

Tenancy Schedule for Greenwood Park Estate

Option 1 - Subdivision - Subdivision - 179 Lots

12000 Rental Income & Capitalised Sales																				Rental Income and Leasing Costs to be entered inclusive of GST					
Code	Stage	Description	Land Use Code	Total Area /SqM	Current Rent /SqM/annum	Outgoings and Vacancies /SqM/annum	Pre-Commit Month	Lease Month Start	Lease Month Span	Cash Flow Period	Escalated Rent at Lease Start /SqM/annum	Letting Fee		Incentives		GST Included		Residual Cap. Rate	Pre-Sale Exchange Month	Settlement Month	Leasing Up Period		GST Included on Sales <sup>1</sup>		
												% of Gross Rent	% paid at Pre-Commit	Rent Free Months	Fit out Cost	Month Start	on Costs				on Rents	Months Vacant		Discount Rate	
12001	-	Ground Floor Retail Tenant 1	RET	150	300	-	4.00%	16	24	12	Jun-09 - May-10	310	1.50%	50.00%	2	-	-	Y	Y	7.00%	-	-	-	0.00%	Y
12002	-	Ground Floor Retail Tenant 2	RET	120	300	-	4.00%	16	24	12	Jun-09 - May-10	310	1.50%	50.00%	-	12,000	22	Y	Y	7.00%	-	-	-	0.00%	Y
12003	-	Office Level 1	COM	270	420	15	0.00%	-	24	-	Jun-09 - Jun-09	441	1.50%	0.00%	-	-	-	Y	Y	8.50%	24	-	6	0.00%	Y
12004	-	Office Level 2	COM	270	435	20	0.00%	-	24	-	Jun-09 - Jun-09	457	1.50%	0.00%	-	-	-	Y	Y	8.70%	24	-	6	0.00%	Y
12050	-						0.00%	-	0	-	-	-	0.00%	0.00%	-	-	-	Y	Y	0.00%	-	-	-	0.00%	Y
TOTAL				810.00											12,000.00	Inclusive of GST									

Current Net Annual Rent	Current End Sale Value*	Total Net Rental Income less Incentives	Escalated End-Sale Value
43,200	617,143	36,197	637,800
34,560	493,714	23,159	510,240
109,350	1,286,471	(1,787)	1,292,026
112,050	1,287,931	(1,851)	1,291,435
-	-	-	-
299,160	3,685,259	55,718	3,731,501

<sup>1</sup> If Yes, GST is payable on settlement (end of lease period or settlement date)  
<sup>2</sup> End sale value = annual income (net of outgoings) divided by the capitalisation rate

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