



TENANCY SCHEDULE

39-41 CLUNIES ROSS CRESCENT, MULGRAVE

Address	Type	Land (sqm)	Size (sqm)	Tenant	Lease Terms	Commencement	Rental	Reviews	Security Deposit	Council Rates	Land Tax
39 Clunies Ross Crescent	Office	196.04	174	Coster Galgut Pty Ltd	3 + 3 years	1st July 2024	\$47,078	Annual CPI, market at option	\$8,000	\$2,883	\$1,455
41 Clunies Ross (ground floor)	Office	196.04	113	Coster Galgut Pty Ltd	3 + 3 years	1st July 2024	\$32,591	Annual CPI, market at option	\$3,000	\$2,812	\$1,455
41 Clunies Ross (first floor)	Office		74	Commtech Supplies Pty Ltd	2 + 2 + 2 years	2nd June 2025	\$18,500	Annual 4%, market at option	\$5,088		
Total		392.08	334				\$98,168			\$5,695	\$2,910

