CF204 - Tenancy Schedule

11/11/2020

50 Caswell Street East Brisbane

TENANT NO	TENANT NAME	Cars	TERM	Lease Expire	Options	Gross Rent Per Annum	M²	Nett PER M²	RENT REVIEW
1	Priority One Car Care Pty Ltd	5	5 year	9/04/2024	5 year	\$86,510	660	\$131	3%
2	Terry Edgar	0	5 year	9/04/2024		\$37,080	120	\$309	3%
	Totals:					\$123,590	780		

Price \$2,000,000

FINANCIAL SUMMARY						
	Annual Gross Rental	\$123,590				
Plus	Outgoings Recovered	\$21,395				
=	Total Income	\$144,985				
Less	Outgoings	\$21,395				
=	Net Income	\$123,590				
	Net Yield	6.18%				

NOTES: All amounts except outgoings exclude GST

DISCLAIMER: Whilst every care has been taken in respect of the information contained herein, no warranty is given as to the accuracy and prospective purchasers should rely on their own enquiries.

OUTGOINGS SCHEDULE				
ITEM	Amount P.A.			
Rates	\$7,588			
Body Corp Fees				
Electricity				
Insurance	\$4,365 \$2,042			
Water	\$2,042			
Water				
Managment				
Land tax	\$7,400			
Elevators				
Pest Control				
TOTAL	\$21,395			