



Created: 27/11/2023 9:33 AM

Precision Interior Walls and Ceilings PL

PO Box 21
Archerfield Qld 4108

General Ledger [Detail]

July 2022 To June 2023

ABN: 54 114 393 494
Email: admin@piwc.com.au

| ID No. | Src | Date | Memo | Debit | Credit | Net Activity | Ending Balance |
|---------------------------|---------------|------------|----------------------------|----------|--------|--------------|----------------|
| 6-6010 | Rent | | | | | | |
| Beginning Balance: | \$0.00 | | | | | | |
| RENT | CD | 1/07/2022 | The Trustee for John Kelly | \$769.23 | | | \$769.23 |
| RENT | CD | 8/07/2022 | The Trustee for John Kelly | \$769.23 | | | \$1,538.46 |
| RENT | CD | 15/07/2022 | The Trustee for John Kelly | \$769.23 | | | \$2,307.69 |
| RENT | CD | 22/07/2022 | The Trustee for John Kelly | \$769.23 | | | \$3,076.92 |
| RENT | CD | 29/07/2022 | The Trustee for John Kelly | \$769.23 | | | \$3,846.15 |
| RENT | CD | 5/08/2022 | The Trustee for John Kelly | \$769.23 | | | \$4,615.38 |
| RENT | CD | 12/08/2022 | The Trustee for John Kelly | \$769.23 | | | \$5,384.61 |
| RENT | CD | 19/08/2022 | The Trustee for John Kelly | \$769.23 | | | \$6,153.84 |
| RENT | CD | 26/08/2022 | The Trustee for John Kelly | \$769.23 | | | \$6,923.07 |
| RENT | CD | 2/09/2022 | The Trustee for John Kelly | \$769.23 | | | \$7,692.30 |
| RENT | CD | 9/09/2022 | The Trustee for John Kelly | \$769.23 | | | \$8,461.53 |
| RENT | CD | 16/09/2022 | The Trustee for John Kelly | \$769.23 | | | \$9,230.76 |
| RENT | CD | 23/09/2022 | The Trustee for John Kelly | \$769.23 | | | \$9,999.99 |
| RENT | CD | 30/09/2022 | The Trustee for John Kelly | \$769.23 | | | \$10,769.22 |
| RENT | CD | 7/10/2022 | The Trustee for John Kelly | \$769.23 | | | \$11,538.45 |
| RENT | CD | 14/10/2022 | The Trustee for John Kelly | \$769.23 | | | \$12,307.68 |
| RENT | CD | 21/10/2022 | The Trustee for John Kelly | \$769.23 | | | \$13,076.91 |
| RENT | CD | 28/10/2022 | The Trustee for John Kelly | \$769.23 | | | \$13,846.14 |
| RENT | CD | 4/11/2022 | The Trustee for John Kelly | \$769.23 | | | \$14,615.37 |
| RENT | CD | 11/11/2022 | The Trustee for John Kelly | \$769.23 | | | \$15,384.60 |
| RENT | CD | 18/11/2022 | The Trustee for John Kelly | \$769.23 | | | \$16,153.83 |
| RENT | CD | 25/11/2022 | The Trustee for John Kelly | \$769.23 | | | \$16,923.06 |
| RENT | CD | 2/12/2022 | The Trustee for John Kelly | \$769.23 | | | \$17,692.29 |
| RENT | CD | 9/12/2022 | The Trustee for John Kelly | \$769.23 | | | \$18,461.52 |
| RENT | CD | 16/12/2022 | The Trustee for John Kelly | \$769.23 | | | \$19,230.75 |
| RENT | CD | 3/01/2023 | The Trustee for John Kelly | \$769.23 | | | \$19,999.98 |
| RENT | CD | 3/01/2023 | The Trustee for John Kelly | \$769.23 | | | \$20,769.21 |
| RENT | CD | 6/01/2023 | The Trustee for John Kelly | \$769.23 | | | \$21,538.44 |
| RENT | CD | 13/01/2023 | The Trustee for John Kelly | \$769.23 | | | \$22,307.67 |
| RENT | CD | 20/01/2023 | The Trustee for John Kelly | \$769.23 | | | \$23,076.90 |
| RENT | CD | 27/01/2023 | The Trustee for John Kelly | \$769.23 | | | \$23,846.13 |
| RENT | CD | 3/02/2023 | The Trustee for John Kelly | \$769.23 | | | \$24,615.36 |
| RENT | CD | 10/02/2023 | The Trustee for John Kelly | \$769.23 | | | \$25,384.59 |
| RENT | CD | 17/02/2023 | The Trustee for John Kelly | \$769.23 | | | \$26,153.82 |
| RENT | CD | 24/02/2023 | The Trustee for John Kelly | \$769.23 | | | \$26,923.05 |
| RENT | CD | 3/03/2023 | The Trustee for John Kelly | \$769.23 | | | \$27,692.28 |
| RENT | CD | 10/03/2023 | The Trustee for John Kelly | \$769.23 | | | \$28,461.51 |
| RENT | CD | 17/03/2023 | The Trustee for John Kelly | \$769.23 | | | \$29,230.74 |
| RENT | CD | 24/03/2023 | The Trustee for John Kelly | \$769.23 | | | \$29,999.97 |
| RENT | CD | 31/03/2023 | The Trustee for John Kelly | \$769.23 | | | \$30,769.20 |
| RENT | CD | 6/04/2023 | The Trustee for John Kelly | \$769.23 | | | \$31,538.43 |
| RENT | CD | 14/04/2023 | The Trustee for John Kelly | \$769.23 | | | \$32,307.66 |
| RENT | CD | 21/04/2023 | The Trustee for John Kelly | \$769.23 | | | \$33,076.89 |
| RENT | CD | 28/04/2023 | The Trustee for John Kelly | \$769.23 | | | \$33,846.12 |
| RENT | CD | 5/05/2023 | The Trustee for John Kelly | \$769.23 | | | \$34,615.35 |
| RENT | CD | 12/05/2023 | The Trustee for John Kelly | \$769.23 | | | \$35,384.58 |
| RENT | CD | 19/05/2023 | The Trustee for John Kelly | \$769.23 | | | \$36,153.81 |
| RENT | CD | 26/05/2023 | The Trustee for John Kelly | \$769.23 | | | \$36,923.04 |
| RENT | CD | 2/06/2023 | The Trustee for John Kelly | \$769.23 | | | \$37,692.27 |
| RENT | CD | 9/06/2023 | The Trustee for John Kelly | \$769.23 | | | \$38,461.50 |
| RENT | CD | 16/06/2023 | The Trustee for John Kelly | \$769.23 | | | \$39,230.73 |

Related party tenant

This is an extract from Business ledger for U20 & 21
Subject to CPI at lessor discretion

* Year-End Adjustments

General Ledger [Detail]

July 2022 To June 2023

PO Box 21

Archerfield Qld 4108

ABN: 54 114 393 494

Email: admin@piwc.com.au

| ID No. | Src | Date | Memo | Debit | Credit | Net Activity | Ending Balance |
|---------------|-----|------------|----------------------------|-------------|--------|--------------|----------------|
| RENT | CD | 23/06/2023 | The Trustee for John Kelly | \$769.23 | | | \$39,999.96 |
| RENT | CD | 30/06/2023 | The Trustee for John Kelly | \$769.23 | | | \$40,769.19 |
| Total : | | | | \$40,769.19 | \$0.00 | \$40,769.19 | \$40,769.19 |
| Grand Total : | | | | \$40,769.19 | \$0.00 | | |

rent at market rates and arms length.

Exempt from in house asset rules and treated concessionaly under the SIS Act for the following reasons -

- a) Premises used wholly and exclusively for a business
- b) leased to a related party and is subject to enforceable lease arrangement between the SMSF and the related party

General Ledger [Detail]

July 2022 To June 2023

| ID No. | Src | Date | Memo | Debit | Credit | Net Activity | Ending Balance |
|---------------------------|-----|------------|---|----------|--------|--------------|----------------|
| 6-6010 | | | Rent | | | | |
| Beginning Balance: | | | | | | | \$0.00 |
| RENT | CD | 1/07/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$769.23 |
| RENT | CD | 8/07/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$1,538.46 |
| RENT | CD | 15/07/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$2,307.69 |
| RENT | CD | 22/07/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$3,076.92 |
| RENT | CD | 29/07/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$3,846.15 |
| RENT | CD | 5/08/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$4,615.38 |
| RENT | CD | 12/08/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$5,384.61 |
| RENT | CD | 19/08/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$6,153.84 |
| RENT | CD | 26/08/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$6,923.07 |
| RENT | CD | 2/09/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$7,692.30 |
| RENT | CD | 9/09/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$8,461.53 |
| RENT | CD | 16/09/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$9,230.76 |
| RENT | CD | 23/09/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$9,999.99 |
| RENT | CD | 30/09/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$10,769.22 |
| RENT | CD | 7/10/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$11,538.45 |
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| RENT | CD | 11/11/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$15,384.60 |
| RENT | CD | 18/11/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$16,153.83 |
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| RENT | CD | 2/12/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$17,692.29 |
| RENT | CD | 9/12/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$18,461.52 |
| RENT | CD | 16/12/2022 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$19,230.75 |
| RENT | CD | 3/01/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$19,999.98 |
| RENT | CD | 3/01/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$20,769.21 |
| RENT | CD | 6/01/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$21,538.44 |
| RENT | CD | 13/01/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$22,307.67 |
| RENT | CD | 20/01/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$23,076.90 |
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| RENT | CD | 24/03/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$29,999.97 |
| RENT | CD | 31/03/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$30,769.20 |
| RENT | CD | 6/04/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$31,538.43 |
| RENT | CD | 14/04/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$32,307.66 |
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| RENT | CD | 12/05/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$35,384.58 |
| RENT | CD | 19/05/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$36,153.81 |
| RENT | CD | 26/05/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$36,923.04 |
| RENT | CD | 2/06/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$37,692.27 |
| RENT | CD | 9/06/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$38,461.50 |
| RENT | CD | 16/06/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$39,230.73 |

* Year-End Adjustments

General Ledger [Detail]

July 2022 To June 2023

| ID No. | Src | Date | Memo | Debit | Credit | Net Activity | Ending Balance |
|---------------|-----|------------|---|-------------|--------|--------------|----------------|
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| RENT | CD | 30/06/2023 | The Trustee for John Kelly Superannuati | \$769.23 | | | \$40,769.19 |
| Total : | | | | \$40,769.19 | \$0.00 | \$40,769.19 | \$40,769.19 |
| Grand Total : | | | | \$40,769.19 | \$0.00 | | |

rent at market rates and arms length

Related party tenant.
BRP
Written lease
Client confirms at market rates.

Tenants pay \$769.23 + GST per week, for each unit.

Unit 20-21 = 52 weeks x 2 units = \$80,000 annual rent + GST.

Weekly rent include outgoings.

PTO for Related Party GL

LEASE/SUB LEASE

| | | |
|---|--|----------------------------------|
| 1. Lessor 20-21/121 Kerry Road Pty Ltd ACN 632 386 700 As trustee for 20/121 Kerry Road Bare Trust , under instrument | Lodger (Name, address & phone number) | Lodger Code 88A |
|---|--|----------------------------------|

| | | | |
|---|---------------|--------------------------|--------------------------------|
| 2. Lot on Plan Description Lot 20 on SP195329 | County | Parish Y'PILLY | Title Reference 1/39 |
|---|---------------|--------------------------|--------------------------------|

| | |
|------------------------------|---|
| 3. Lessee Given Names | Surname/Company name and number (include tenancy if more than one) Precision Interior Walls & Ceilings Pty Ltd ACN 114 393 494 |
|------------------------------|---|

4. Interest being leased
Fee Simple

5. Description of premises being leased
Part of the ground floor, and mezzanine level of the building known as 20-21/121 Kerry Road, Archerfield

| | |
|--|---|
| 6. Term of lease Commencement date: 01/07/2022 Expiry date: 30/06/2025 Options: 1 x 3 year #insert nil if no option or insert option period (eg 3 years or 2 x 3 years) | 7. Rental/Consideration See item 11 of Schedule |
|--|---|

8. Grant/Execution
The lessor leases the premises described in item 5 to the lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Witnessing Office**Execution Date**

..... signature

/ /

..... full name

see Enlarged Panel

..... qualification

.....
Lessor's Signature

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

9. Acceptance

The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

Witnessing Office**Execution Date**

..... signature

/ /

..... full name

see Enlarged Panel

Title Reference 50672455

Schedule

Item 1. Landlord: 20-21/121 Kerry Road Pty Ltd ACN 632 386 700 as trustee for
(Clause 1) 20/121 Kerry Road Bare Trust, under instrument of
20/121 Kerry Road, Archerfield
QLD 4122

Item 2. Tenant: Precision Interior Walls & Ceilings Pty Ltd ACN 114 393 494
(Clause 1) 20/121 Kerry Road, Archerfield QLD 4108

Item 3. Guarantor: N/A

Item 4. Land: Lot 20 SP.195329 Par Y"PILLY 1/39
(Clause 1)

Item 5. Premises: 20/121 Kerry Road, Archerfield QLD 4108
(Clause 1)

Item 6. Commencement Date (Clause 1): 01 July 2022

Item 7. Expiry Date: 30 June 2025
(Clause 1)

Item 8. Term: Three (3) years
(Clauses 1 and 6)

Item 9. Further Term(s): Option of further three (3) years
(Clauses 1 and 2.2)

Item 10. Last date for Exercising the Option for the Further Term: 31 July 2025
(Clause 2.2(a))

Item 11. Rent: \$ 769.23(including Outgoings) plus GST per annum
(Clauses 1 and 3)

Item 12. Market Rent Review Dates: 01/07/2025
(Clauses 1 and 4)

Item 13. CPI Adjustment Dates: Not applicable
(Clauses 1 and 5)

Item 14. Percentage Rent Increase Dates: CPI(at discretion of Lessor)
(Clauses 1 and 6)

week

Title Reference 50672455

- | | | |
|-----------------|---|--|
| Item 15. | Security: | Equal to one (1) month's rent in the form of Cash (Clause 1 and 10) Guarantee Subject to Item 17 |
| Item 16. | Permitted Use: (Clauses 1 and 15.1) | Existing use-warehouse and office |
| Item 17. | Special Conditions: | <div style="margin-left: 20px;"><p>(1) The Landlord may, in its absolute discretion, during the Term or any Further Term, require the Tenant to provide or procure:</p><div style="margin-left: 20px;"><p>(a) such additional security as the Landlord may reasonably require to secure the Tenant's obligations under this Lease in accordance with the terms of Clause 10 of this Lease; and/or</p><p>(b) directors or shareholders of the Tenant as the Landlord may reasonably require to guarantee the Tenant's obligations under this Lease in accordance with the terms of Clause 24 of this Lease.</p></div></div> <p>(2) If the Landlord requires the Tenant to provide or procure any additional security or guarantees pursuant to special condition 1 immediately above, the Tenant must, and must procure that any guarantors:</p> <div style="margin-left: 20px;"><p>(a) execute a deed of variation of Lease in the form reasonably required by the Landlord and return it to the Landlord within 21 days of receipt from the Landlord; and</p><p>(b) do all things necessary to give full effect to special conditions 1 and 2.</p></div> <p>(3) No dangerous Goods to be stored on site.</p> <p>(4) The Lessor permits access to amenities during normal business hours.</p> <p>(5) Direct charges to be charged to the Lessee at cost, based on consumption. (Electricity and portion of rates).</p> |

Lease extracts - Unit 21

| | | |
|--|--|--------------------|
| 1. Lessor | Lodger (Name, address & phone number) | Lodger Code |
| 20-21/121 Kerry Road Pty Ltd ACN 632 386 700 | | 88A |
| As trustee for 21/121 Kerry Road Bare Trust , under instrument | | |

| | | | |
|-----------------------------------|---------------|---------------|------------------------|
| 2. Lot on Plan Description | County | Parish | Title Reference |
| Lot 21 on SP195329 | | Y'PILLY | 1/39 |

| | |
|------------------------------|--|
| 3. Lessee Given Names | Surname/Company name and number (include tenancy if more than one) |
| | Precision Contracting (Qld) Pty Ltd ACN 138 914 806 |

4. Interest being leased
Fee Simple

5. Description of premises being leased
Part of the ground floor,and mezzanine level of the building known as 20-21/121 Kerry Road,Archerfield

| | |
|--|--------------------------------|
| 6. Term of lease | 7. Rental/Consideration |
| Commencement date: 01/07/2022 | See item 11 of Schedule |
| Expiry date: 30/06/2025 | |
| Options: 1 x 3 year | |
| #insert nil if no option or insert option period (eg 3 years or 2 x 3 years) | |

8. Grant/Execution
The lessor leases the premises described in item 5 to the lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Witnessing Office

Execution Date

..... signature

/ /

..... full name

see Enlarged Panel

..... qualification

.....
Lessor's Signature

(Witnessing officer must be in accordance with Schedule 1
of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

9. Acceptance

The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

Witnessing Office

Execution Date

..... signature

/ /

..... full name

see Enlarged Panel

..... qualification

.....
Lessor's Signature

(Witnessing officer must be in accordance with Schedule 1
of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Title Reference 50672455

Schedule

Item 1. Landlord: 20-21/121 Kerry Road Pty Ltd ACN 632 386 700 as trustee for
(Clause 1) 21/121Kerry Road Bare Trust, under instrument of
21/121 Kerry Road, Archerfield
QLD 4122

Item 2. Tenant: Precision Contracting (Qld) Pty Ltd ACN 138 914 806
(Clause 1) 21/121 Kerry Road, Archerfield QLD 4108

Item 3. Guarantor: N/A

Item 4. Land: Lot 21 SP.195329 Par Y"PILLY 1/39
(Clause 1)

Item 5. Premises: 21/121 Kerry Road,Archerfield QLD 4108
(Clause 1)

Item 6. Commencement Date (Clause 1): 01 July 2022

Item 7. Expiry Date: 30 June 2025
(Clause 1)

Item 8. Term: Three (3) years
(Clauses 1 and 6)

Item 9. Further Term(s): Option of further three (3)years
(Clauses 1 and 2.2)

Item 10. Last date for Exercising the Option for the Further Term: 31 July 2025
(Clause 2.2(a))

Item 11. Rent: \$ 769.23(including Outgoings) plus GST per annum ~~week~~
(Clauses 1 and 3)

Item 12. Market Rent Review Dates: 01/07/2025
(Clauses 1 and 4)

Item 13. CPI Adjustment Dates: Not applicable
(Clauses 1 and 5)

Item 14. Percentage Rent Increase Dates: CPI(at discretion of Lessor)
(Clauses 1 and 6)

Title Reference 50672455

- | | | |
|-----------------|---|---|
| Item 15. | Security: | Equal to one (1) month's rent in the form of Cash (Clause 1 and 10) Guarantee Subject to Item 17 |
| Item 16. | Permitted Use: (Clauses 1 and 15.1) | Existing use-warehouse and office |
| Item 17. | Special Conditions: | <div style="padding-left: 20px;"><p>(1) The Landlord may, in its absolute discretion, during the Term or any Further Term, require the Tenant to provide or procure:</p><div style="padding-left: 20px;"><p>(a) such additional security as the Landlord may reasonably require to secure the Tenant's obligations under this Lease in accordance with the terms of Clause 10 of this Lease; and/or</p><p>(b) directors or shareholders of the Tenant as the Landlord may reasonably require to guarantee the Tenant's obligations under this Lease in accordance with the terms of Clause 24 of this Lease.</p></div></div> <p>(2) If the Landlord requires the Tenant to provide or procure any additional security or guarantees pursuant to special condition 1 immediately above, the Tenant must, and must procure that any guarantors:</p> <div style="padding-left: 20px;"><p>(a) execute a deed of variation of Lease in the form reasonably required by the Landlord and return it to the Landlord within 21 days of receipt from the Landlord; and</p><p>(b) do all things necessary to give full effect to special conditions 1 and 2.</p></div> <p>(3) No dangerous Goods to be stored on site.</p> <p>(4) The Lessor permits access to amenities during normal business hours.</p> <p>(5) Direct charges to be charged to the Lessee at cost, based on consumption. (Electricity and portion of rates).</p> |

| | RENT PAYABLE P/A | RENT/M2 |
|--|---------------------|---------|
|--|---------------------|---------|

Client calculations

28a/121 Kerry Road,ARCHERFIELD

57 m2 Office space only(inc Outgoings) 15,240.00 \$267.37

Estimated Outgoings

| | | |
|------------------------|---------------|------------------------------|
| Council rates | 930.96 | 57/(64+101+64+109)x\$5520.44 |
| Urban Utilities | 461.49 | 57/64+64+64+64)x\$2072.66 |
| Body Corp | <u>757.35</u> | 57/(64+101+64+109)x\$4491.74 |
| | 2149.8 | |

-2,149.80
13,090.20 229.65

8/28 Bangor Street,ARCHERFIELD

55 m2 office 12,630.75

155 m2 Warehouse 13,369.25 86.25
26,000.00

20,21 /121 Kerry Road 80,000.00

Outgoings

| | | |
|-----------------|------------------|------------|
| Rates | 5,520.44 | |
| Urban Utilities | 2,072.66 | |
| Body Corporate | <u>4,491.74</u> | |
| | 12,084.84 | -12,084.84 |
| | | 67,915.16 |

256 m2 Office 229.65 **58790.4**

210 m2 warehouse 86.25 **18112.5**

76902.9

Outgoings **12084.84**

88987.74

to support new lease is at market.

Domain media

Domain | Allhomes

to support new lease is at market.



8/28 Bangor Street Archerfield QLD 4108

Factory, Warehouse & Industrial
 210 m²
 For Lease, \$26,000 net p/a + GST



Wayne Newberry
Raine & Horne Commercial Brisba...

Raine & Horne
Commercial

Good Location in Popular Archerfield Complex



- * Well presented 210sqm masonry brick unit at front of complex
- * 155sqm of clear span warehouse with up to 5.6m internal height
- * Access via a single 3.6m wide container height roller door
- * 55sqm of ground floor office space
- * Additional 55sqm of storage mezzanine not included in GFA
- * Separate male and female amenities plus kitchenette
- * Complex has good access with a large truck turning area


PROPERTY HIGHLIGHTS

| | |
|-------------|---------------------------------|
| Floor Area | 210 m ² |
| Land Area | Ask Agent |
| Parking | 2 x Onsite parkings |
| Property ID | 16088039 |
| Category | Factory, Warehouse & Industrial |



28a/121 Kerry Road Archerfield QLD 4108

-  Offices
-  57 m²
-  For Lease, \$15,240 p/a Gross



Wayne Newberry

Raine & Horne Commercial Brisba...



First Floor Office Space... Outgoings Included in Rent!

- * Mezzanine office area divided into 2 rooms
- * Plus kitchenette and own toilet
- * Full air-conditioned offices
- * Excellent communal car parking area for oversupply parking
- * Tenant to pay for own electricity usage
- * Situated in quiet busy complex
- * Available with 3 weeks notice

| PROPERTY HIGHLIGHTS | | |
|---------------------|-----------------------------|-------------------|
| Floor Area | | 57 m ² |
| Land Area | | Ask Agent |
| Energy | 0-star NABERS Energy rating | |
| Parking | | Ask Agent |
| Property ID | | 16035607 |

12/10/23

RWC CSR
148 Turton Street
Sunnybank, QLD 4109
www.raywhitecommercialcsr.com
07 3319 2088

RE: Property Lease Appraisal for 20/121 Kerry Road, Archerfield 4108

Thank you for extending the invitation to appraise your property. We are pleased to provide you with this appraisal report, which has been meticulously prepared based on current market conditions and our in-depth understanding of the local property market.

Property Details

Owners Name(s): 20-21/121 Kerry Road Pty Ltd (TTE)
Address: 20/121 Kerry Road, Archerfield
RPD: L20 SP 195329
Net Lettable Area (NLA): 226²

Comparable Properties Analysis

We have conducted a thorough analysis of comparable properties in the area to establish a likely lease range.

| ADDRESS | Price p.a | DATE | NLA SQM | NET \$/SQM |
|-------------------------------------|-----------|----------|---------|------------|
| 2/22 Success Street Acacia Ridge | \$46,980 | Sep 2023 | 290m2 | \$162 |
| 4/37 Mortimer Road, Acacia Ridge | \$48,500 | Oct 2023 | 320m2 | \$151 |
| 7/1645 Ipswich Road, Rocklea | \$45,000 | Oct 2023 | 351m2 | \$128 |

Appraisal Summary

Given the Net Lettable Area of 226m², we believe a reasonable market rate would fall between \$163/m2 and \$190/m².

**Based on our assessment, a likely leasing range is between
\$37,000 to \$43,000 p.a**

Thank you once again for considering RWC CSR for your property appraisal needs. We greatly appreciate the opportunity and are eager to assist you further.

Yours sincerely,

Mukhtaar Hashim
Commercial Sales and Leasing Agent
RWC CSR
M: 0433 364 786

12/10/23

RWC CSR
148 Turton Street
Sunnybank, QLD 4109
www.raywhitecommercialcsr.com
07 3319 2088

RE: Property Lease Appraisal for 21/121 Kerry Road, Archerfield 4108

Thank you for extending the invitation to appraise your property. We are pleased to provide you with this appraisal report, which has been meticulously prepared based on current market conditions and our in-depth understanding of the local property market.

Property Details

Owners Name(s): 20-21/121 Kerry Road Pty Ltd (TTE)
Address: 21/121 Kerry Road, Archerfield
RPD: L21 SP 195329
Net Lettable Area (NLA): 229²

Comparable Properties Analysis

We have conducted a thorough analysis of comparable properties in the area to establish a likely lease range.

| ADDRESS | Price p.a | DATE | NLA SQM | NET \$/SQM |
|-------------------------------------|-----------|----------|---------|------------|
| 2/22 Success Street Acacia Ridge | \$46,980 | Sep 2023 | 290m2 | \$162 |
| 4/37 Mortimer Road, Acacia Ridge | \$48,500 | Oct 2023 | 320m2 | \$151 |
| 7/1645 Ipswich Road, Rocklea | \$45,000 | Oct 2023 | 351m2 | \$128 |

Appraisal Summary

Given the Net Lettable Area of 229m², we believe a reasonable market rate would fall between \$163/m² and \$190/m².

**Based on our assessment, a likely selling range is between
\$37,400 to \$43,510 p.a**

Thank you once again for considering RWC CSR for your property appraisal needs. We greatly appreciate the opportunity and are eager to assist you further.

Yours sincerely,

Mukhtaar Hashim
Commercial Sales and Leasing Agent
RWC CSR
M: 0433 364 786