

Emerald Medical Village

Strategically positioned to be the leader in the provision of primary health care services with scope for future expansion



This is an opportunity to invest in the Emerald Medical Village recognised as a Regional Hub to capture patients from the Central Highlands and outer catchment areas of Central Queensland who currently travel further to the East Coast cities for routine and specialist health treatments.

Stage 1 of the A\$5 million health facility development was recently opened, operating as Emerald Medical Group, in the township of Emerald in Central Queensland, Australia.

Emerald is noted as having a diversity of industry sectors including agriculture and horticulture, mining, and tourism providing significant economic benefit in an uncertain global economy.

The site location is on the corner of Gregory Highway and Pilot Farm road close to the airport, school, recent residential developments and shopping precinct.

With its strategic position for ease of access, the facility offers investors the opportunity to work with Central Highlands Healthcare to deliver world class health services in regional Australia.

Investment Opportunity

- Initial Investment: \$3 million - \$5 million
- Future Total Investment to expand existing operations and facilities: \$7 million - \$12 million

MEDICAL PRECINCT OPPORTUNITIES

- General day surgery
- Retirement Village
- Maternity services
- Ophthalmic procedures
- Oncology unit/Chemotherapy
- MRI, CT, Ultrasound and X-Ray
- Pharmacy
- Coffee shop
- Allied health services
- Specialist serviced medical suites
- Dentistry
- Physiotherapy/Orthopaedics
- Rehabilitation equipment
- Childcare services



BUSINESS OVERVIEW

The facility's currently services 1000 + patients per week and is run by Central Highlands Healthcare trading as Emerald Medical Group. The clinic aims to improve the health and wellbeing of people in the Central Highlands and wider communities through the provision of multidisciplinary patient centred care delivered in partnership with a range of providers and clinicians, both public and private.



Emerald GP Super Clinic has been established with financial assistance from the Australian Federal Government under the GP Super Clinics Programme.

The new clinic facility currently includes; administration and reception areas, kids space, data rooms, allied health and therapy rooms, pathology, training rooms that can be linked to university and other external training facilities, GP consulting rooms (12), telehealth, treatment and procedure rooms (3) for services including chemotherapy, trauma, ambulance access, nurse consult, staffroom, clinical training, parking, court yard and waiting (3) and storage throughout.

EMERALD MEDICAL VILLAGE BENEFITS

- Strategic location near schools, airport and shopping centre in a resilient town
- Ability to offer a program of care pathways that integrate primary care and allied health service providers
- Potential to significantly expand the scale of the operations to accommodate future growth

The facility has strong support from the Commonwealth, State and Local Governments, local community, and health industry stakeholders.



FINANCIAL PERFORMANCE

While the concept for the Emerald Medical Village has been developed and Stage 1 completed, Stages 2-4 do not have current construction and operational costs available.

The ideal partner is a strategic corporate investor with a long term commitment to health seeking share of returns that can have distribution channels in place for health care from this facility to their customers, or who can provide capital for the further expansion of the facility.

CURRENT BUSINESS STRUCTURE

Central Highlands Healthcare Ltd are prepared to consider flexible arrangements for the investor to utilise a business structure that would best meet their needs such as a joint venture with a local partner or a wholly-owned business entity. We welcome all relevant opportunities be presented for consideration.

CAPITAL DEPLOYMENT STRATEGY

It is anticipated that the capital will be utilised separately or collectively for future expansion, including planning and obtaining the required approvals for the expansion. Following the completion of the planning and approvals, the construction and commissioning of the expansion would occur.

For further information

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**Central Highlands
HEALTHCARE**

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