

TENANCY SCHEDULE

53 Elm Park Drive, Hoppers Crossing

Potential Income Based
Upon Refurbishment

Unit	Building Area (sqm*)	Lessee	Lease Terms	Annual reviews	Commenced	Current Rental PA* (plus outgoings & GST)	Rate (\$psm*)	Projected Rental*	Rate (\$psm*)
1	295	Pipeworx Plumbing Group Pty Ltd	3+3 years	3%, Market at option(s)	23-Aug-24	\$ 33,500.00	\$ 113.56	\$ 44,250.00	\$ 150.00
2	295	Vacant	-	-	-	-	-	\$ 44,250.00	\$ 150.00
3	189	Vacant	-	-	-	-	-	\$ 30,240.00	\$ 160.00
4	174	Vacant	-	-	-	-	-	\$ 27,840.00	\$ 160.00
5	189	Bartola and Sons Pty Ltd	3+2 years	3%, Market at option(s)	15-Feb-24	\$ 25,441.00	\$ 134.61	\$ 30,240.00	\$ 160.00

\$ 58,941.00

\$ 176,820.00

