



WESTERN

AUSTRALIA

REGISTER NUMBER	
502/D86169	
DUPPLICATE EDITION	DATE DUPLICATE ISSUED
4	4/5/2017
VOLUME	FOLIO
1994	147

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

[Signature]



REGISTRAR OF TITLES

LOT 502 ON DIAGRAM 86169

LAND DESCRIPTION:

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ST GIORGIO PTY LTD OF 43 SAYER STREET, MIDLAND
(T M953476) REGISTERED 30/3/2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. F497235 EASEMENT TO THE STATE ENERGY COMMISSION OF WESTERN AUSTRALIA. SEE SKETCH ON VOL 1994 FOL 147. REGISTERED 28/3/1994.
2. *N229095 CAVEAT BY ANTCO TRADING PTY LTD LODGED 19/1/2016.
3. N601808 EASEMENT TO CITY OF COCKBURN. SEE SKETCH ON DEPOSITED PLAN 409140. REGISTERED 18/4/2017.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND:	1994-147 (502/D86169)
PREVIOUS TITLE:	1995-594
PROPERTY STREET ADDRESS:	237 HAMILTON RD, COOGEЕ.
LOCAL GOVERNMENT AUTHORITY:	CITY OF COCKBURN

ACTON

COMMERCIAL

LICENSED REAL ESTATE AGENTS
AUCTIONEERS
STRATA MANAGERS
PROPERTY MANAGERS

COMMERCIAL
LEVEL 1, 187 STIRLING HIGHWAY
NEDLANDS WA 6009
T: 08 9386 9981
F: 08 9386 9052

30 June 2019

Giorgio Pty Ltd ATF The Nardone Superannuation Fund
Attn: Tony Nardone
26 Tweeddale Road
APPLECROSS WA 6153

Email: nardoneclassichomes@iinet.net.au

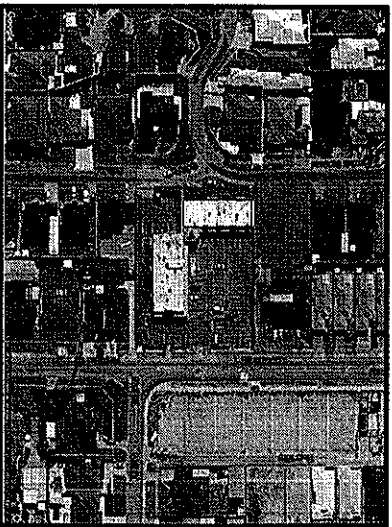
Dear Tony,

RE: PROPERTY APPRAISAL COOGEE PLAZA, 237 HAMILTON ROAD, COOGEE AS OF 30TH OF JUNE 2019.

Based on our discussion, please find the following market appraisal for the above property as requested.

Title Details:

Lot 502, on Diagram 86169, Certificate of Title Volume 1994 Folio 147.



Brief Description:

The development comprises a single level neighbourhood retail shopping centre, located on Hamilton Road, Coogee encompassing a total. Based on the plans and schedules provided to us, the tenant mix includes Continental Deli, Fish and Chips, Thai Restaurant, Butcher, Hairdresser, Melt, Bakery, Beautician, Pizza Shop, Chiropractor and 2 additional shops

Comments:

Being a leased premises, demand for this style of asset would be from the investment market. The demand for leased assets remains relatively stable, with the retail development appealing to medium to syndicated investors. Notwithstanding, demand for leased and vacant investments in the current market is relatively weak with the risk to the tenant covenants reflecting higher investment returns than the adopted capitalisation rate for vacant or owner occupied office units.

Capitalisation Approach:

In undertaking our approach of on a capitalisation basis, we have considered an investment approach whereby our assessment of net market income has been capitalised in perpetuity at an appropriate investment yield. We have adopted a market yield range of 6.50% and 7.00%, which we feel reflects the nature, configuration, location and anticipated tenancy profile of the asset class together with current market investment criteria.

Finite Appraisal Consideration:

Based on the available evidence, the aforementioned analysis and having regard to the characteristics of the development, we conclude that the following is representative of the market assessment (exclusive of GST):

Our assessed figure of \$5,871,920.00, reflects a net market yield of 6.75% on the current Net Passing Income of \$326,354.65 + the potential income of the additional 2 shops being \$70,000.00 = \$396,354.65

Net Income	\$396,354.65	\$396,354.65	\$396,354.65
Yield	6.50%	6.75%	7.00%
Range	\$6,097,763.00	\$5,871,920.00	\$5,662,209.00

Yours sincerely
ACTON COMMERCIAL



CONRAY PASSARIS
DIRECTOR
MOBILE: 0412 004 374
EMAIL: conray.passaris@acton.com.au

Yours sincerely
ACTON COMMERCIAL



JONATHAN KILBORN
DIRECTOR
MOBILE: 0404 796 137
EMAIL: jonathan.kilborn@acton.com.au

DISCLAIMER

Whilst the above information is believed to be correct at the time of publication, Acton, its related companies, officers, employees, agents and clients accept no responsibility for its accuracy or completeness. The content may be derived in part from outside sources or may be based on assumptions and no warranty as to its accuracy is given.

The information should not be used or relied upon as a substitute for professional advice which should be sought before applying the information or any information or indication derived from it, to any particular circumstances. The particulars contained in this report do not constitute an offer or Contract of Sale.

This report is provided on a confidential basis and is not to be re-supplied to any other person without the prior written consent from Acton.

Tax Invoice # 015

St. Giorgio P/L
ABN 83 020 686 021
26 Tweeddale Rd,
Applecross WA 6153

Date: To be emailed
May 3, 2019
Anthony Ivan Prohic &
Rany Lep
3 Herschel Way,
Coogee WA 6166

Description	Total (\$)
June 2019 Rent Shop 9, Coogee Plaza	2,132.95
Monthly Outgoings	580.77
Subtotal	2,713.72
GST	271.37
TOTAL	\$2,985.09

**TO ASSIST IN TRACKING YOUR PAYMENT PLEASE STATE RENTAL
MONTH AS PAYMENT ID**

BANK: NAB Belmont Branch
ACC NAME: St. Giorgio Pty Ltd ATF
The Nardone Investment S. F.

BSB: 086 - 131
ACC No.: 830 144 396

Tax Invoice # 862

St. Giorgio P/L
ABN 83 020 686 021
26 Tweeddale Rd,
Applecross WA 6153

Date To
May 3, 2019 Karl Hassan
25 Ednah St,
Como WA 6152

Description	Total (\$)
June 2019 Rent with 3% discounted rent increase.	2,030.55
Coogee Plaza Fish and Chips Shop 7, Coogee Plaza	
Monthly Outgoings	576.25
Subtotal	2,606.80
GST	260.68
TOTAL	\$2,867.48

**TO ASSIST IN TRACKING YOUR PAYMENT PLEASE STATE RENTAL
MONTH AS PAYMENT ID**

BANK: NAB Belmont Branch
ACC NAME: St. Giorgio Pty Ltd ATF
The Nardone Investment S. F.

BSB: 086 - 131
ACC No.: 830 144 396

Tax Invoice # 069

St. Giorgio P/L
ABN 83 020 686 021
26 Tweeddale Rd,
Applecross WA 6153

Date	To
May 3, 2019	Heath Abbey Rose 2 Frost Close Munster WA 6166

Description	Total (\$)
June 2019 Rent	2213.47
Shop 6B, Coogee Plaza	
Monthly Outgoings	606.96
Subtotal	2820.43
GST	282.04
TOTAL	\$3102.47

TO ASSIST IN TRACKING YOUR PAYMENT PLEASE STATE RENTAL MONTH AS PAYMENT ID

BANK: NAB Belmont Branch
ACC NAME: St. Giorgio Pty Ltd ATF
The Nardone Investment S. F.

BSB: 086 - 131
ACC No.: 830 144 396

Tax Invoice # 857

St. Giorgio P/L

ABN 83 020 686 021
26 Tweeddale Rd,
Applecross WA 6153

Date	To
May 3, 2019	Remo Yrid 34 Parit St, Willagee W.A. 6156

Description	Total (\$)
June 2019 Rent	
Remo's Quality Meats Pty Ltd	
Shop 6A, Coogee Plaza	
Monthly Outgoings	3284.12
	881.50
Subtotal	4165.62
GST	416.56
TOTAL	\$4582.18

**TO ASSIST IN TRACKING YOUR PAYMENT PLEASE STATE RENTAL
MONTH AS PAYMENT ID**

BANK: NAB Belmont Branch
ACC NAME: St. Giorgio Pty Ltd ATF
The Nardone Investment S/F

BSB: 086 - 131
ACC No.: 830 144 396

Tax Invoice # 855

St. Giorgio P/L
ABN 83 020 686 021
26 Tweeddale Rd,
Applecross WA 6153

Date
May 3, 2019

To
Amanda Allen
Unit 2/No 4 Coppito Cir.
Beelar WA 6164

Description	Total (\$)
June 2019 Rent	1713.37
Indulgent Studio	
Shop 4, Coogee Plaza	
Monthly Outgoings	457.93
Subtotal	2171.30
GST	217.13
TOTAL	\$2388.43

**TO ASSIST IN TRACKING YOUR PAYMENT PLEASE STATE RENTAL
MONTH AS PAYMENT ID**

BANK: NAB Belmont Branch
ACC NAME: St. Giorgio Pty Ltd ATP
The Nardone Investment S. F.

BSB: 086 - 131
ACC No.: 830 144 396

Tax Invoice # 143

St. Giorgio P/L

ABN 83 020 686 021
26 Tweeddale Rd,
Applectross WA 6153

Date
May 4, 2019

To
Coogee Beach Bakery
Shop 2, Coogee Plaza
237 Hamilton Rd,
Coogee WA 6166

Attention of:
Cheryl@gyrellac.com.au

Description	Total (\$)
June 2019 Rent Coogee Beach Bakery Shop 2, Coogee Plaza	2,213.45
Monthly Outgoings	673.80
Subtotal	2887.23
GST	288.72
TOTAL	\$3175.95

**TO ASSIST IN TRACKING YOUR PAYMENT PLEASE STATE RENTAL
MONTH AS PAYMENT ID**

BANK: NAB Belmont Branch
ACC NAME: St. Giorgio Pty Ltd ATF
The Nardone Investment S. F.

BSB: 086 - 131
ACC No.: 830 144 396

St. Giorgio P/L

ABN 83 020 686 021
26 Tweeddale Rd,
Applecross WA 6153

Tax Invoice # 145

Date	To
May 3, 2019	Natasha De Oliveira 7 Hamelin Drive, Munster WA 6166

Description	Total (\$)
June 2019 Rent - Melt Beauty Shop 3, Coogee Plaza	2,392.25
Monthly Outgoings	756.90
Subtotal	3,149.15
GST	314.92
TOTAL	\$3,464.07

**TO ASSIST IN TRACKING YOUR PAYMENT PLEASE STATE RENTAL
MONTH AS PAYMENT ID**

BANK: NAB Belmont Branch
ACC NAME: St. Giorgio Pty Ltd ATF
The Nardone Investment S. F.

BSB: 086 - 131
ACC No.: 830 144 396

BOND PAYMENT SHIRT 5

11/6/2015

Receipt for funds transfer

more give, less take

Friday 06 November 2015

Print

Help

Security

Contact us

Locate us



Funds transfer

Receipt for funds transfer

New funds transfer

Payment list

Your transfer has been successfully submitted.

- \$6,470.00 has been paid to The randone Investment
- Confirmation number: W6077812725

New multiple funds transfer

New international transfer

The payee list will allow you to make subsequent transfers quicker.

Loan redraw

Account Details

Donation

From Account

AI Dente Paola and /086-217 29-430-8990

Payment approvals

To Account

The randone Investment/086-131 830144396 NATIONAL AUSTRALIA BANK LIMITED

Transaction details

Amount
6,470.00

Description
Bond shop 5

Remitter name
Bond shop 5 AI d

Transfer schedule

Transfer date
06/11/15

When will my payment be received?

Payment notifications

Sms notification

No SMS will be sent to notify you of the status of this payment.



NAB Defence, your protection against fraud. Learn more about NAB Defence.

https://id.nab.com.au/nabid/payments_transfer/NewConfirm.cdl

Dany/Rocco Nardone - Nardone Classic Homes

From: "Sam Fazio" <sam.fazio@nalharcourts.com.au>
Date: 09 November 2015 07:04
To: "Tony Nardone" <nardoneclassichomes@iinet.net.au>; "Dany/Rocco Nardone - Nardone Classic Homes" <nchomes@iinet.net.au>
Subject: Fwd: BOND TO YOUR AC FOR PIZZA SHOP NEW OWNERS - SHOPS/COOGEE PLAZA

Sam Fazio
Director / Sales Executive
0412 440 139
sam.fazio@nalharcourts.com.au

Begin forwarded message:

From: Ambrogio <carrellos@hotmail.com>
Date: 8 November 2015 11:03:51 am A WST
To: Sam Fazio <sam.fazio@nalharcourts.com.au>
Subject: Re: BOND TO YOUR AC FOR PIZZA SHOP NEW OWNERS - SHOPS/COOGEE PLAZA

Hi Tony/Sam thank you for your e mail.
I confirm that we won't seek any refunds from the Lessor for bank interest over the bond.
Regards Ambro

On 6 Nov 2015, at 10:33 pm, Sam Fazio <sam.fazio@nalharcourts.com.au> wrote:

Subject: Re: BOND TO YOUR AC FOR PIZZA SHOP
NEW OWNERS - SHOPS/COOGEE PLAZA

Ok will ask them to respond accordingly .

Rgds

Sam Fazio
Director / Sales Executive
0412 440 139
sam.fazio@nalharcourts.com.au

On 6 Nov 2015, at 9:07 pm, Dany/Rocco Nardone
- Nardone Classic Homes <nchomes@iinet.net.au>
wrote:

Thanks Sam for the Bond paid.

