

## ORACLE

Address:	3/57 Benjamin Way, Belconnen ACT
Area:	90m <sup>2</sup> (indoor 63 square metres, outdoor 27 square metres)
Asking Price:	\$620,000
Gross Rent (ex GST):	\$52,673.40
Net Rent:	\$44,961.29
Outgoings:	<u>\$7,712.11</u>
General Rates:	\$3,606.92
Water Rates:	\$ 651.24
Strata Levies:	\$3,453.95
Yield:	7.2%
Lease Expiry:	31 May 2024
Option Term:	5 Years
About the Building:	2011 Year of Completion <a href="https://milin.com.au/projects/oracle-apartments-belconnen/">https://milin.com.au/projects/oracle-apartments-belconnen/</a>
Tenant Summary:	<b>Samuiz Ristorante and Pizzeria</b> Quality tenant, offering a modern and vibrant atmosphere with a mouth-watering menu which includes pizza and pasta dishes made to order, steaks cooked to your taste and a selection of seafood meals. Great leased-investment opportunity for any buyer looking for an affordable commercial property with a good yield.

