

KARALEE - MEDICAL CENTRE

Shop/Suite Number	Trading Name	Lettable Area m ²	Lease Term Yrs	Start Date	Expiry Date	Options Remaining Yrs	Base Rent		Outgoings Recoveries		Gross Rent		Next Review		
							\$ p.a.	\$/m ² p.a.	\$ p.a.	\$/m ² p.a.	\$ p.a.	\$/m ² p.a.	Date	Type	Structure
TEN01	Skin Health Matters Karalee	597	5	08-Apr-19	07-Apr-29	5	301,346	505	51,028	85.5	352,373	590	8-Apr-25	Fixed	3.50%
TEN02	Skin Health Matters Karalee	70	7	22-Mar-21	21-Mar-28	1 year 17 days	32,984	471	5,983	85.5	38,968	557	22-Mar-25	Fixed	3.50%
TEN03	Skin Health Matters Karalee	70	7	06-Jul-21	05-Jul-28	9 months 1 day	31,869	455	5,983	85.5	37,852	541	6-Jul-24	Fixed	3.50%
TEN04	Target Physiotherapy	70	5	12-Jul-21	11-Jul-26	1 x 5	31,921	456	5,983	85.5	37,904	541	12-Jul-24	CPI	CPI
TEN05	F45	190	6	13-Mar-21	12-Mar-27	1 x 5	67,476	355	14,020	73.8	81,496	429	13-Mar-25	Fixed	3.00%
Total		997					465,596		82,997		548,593				

*Rents highlighted green have been reviewed to capture their next rental review date.

RENTAL INCOME	\$ per annum
Net Rent	465,596
Outgoing Recoveries	82,997
Gross Rent	548,593

OUTGOINGS - ESTIMATE

Statutory Expenses		
Municipal / Council Rates	18,797	18.85
Water & Sewerage Rates	3,395	3.41
Land-Tax	11,650	11.69
Statutory Expenses	33,842	33.94

Operating Expenses

Insurance Premiums	7,400	15.05
Common Area Cleaning	20,000	20.06
Electricity	3,569	3.58
Fire Protection / P.A.	828	0.83
Pest Control	1,500	1.50
Repairs & Maintenance	4,985	5.00
Security / Access Control	2,243	2.25
Gardening / Landscaping	2,000	2.01
Administration / Management Fees	8,500	8.53
Miscellaneous	350	0.35
Total Operating Expenses	51,375	51.53

***Note:**

1. The operating expenses are based on 2023/24 budget, which assumes the medical building forms part of the larger centre.
2. Statutory Expenses and land tax are based on actual notices for the medical centre lot
3. Outgoing recoveries have been adjusted to reflect the provided outgoings budget.

Recoverable Expenses

85.47	incl. LT
73.79	excl. LT

Total Outgoings	85,217	85.47
NET INCOME	463,376	464.77