

# Property information sheet.

3/60 Jefferson Lane, Palm Beach

<b>Why are you selling?</b>	Downsizing investment portfolio
<b>When was the complex built?</b>	2019
<b>What is the aspect?</b>	North East
<b>How long have you owned the unit?</b>	4 ½ years approx.
<b>Is the unit vacant, owner occupied or tenanted?</b>	Tenanted
<b>How many units are in the complex?</b>	46
<b>Is there solar energy? If so, how many panels?</b>	NO
<b>What type of hot water system do you have?</b>	Electric
<b>Is the unit individually water metered?</b>	YES
<b>Is there air conditioning?</b>	YES - Ducted throughout
<b>Is there an internet connection?</b>	YES - NBN available
<b>How much money is in the sinking fund?</b>	\$52,601.65 as at 2 <sup>nd</sup> March 2022
<b>Is there a security system?</b>	YES
<b>Are pets allowed?</b>	YES - Subject to body corporate approval
<b>Is there a building and pest report available?</b>	NO
<b>What school catchment is the unit in?</b>	Palm Beach Primary & PBC High School
<b>Tenancy Details</b>	
<b>Current lease terms:</b>	Periodic Lease Agreement
<b>Lease expiry date:</b>	31 <sup>st</sup> July 2022
<b>Current rental return:</b>	\$700 per week
<b>What is the revised rental estimate?</b>	\$750 - \$800 per week
<b>What amenities are in the complex?</b>	Residents lounge, spa and BBQ deck

## Rates & Levies

Council Rates	Water Rates	Strata Levies
\$3,117 p.a. approx.	\$1,331 p.a. approx.	\$101 per week approx.

DISCLAIMER: Whilst all details in this information sheet have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Intending users must rely on their own enquiries. Rental estimate is prepared on comparable rental data. We reserve the right to review this figure.