

## The Tenant

Shop	Tenant	Sqm	Net Rent	Outgoings	Term	Start	Expiry	Options	CPI
3	Bella Flora	66	\$42,250	100%	5	01/10/23	31/09/28	2 x 5	CPI

## The Outgoings

This is a Net Lease with the tenant responsible for 100% of outgoings excluding the Body Corporate Sinking Fund

Annual Outgoings			
Expense Type	Not Recoverable	Recoverable	Comments
Council Rates		\$2,892	Agent has provided Council Rates
Water Rates		\$1,000	We have estimated this fee
Insurance – Public Liability		\$478	Public Liability Tony Bemrose Insurance
Management Fee		\$0	Single tenant easy to Manage
Body Corporate – Admin Fund		\$7,343	Agent has provided Body Corporate Notice
Body Corporate – Sinking Fund	\$673		Agent has provided Body Corporate Notice
Body Corporate – Insurance		\$710	Agent has provided Body Corporate Notice
Repairs & Maintenance		\$500	Estimate for general repairs & maintenance
Fire Inspections		\$0	Covered by Body Corporate
Cleaning		\$0	Covered by Body Corporate
Audit		\$0	Not required
Sub Totals	\$673	\$12,923	
Total	\$13,596		

Land Tax		
Land Tax If Held in a Trust UCV = \$48,800	\$0	A Trust has a Land Tax threshold of \$350,000 This is an estimate you will need to clarify with your Accountant
Land Tax If held in 2 Individual Names UCV = \$48,800	\$0	Individual Land Tax threshold is \$969,000. If held in the names of a couple (ie. 2 people) the threshold would be \$1,938,000

## The Financials

The following financials are based on available information, it is possible these expenses or figures may vary.

Annual Rent Suite	
Rent	\$42,250
Recovered Outgoings	\$12,923
<b>Gross Rent</b>	<b>\$55,173</b>
Less Total Outgoings	\$13,596
Less Land Tax	\$0
<b>Net Rent</b>	<b>\$41,577</b>

*Note, this report has been produced with the information supplied by the owner. As such there may be variations to the figures during the formal Due Diligence process.*

## Sales and Leasing Comparables:

Development	Floor	Strata - Lot No.	Area m2 NLA	Current Tenant/Purchaser	\$Lease Net Rent/m2	\$Sale Rate/m2
Central Sippy Downs	Ground	1	809	Chipmunks	\$ 172.56	\$ 2,595.80
	Ground	4	72	VIP Collective (Hair)	\$ 700.00	\$ 9,305.56
	Ground	5	67	Tobacconist - Cignall	\$ 700.00	\$ 10,223.88
	Ground	6	498	Chemist (AMR)	\$ 550.00	\$ 7,228.92
	Ground	7	50	Chicken Shop	\$ 750.00	\$ 11,200.00
	Ground	8	50	Feng - 3 Asian Street	\$ 750.00	\$ 11,500.00
	Ground	9	118	Dominos	\$ 711.86	\$ 11,440.68
	Ground	10	80	Oceans Kebab	\$ 750.00	\$ 11,125.00
	Ground	11	219	Banjo's	\$ 700.00	\$ 9,703.00
	Ground	12	88	Sushi Ari	\$ 750.00	\$ 11,250.00
	First Floor	13	43	Ace Insurance	\$ 350.00	\$ 4,883.72
	First Floor	14	91	The Posture People	\$ 300.00	\$ 4,505.49
	First Floor	15	50	Your Employment Solutions	\$ 350.00	\$ 5,000.00
	First Floor	16	107	Optii Solutions	\$ 330.00	\$ 4,714.29
	First Floor	17	108	Numbers, Works and Words	\$ 300.00	\$ 4,259.25
	First Floor	18	124	Appwarehouse	\$ 300.00	\$ 5,000.00
	First Floor	19 a	291	F45	\$ 300.00	\$ 4,123.71
	First Floor	19 b	118	Bespoke Inv	\$ 350.00	\$ 8,220.00
	First Floor	20 a	81	Appwarehouse	\$ 300.00	\$ 4,850.00
	First Floor	20 b	113	Blockstreet	\$ 350.00	\$ 4,850.00
	First Floor		310	Jetts Gym	\$ 350.00	
"Atria", Lots 1 & 2, Central Drive	Ground	1	67			\$ 7,462.00
	Ground	2	114	Flames Charcoal Grill	\$ 483.00	
	Ground	3	115.5	Exercise Methodology	\$ 518.00	
	Ground	4	182	Sippy Downs Family Medical Centre	\$ 450.00	\$ 7,142.00
	First	6	189	Dalregal		\$ 7,142.00
	Second	8	144	Orthodontics		\$ 7,430.00
HQ Sippy Downs	Ground	4	106	YCYM		\$ 9,000.00
	Ground	5	81	Sweet Pieces Café	\$ 650.00	
	Ground	600	281	Ms Monaco	\$ 460.00	
	First	5.01	98	Hartman		\$ 6,000.00
	First	1	195	Sycamore Health		\$ 5,500.00
	First	2	182	Danielle Strahan		\$ 5,500.00
	First	3	90	Thomas		\$ 5,250.00
	First	4	131	Sycamore Health		\$ 5,500.00
Fairfax Village		3	106	Bombay Bliss	\$ 648.16	
		20, 21, 22	908	PHMC Pty Ltd	Gross \$475/sqm	
Ochre Way		2	148	Kate Weller		\$ 6,925.68
		9	143	Staffan Gunnarsson		\$ 6,704.90