

499-501 HIGH STREET, ECHUCA						
INCOME		Per Annum				
Address	Tenant	Rent pa (No GST)		Lease	Tenant type	
501C High St Echuca	McCracken	\$ 19,248.00		Leased until 12/07/2022	Residential	
1/501C High St Echcua	Janssen	\$ 19,764.00		Leased until 10/02/2022	Residential	
2/501C High St Echuca	Bourne	\$ 15,600.00		Leased until 03/10/2022	Residential	
		Rent pa (+ GST)	Commencement	Lease period		Rent Increases
501A High St Echuca	Serendipity PL	\$ 18,548.40	1/07/2021	Term 2 years + 1 x 1 year options	Commercial	
501 High St Echuca	Ellis	\$ 21,109.09	15/09/2021	Term 3 years + 1 x 2 years	Commercial	
501B High St Echuca	Tannous	\$ 9,125.00	4/01/2021	Term 1 year + 1 x 1 year options	Commercial	
499 High St Echuca	Walker	\$ 19,553.45	1/10/2021	Term 5 years + 1 x 5 year option	Commercial	1/10/22 to \$24,950.40 pa
TOTAL INCOME		\$ 122,947.94	Plus GST			
EXPENSES paid by rent provider		Per Annum				
Rates		\$ 8,039.64				
Water		\$ 4,638.64				
Gas & Electricity	(approx.)	\$ 8,232.84				
TOTAL EXPENSES		\$ 20,911.12				
NETT RENT (Approx.)		\$ 102,036.82				