

## PROPERTY INFORMATION & FREQUENTLY ASKED QUESTIONS

Property address: Shop 1/84 Rajah Road Ocean Shores

Price Guide	Price Guide \$530,000
Shop Size m2	39 sqm
Is the property tenanted?	Tenanted Tobacconist
What was the current rent?	\$750 p/w plus GST plus Outgoings \$39,000 p/a (\$3,250pm) ROI over 7%
Lease term?	Commencement 22.12.22 – 21.12.25 plus an option for a further 3 years
What are the Council rates?	\$530.96 per quarter \$2,123.84.00p/a
What are the Strata Fees?	\$1,291.70 per quarter \$5,166.80
What is the balance sheet details?	Admin Fund \$12,565 and Capital Works Fund \$85,337.89
How many units in the building which are part of the Stata Scheme?	12 shops
Is there parking in the complex?	Yes 249 car parking spaces
Anchor Tenants in the Complex?	Kmart & Coles plus 7 franchise stores
Lot & Dp?	Lot 1 /SP19431
What company manages the Strata?	Strata North
Is there solar?	Yes 5kw
Is there AC?	Yes
Is there a kitchenette?	Yes
What direction does the store face?	North
Is the water separately metered?	Yes
Is there a grease trap?	Yes
Is there a security system?	Yes
When was the complex built?	1980's

The shopping centre has evolved into a dynamic cluster of retail outlets providing quality service including fresh produce and grocery, clothing, pharmaceuticals, cosmetics, real estate, takeaway cafes & restaurant, optometry, hairdressing, bulk health foods, variety/gifts store and banking.

Nearby shopping options include bakery & butchery, doctor and dental surgery, physiotherapist, news & post, tavern and more.

## RELEVANT SALES



Address: 9/84 Rajah Road Ocean Shores  
Shop Size: 89 sqm  
Sold Date: 30<sup>th</sup> April, 2021  
Sold Price: \$660,000  
Lease Amount: \$4,182.00 p/m including GST & OG

---



Address: 8/84 Rajah Road Ocean Shores  
Shop Size: 96 sqm  
Sold Date: 14<sup>th</sup> September, 2020  
Sold Price: \$450,000  
Lease Amount: \$2,500.00p/m (dated 2021)

---



Address: 1A Park Street, Brunswick Heads  
Land Size: 32 sqm  
Sold Date: 5<sup>th</sup> Oct 2022  
Sold Price: \$700,000

---



Address: 3/84 Rajah Road, Ocean Shores  
Land Size: 56 sqm  
Sold Date: 17<sup>th</sup> May 2022  
Sold Price: \$655,000