

# Information Memorandum

Property Address: 488 Pacific Hwy, Belmont

Site Size: 746m<sup>2</sup>

Title: LOT 5, DP 13771

Folio Identifier: 5/13771

Zoning: MU1 – Mixed Use

Lake Macquarie City Council

TYPE: Mixed Use of Residential and Commercial.

Residential Unit 1

1 Bed, 1 Bath, 1 Car

Lease Start: 18.12.23

Lease End: 16.06.24

Income: \$17,160 pa

Residential Unit 2

3 Bed, 1 Bath, 2 Car

Lease Start: 03.11.23

Lease End: 31.10.24

Income: \$21,840 pa

Retail Shop 1,

Size: 36m<sup>2</sup> (approx.)

Tenant: Mobile Phone Repairs and Sale of associated products

Lease Type: Retail

Lease Start: 01.01.23

Lease End: 31.12.25

Option: Nil

Outgoings: 20% (Council, Water, Insurance & Management Fees)

Income: \$12,312 pa (excluding GST - Owner is not registered for GST)

Retail Shop 2

Size: 65m<sup>2</sup> (approx.)

Tenant: Pet Care Salon

Lease Type: Retail

Lease Start: 11.04.23

Lease End: 10.10.25

Option: Nil

Outgoings: 80% (Council, Water, Insurance & Management Fees)

Income: \$16,500 pa (excluding GST - Owner is not registered for GST)

Yearly Income \$67,812 (excluding GST – Owner is not registered for GST) +  
Recoverable outgoings (Commercial)

Disclaimer: We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including and without limitation, any income, rentals, dimensions, areas, zoning, inclusions and exclusions.