



Unit 4 2944 Logan Road, Underwood

LESSEE: Comparto Pty Ltd

PRICE \$831,196 YIELD 8%

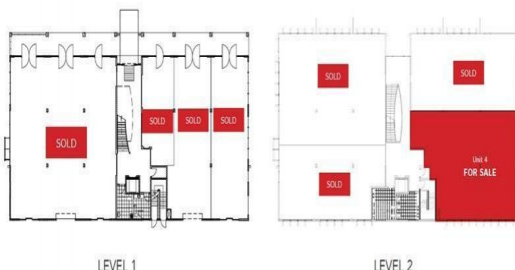
Comparto Pty Ltd is a reliable, very well established company providing specialist computer software and network solutions for Legal Practices since 1983. They provide a total solution to clients by supplying networks and software that meet clients needs and specialise in supplying networks based on Microsoft Windows Small Business Server.



OFFER 1: Unit 4
LESSEE: Comparto Pty Ltd

Lessee (since 2010)	Comparto Pty Ltd
Building	Portal West
Unit	4
Lot	212
Survey Area	SP296303
Area (square metres)	180
Rate per sqm	\$556.93
Rent per annum	\$64,247.04
Approximate Outgoings per annum	\$17,769.67
	Breakdown Estimate:
	Rates: \$3,703.94
	Rent: Corporate \$17,065.73

Outgoings Payable by Tenant	Yes
Management Fees Payable by Tenant	Yes
Management Fees 3.5% net rental per annum	\$2,248.05
Net Income Received including Management Fees	\$66,495.69
Commencement of Lease	1 June 2014
Term of Lease	3 years
Expiry Date of Lease	31 May 2017
Option Periods	1 x 3
% Review	4%
Car Parks	14, 15 & 16



4/2944 Logan Road, Underwood QLD 4119

8% NET RETURN TENANTED INVESTMENT

- Modern design and construction
- Includes 3 car parks
- Net income received including management fees: \$66,495.69
- Lessee: Comparto Pty Ltd
- Term of lease 3 years expiring 31st of May 2017 with 3 year option.
- All outgoings paid by the tenant
- 4% fixed increase per annum
- Location, Location, Location

Offices
FOR SALE

180sqm

This is a great opportunity for the investor wanting to secure a solid return, with a great tenant in place.

Price: \$831,196 per annum



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