

**236 MUSGRAVE ROAD
DEVELOPMENT WAREHOUSE / STORAGE PRICING (PURCHASE AND LEASE)**

LOT 21 - Leased to Klean King Pty Ltd

LOT 22 - Pre-Leased to Klean King Pty Ltd

LOT 23 - For Lease

m2	Lease Per Annum (net)	GST
1250	\$ 187,500.00	+ GST

LOT 24 - Sale Pricing and Lease (Warehouse/Storage)

Lot #	m2	Sale Price	GST	Lease	GST	Ground Floor (m2)	Mezannine (m2)
1	117	\$ 495,000.00	+ GST	\$ 24,750.00	+ GST	63	54
2	103	\$ 465,000.00	+ GST	\$ 23,000.00	+ GST	71	32
3	103	\$ 465,000.00	+ GST	\$ 23,000.00	+ GST	71	32
4	103	\$ 465,000.00	+ GST	\$ 23,000.00	+ GST	71	32
5	103	\$ 465,000.00	+ GST	\$ 23,000.00	+ GST	71	32
6	94	\$ 425,000.00	+ GST	\$ 21,250.00	+ GST	54	39
7	50	\$ 250,000.00	+ GST	\$ 12,500.00	+ GST	50	N/A
8	50	\$ 250,000.00	+ GST	\$ 12,500.00	+ GST	50	N/A
9	50	\$ 250,000.00	+ GST	\$ 12,500.00	+ GST	50	N/A
10	50	\$ 250,000.00	+ GST	\$ 12,500.00	+ GST	50	N/A
11	50	\$ 250,000.00	+ GST	\$ 12,500.00	+ GST	50	N/A
12	51	\$ 250,000.00	+ GST	\$ 12,500.00	+ GST	51	N/A
TOTAL		\$ 4,280,000.00	+ GST	\$ 213,000.00	+ GST		

LOT 25 - Price Includes LED Lighting

Lot #	m2	Sale Price	GST	Lease	GST	Ground Floor (m2)	Mezannine (m2)
1	94	\$ 425,000.00	+ GST	\$ 21,250.00	+ GST	61	32
2	96	\$ 425,000.00	+ GST	\$ 21,250.00	+ GST	64	32
3	102	\$ 465,000.00	+ GST	\$ 23,250.00	+ GST	70	32
4	113	\$ 495,000.00	+ GST	\$ 24,750.00	+ GST	81	32
5	113	\$ 495,000.00	+ GST	\$ 24,750.00	+ GST	81	32
6	92	\$ 425,000.00	+ GST	\$ 21,250.00	+ GST	72	20
7	67	\$ 295,000.00	+ GST	\$ 14,750.00	+ GST	67	N/A
8	71	\$ 375,000.00	+ GST	\$ 18,750.00	+ GST	71	N/A
9	103	\$ 465,000.00	+ GST	\$ 23,250.00	+ GST	71	32
10	103	\$ 465,000.00	+ GST	\$ 23,250.00	+ GST	71	32
11	103	\$ 465,000.00	+ GST	\$ 23,250.00	+ GST	71	32
12	84	\$ 425,000.00	+ GST	\$ 21,250.00	+ GST	61	23
13	67	\$ 325,000.00	+ GST	\$ 16,250.00	+ GST	67	N/A
TOTAL		\$ 5,545,000.00	+ GST	\$ 277,250.00	+ GST		

LOT 26 - For Sale / Lease (Subject to Council Approval)

m2	Sale Price	GST	Lease	GST	Total Area	Build Area
5,000	TBA		TBA		5,000	2,500