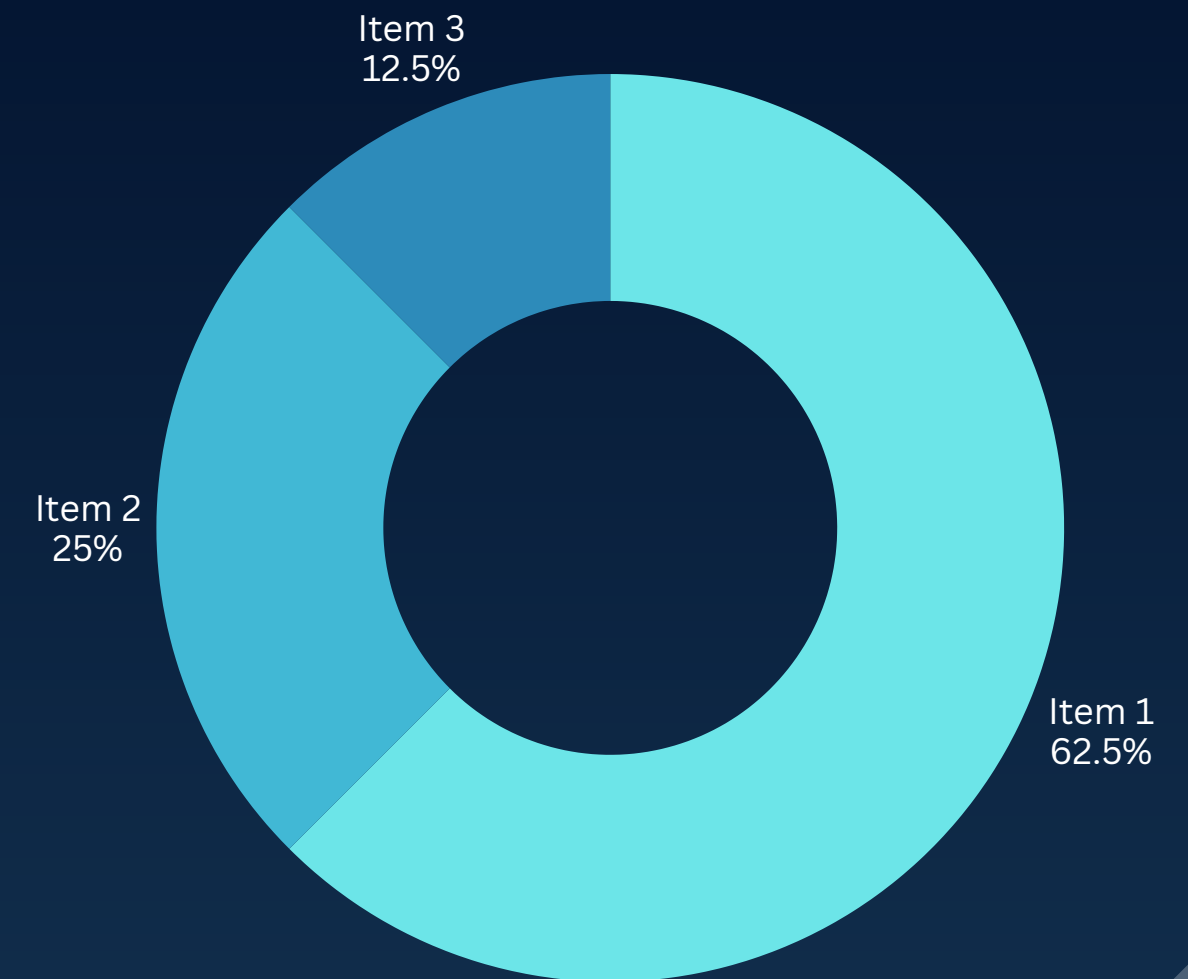
Health providers do what they do best.

Provide Health Care Services



Market Opportunity

Investing in health-aligned accommodation is extremely rare. It is secure and stable - it does not decline during economic downturns and continues regardless of market conditions.



➔ Rental Property

This is not a typical rental property. It's designed for:

- Institutional demand
- Government-funded tenants
- Multi-stream usage

➔ Essential Properties

It is essential for medical students and staff and is almost impossible to find elsewhere.

- Long-term stability
- Zero vacancy exposure
- Zero maintenance burden

Rare Investment

The Condo's prime location makes it ideal accommodation for health service providers. Students need to rotate to regional areas as part of their education and are entitled to subsidised accommodation. Currently, accommodation is available 32km to 56km away, at higher rents that students find difficult to afford. The same applies to locums, who have no short-term accommodation other than expensive motels that bite into the health care budget. Your investment is to:



Support

- Accommodation for clinical students
- P2P incentive programs
- Locum doctors and visiting specialists

Provide

- Transitional housing for new employees
- Family accommodation to visit aged-care residents
- Lease arrangement to ensure villas remain in use

Effortless

- Property managed for you
 - rentals paid into your account
 - you have full control of your villa
 - no third parties involved
- Capital gains when you leave
- Stress-free no exist fee policy

Learn, Work, Live

Resort Style



Your rental property offers Resort-style living. The estate functions as a holistic wellness and corporate support hub. The property features resort-style infrastructure, including a swimming pool, wellness sauna, fully equipped gym, rooftop garden, and a pickleball court.

The estate also includes an expansive 220m² multi-purpose hall equipped with a fully functional commercial kitchen. We have designed this space to double as an external training and seminar facility for health providers.

The hall features:

- An integrated, complete sound system engineered to support acoustic audio, presentations, or live entertainment/bands for corporate functions.
- A large LED screen optimised for clinical training seminars, professional development workshops, and network-wide presentations.

By establishing a partnership with Health providers including these facilities, your property will always be in demand.

Providers can secure priority access to a premium lifestyle estate that elevates employer-of-choice status.



Ideal for Investors Seeking

- Passive income
- Capital growth
- Low-risk returns
- Healthcare-aligned assets
- Zero management involvement
- Long-term stability
- Recession-resistant investment



Moving Forward

We would welcome the opportunity to present our approved site plans, architectural concepts, and flexible, risk-free ownership.



Investment

\$350,000 per villa

➔ Potential

Partnering with Health Service providers through The Condo estate gives investors a high level of stability and certainty. The villas do not incur stamp duty or pre-settlement costs of 5 and 7% like other investment properties.

➔ Growth

Returns

- 3% annual capital uplift
- \$400/week income
- Zero maintenance
- Zero vacancy risk

Annual Performance

Return 8.9%

- Income: \$20,800
- Capital growth: \$10,500
- Total return: \$31,300 per year

➔ Call to Action

This is a limited-allocation investment tied directly to Health Service provider accommodation needs. Once villa numbers are committed, investor allocations will close.

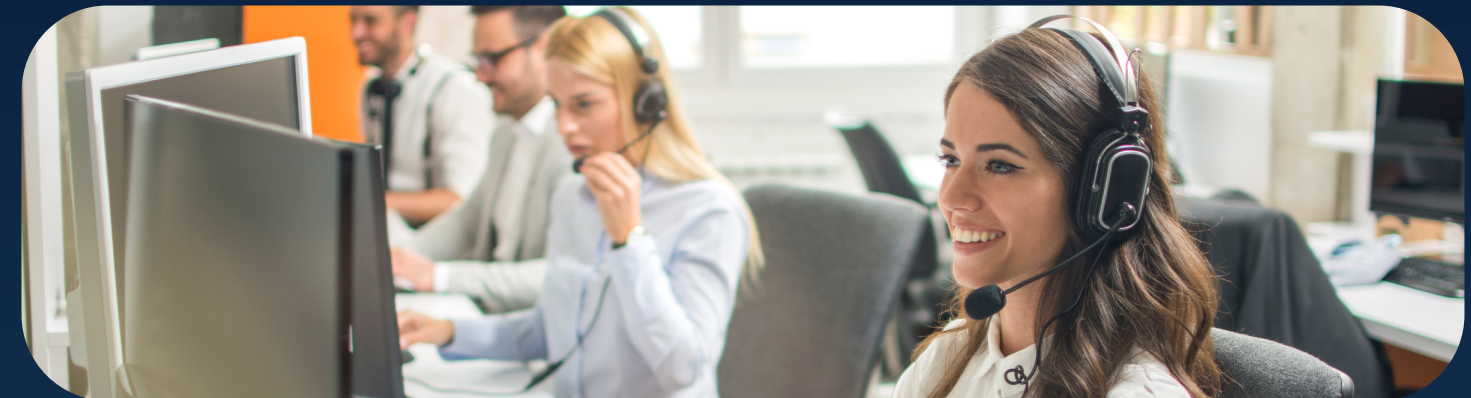
The Condo

Project Development

We have approved plans and the demand for 40 villas at The Condo.

Investment Opportunity

Your investment is to sublet a positively geared Villa for a lifetime.



Our Team

We manage The Condo - including 24/7 emergency callouts, maintenance and gardening.

Operational Costs

All operational costs are managed by The Condo Team, including rates, building insurance, common area and all amenity cleaning and maintenance.



Moving Forward

Owning a Villa at The Condo is Not Complicated

Your Occupancy Ownership is as simple as booking a hotel - the difference is your Villa is for a lifetime

1. Open an account at your preferred bank, and deposit your villa funds into the account
2. Select one or more villas with the funds deposited
3. We will inform you when the funds are required; once you are satisfied, release the funds

You are always in control of your investment

We Earn With You - Not From You

We appreciate your time and attention

Thank You

We are here to help you with any questions
that you may have to take advantage of this
exciting opportunity.



1300miHOME - 1300 644 663

info@1300mihome.com.au

