

### Your Sale to O'Connor & O'Connor

1 message

Samantha McInnes <samantha@mcinneslegal.com.au>  
To: "casselseden@gmail.com" <casselseden@gmail.com>

Thu, Jul 21, 2022 at 11:15 AM

Hi Judy & Peter

We are putting together the Contract for the sale to the O'Connors for a price of \$1,225,000.

In relation to the lease to NAB can you please advise if there is a managing agent?

If not, can you please provide the following information:

- 1. The current annual rent paid including GST? *\$22,000 - 00 p.a plus GST*
- 2. The monthly rent paid including GST and the date on which the monthly rent is paid. *\$2,382* *\$2016 - 67 29/6/22*
- 3. Has the rent been paid in advance, if so, to what date? *NO PAID MONTHLY*
- 4. Has a Rental Bond been paid, or a Bank Guarantee provided by NAB, if so, please provide details; *NO*
- 5. The lease says the tenant has to pay 100% of the "outgoings" rates, taxes which relate to the Premises (which are 2 of the 3 lots which make up the property) are these paid up to date? *YES*
- 6. The lease says the tenant has to pay 67% of "other outgoings" Rates and Taxes, which are Council Rates and Land Tax, are these paid up to date? *THE TENANT PAYS OUTGOINGS ON ALL 3 blocks*
- 7. Please advise if the tenant is in breach of the Lease in any respect. *NO*

Have you paid NSW Land Tax for the property for 2022? *WE DONT PAY LAND TAX SO NO LAND TAX PAID.*

Also, you should discuss with your accountant any Capital Gains Tax implications on the sale of this property by Orungal Pty Ltd as Trustee for Small Family Superannuation.

I look forward to hearing from you.

Kind regards

Samantha McInnes



Solicitor and Notary Public

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**2 attachments**



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