

## Ruturaj Vyas

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**From:** Georgie <georgie@valmadre.net.au>  
**Sent:** Wednesday, 16 February 2022 11:19 AM  
**To:** Michelle Chesworth  
**Subject:** FW: Unit 3, No. 16 Griffin Drive DUNSBOROUGH  
**Attachments:** Unit 3, No. 16 Griffin Drive DUNSBOROUGH.pdf

Email from Mike.

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**From:** Mike Valmadre <mike@valmadre.net.au>  
**Date:** Thursday, 10 February 2022 at 9:49 pm  
**To:** Georgie <georgie@valmadre.net.au>  
**Subject:** Unit 3, No. 16 Griffin Drive DUNSBOROUGH

G,

I have drafted a plan of the office with Areas.

Next email will be from Lee York from JHY Realty who we purchased the property from. Lee is in touch with the local rental market & knows what properties lease for.

In summary

Office, 95m<sup>2</sup> x \$250/m<sup>2</sup> = \$23,750 PA

Open Warehouse Storage, 103m<sup>2</sup> x \$135/m<sup>2</sup> = \$13,905 PA

Mezzanine Storage, 46m<sup>2</sup> x \$100/m<sup>2</sup> = 4,600 PA.

TOTAL RENT = \$42,255 PA.

Mike

Sent from my iPad