

Leasing For

Health Service Providers

Where Accommodation For
Relocation & Recruitment Is Nearly Impossible



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.

➔ **Real issue faced by health providers**

➔ **Limited existing solutions**

➔ **Clear need for improvement**



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



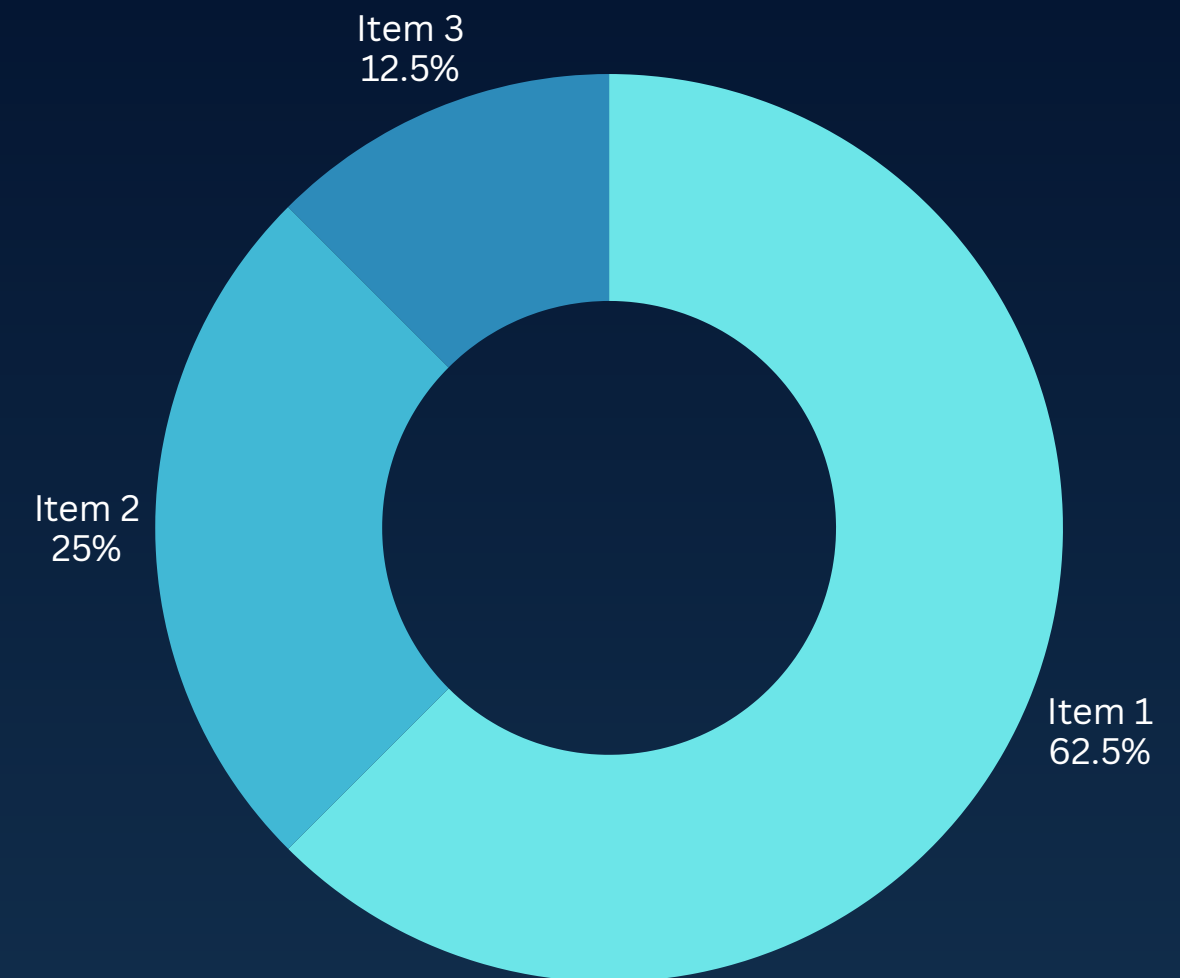
Market Opportunity

Opportunity to invest in health-aligned accommodation assets with guaranteed demand are extremely rare. Investing in health services is secure and stable - it does not decline during economic downturns and continues regardless of market conditions.

➔ Your Rental Property

Is not a typical rental property. It's

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



➔ Almost Impossible To Find Elsewhere

It's a health-backed accommodation asset

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

Business Model

Partnering with Health Service providers through The Condo, provides investors with a stable, high-certainty investment backed by major regional health service providers, which is extremely rare.



Model 1

- Guaranteed accommodation for clinical students
- Supports P2P incentive expansion
- Attracts locum doctors and visiting specialists

Model 2

- Provides transitional housing for new employees
- Offers visiting family accommodation for aged-care residents
- Leasing arrangement ensures villas remain in use

Model 3

- No maintenance, no property management
- Strengthens recruitment, retention, and community care

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 professional pickleball court.

The estate also includes an expansive 220 m² 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 projection screen optimised for clinical training seminars, professional development workshops, and network-wide presentations.

By establishing a partnership with Health providers with 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 while expanding the campus's physical training and event footprint.



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. This level of security is exceptionally rare in the property sector.

➔ 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.





We appreciate your time

Thank You

For your attention.

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



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