

A young girl with dark hair, wearing a white shirt with pink floral patterns and a pink backpack, is holding hands with a pink robot. The robot has a round head with a purple eye and is holding a pink book. They are standing in front of a display of pink cherry blossoms. The background is a blurred fair or market setting with lights and other people.

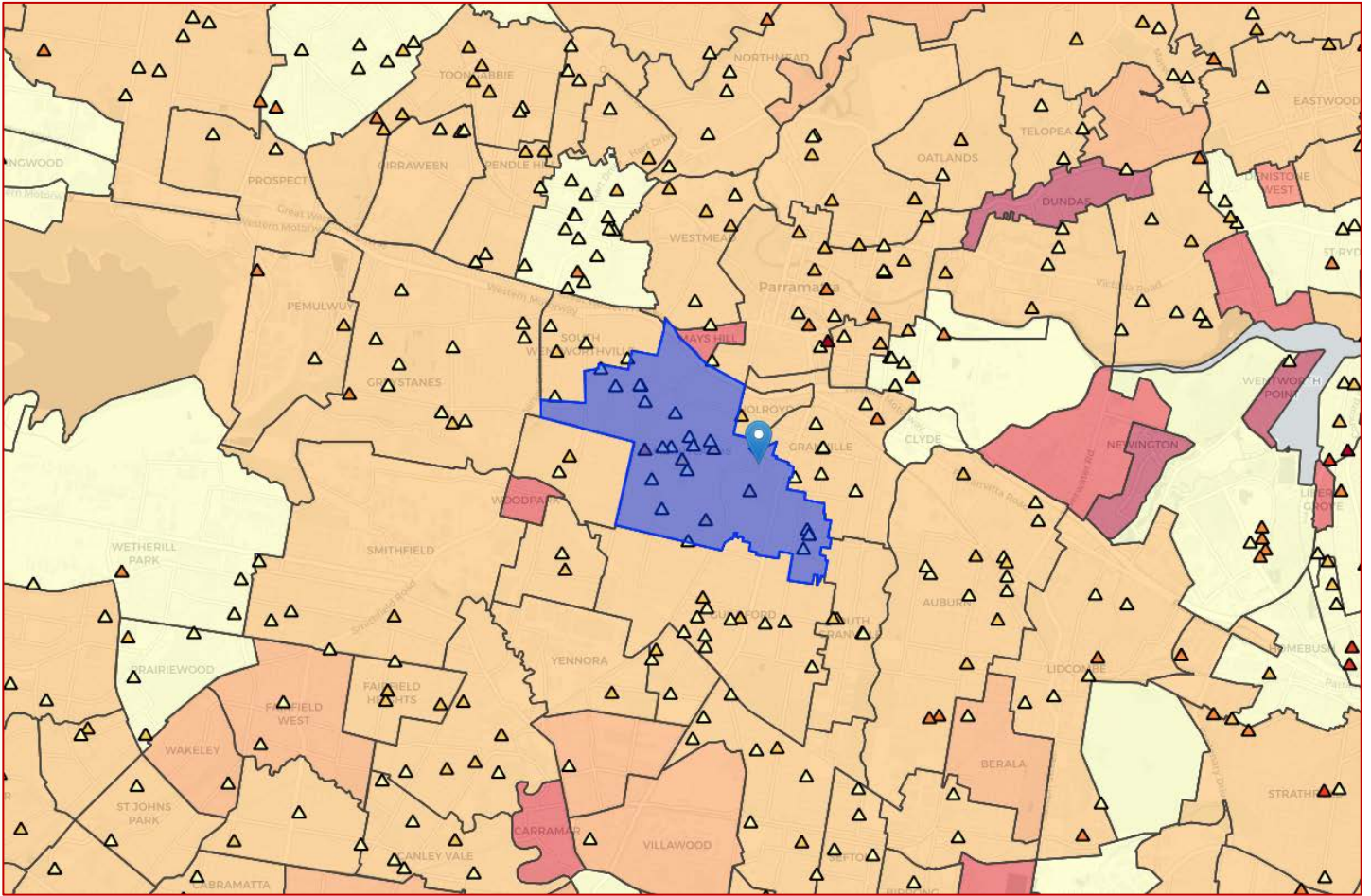
PERITUS

CHILDCARE SALES

Peritus Childcare Sales

Merrylands, NSW

Trade Area Summary



Merrylands, NSW



Census Population
30,164



Average Current Daily Fees
AVG \$120

24

Number of Long Day Care Centres



0-5 Years (%)
9.40%



Current Resident Population
32,000



Children Age Groups
0&1 1,075



Number of Long Day Care places
1,079



Females 18-40 years (%)
18%



Average Household Income
\$90,000



2&3 1,019

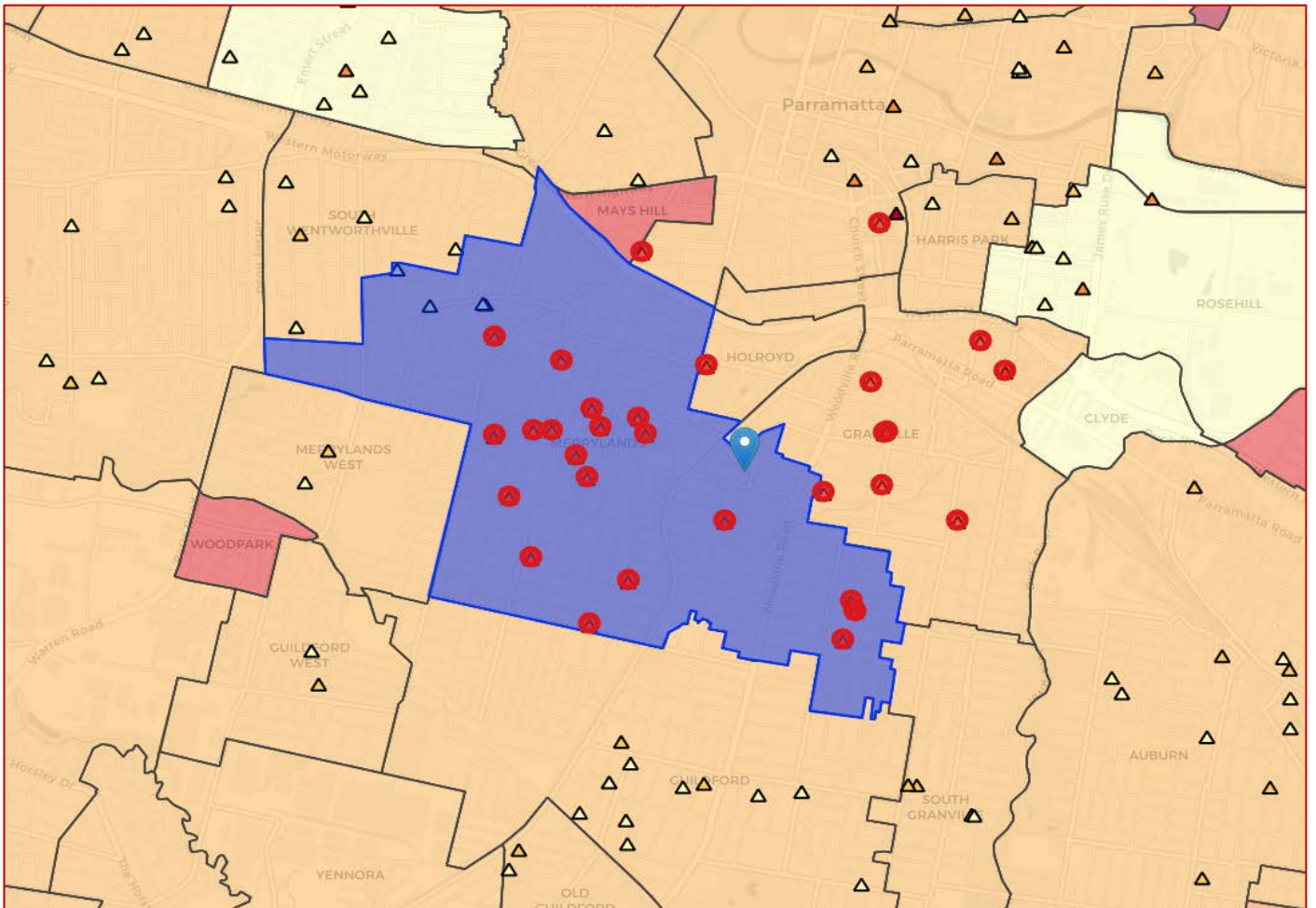


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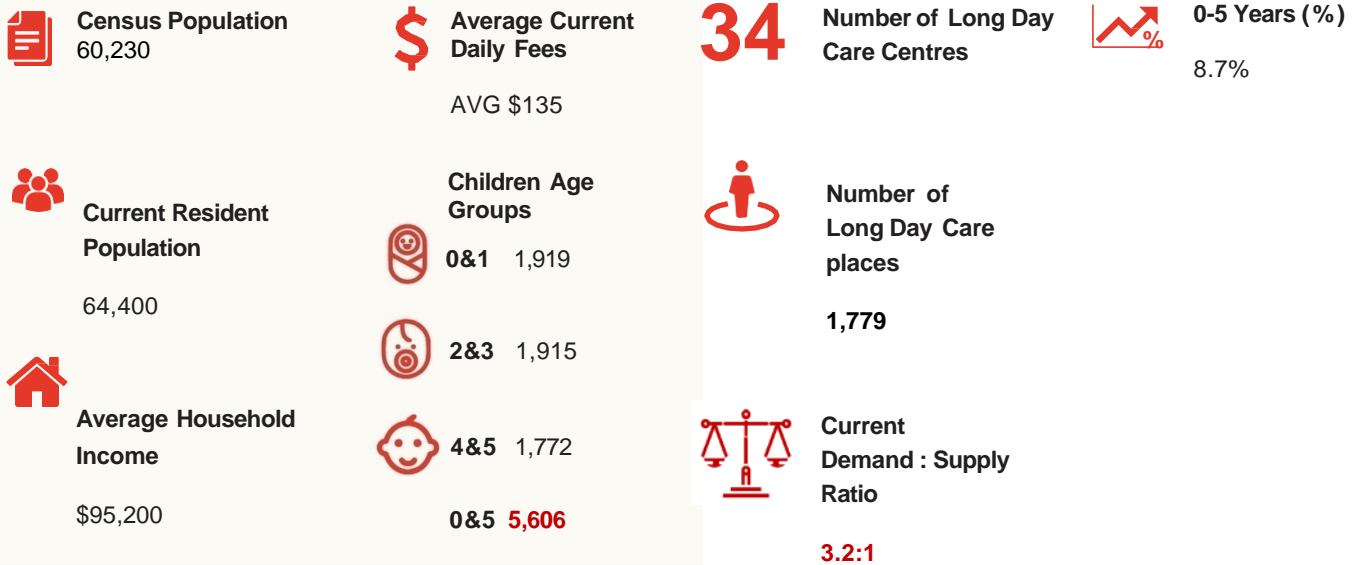
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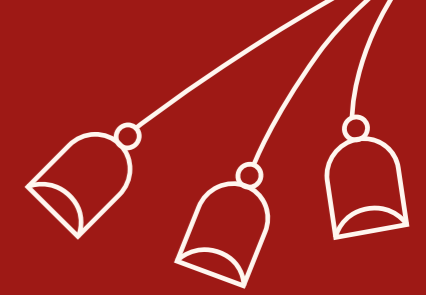


Current Demand : Supply Ratio
2.8:1



2km Radius Analysis, Smythe Street, Merrylands





About Peritus Childcare Sales

Peritus Childcare Sales specialises in both freehold & leasehold childcare centre sales, specialising in portfolio transactions achieving optimal results for clients through multi-disciplinary capabilities, decades of institutional commercial real estate experience, a property economics advisory background & lateral thinking to complex transactions

Peritus Childcare Sales recently sold one of Australia's biggest childcare centre portfolios (Leasehold Interest) and the third largest freehold childcare centre in Australia's History.

Peritus has settled over \$220M of completed sales in FY20-22 and \$640M of completed childcare due diligence and transaction advisory services.

From the largest institutional national operator to individual private freehold investors, we have the collective intelligence, deep relationships, cutting-edge proprietary research and in-house capability to achieve the best results for our clients. Confidentiality, integrity and transparency combined with lateral thinking are our guiding principles.

Peritus Childcare Sales is the only childcare brokerage and advisory firm offering real value to clients through its in-house proprietary wholesale intelligence.

Our proprietary models analyse a total of 5,000 childcare centres (long day care centres) covering over 400,000 long day care places analysed and overlaid with 18 proprietary childcare specific trade area layers such as demand:supply imbalance, number of new development applications, average household income levels and estimated resident population statistics.

Peritus has a strong presence in Asia focusing on harnessing the Asian based offshore capital chasing childcare centre acquisitions in Australia.

We leverage our industry relationships, unique multi-disciplinary institutional background in brokerage, valuation, economics and advisory to optimally position our clients' asset.

PETER FANOUS

Peter Fanous is a specialist childcare broker and consultant. Peter has been involved in childcare for over 23 years.

Peter brings over 20 years of commercial property experience having held the head national roles in leading commercial property agencies and economic advisory firms (JLL, Colliers International and Urbis) and funds managers and listed REITS such as EG Funds Management and Stockland, Australia's largest diversified property group.

Peter founded Peritus Childcare after realising there was a significant gap in institutional quality childcare brokerage and advisory in Australia.

Peter brings his strong institutional track record in institutional grade brokerage, acquisitions, funds management and advisory experience which we harness to achieve optimal results for all of the Peritus Childcare Sales clients.

We leverage our industry relationships, unique multi-disciplinary institutional background in brokerage, valuation, economics and advisory to optimally position our clients' asset.

Institutional experience, track record, off-market deal flow, lateral thinking, deep long term corporate relationships with key institutional investors in Australia, Asia and the Middle East.



QUALIFICATIONS

- Bachelor of Business (Property Economics) B.Bus (Prop.Ec)
- Massachusetts Institute of Technology (MIT) Massachusetts, USA, Masters Program (EMP)
- Certified Practising Valuer (Without Limitation) C.P.V
- Specialist Retail Valuer (Without limitation)
- Associate of the Australian Property Institute (AAPI)
- Chartered Surveyor MRICS (Royal Institution of Chartered Surveyors) – Full Professional Member
- Licensed Real Estate Agent (NSW, VIC, QLD)
- Licensed Business Broker (NSW, VIC, QLD)

PERITUS

CHILDCARE SALES

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