

Anthony Sommer

From: Michael Johns
Sent: Friday 1 April 2022 05:41 PM
To: Vince Tesoriero; Michael Pratt
Subject: RE: Property list
Attachments: Property Summary VT.xlsx

Hi Vince,

See attached

Regards, Michael

-----Original Message-----

From: Vince Tesoriero <vinkath2000@yahoo.com.au>

Sent: Friday, 1 April 2022 5:21 PM

To: Michael Johns <mjohns@smefg.com.au>; Michael Pratt <michael_pratt@smefg.com.au>

Subject: Property list

Hi Michael

Can you please send me the current updated property list you guys have so that I can confirm values etc

Thank you

Sent from my iPhone

confidential - draft for discussion only

	Property Short Name	Net Annual Rent	Indicative Value	Owner	Comments
	Sydney Residential				
1	5 Bulkara Street, Wagstaffe, NSW	\$150,000	\$9,500,000	5 Bulkara Street Pty Ltd as trustee for unit trust	McGrath Nicol as Receiver Manager & Liquidator
	James Street Factories				
2	16 James Street, Clayton South		\$830,000	14 James Street Pty Ltd as trustee for the 14 James Street Unit Trust	
3	19 Parsons Street, Clayton South		\$830,000	14 James Street Pty Ltd as trustee for the 14 James Street Unit Trust	
4	29 Parsons Street, Clayton South		\$830,000	14 James Street Pty Ltd as trustee for the 14 James Street Unit Trust	
5	39 Parsons Street, Clayton South		\$830,000	14 James Street Pty Ltd as trustee for the 14 James Street Unit Trust	
6	10 James Street, Clayton South	\$300,000	\$830,000	14 James Street Pty Ltd as trustee for the 14 James Street Unit Trust	McGrath Nicol as Receiver Manager & Liquidator
7	12 James Street, Clayton South		\$830,000	14 James Street Pty Ltd as trustee for the 14 James Street Unit Trust	
8	14 James Street, Clayton South		\$830,000	14 James Street Pty Ltd as trustee for the 14 James Street Unit Trust	
9	18 James Street, Clayton South		\$830,000	14 James Street Pty Ltd as trustee for the 14 James Street Unit Trust	
10	8 Olive Street, Clayton South		\$830,000	14 James Street Pty Ltd as trustee for the 14 James Street Unit Trust	
		\$300,000	\$7,470,000		
	Elsternwick Residential				
11	44 Howitt Road, Caulfield North	\$0	\$7,075,000	Giovanni Tesoriero & Teresa Tesoriero	
12	46 Howitt Road, Caulfield North	\$0	\$4,075,000	Giovanni Tesoriero & Teresa Tesoriero	
13	20 Bell Street, Ripponlea	\$28,000	\$975,000	Giovanni Tesoriero	
14	22 Bell Street, Ripponlea	\$28,000	\$975,000	Giovanni Tesoriero	
15	30 Nelson Street, Balaclava	\$24,000	\$875,000	Giovanni Tesoriero & Teresa Tesoriero	
16	32 Nelson Street, Balaclava	\$24,000	\$1,075,000	Giovanni Tesoriero	
17	286 Carlisle Street, Balaclava	\$70,000	\$2,075,000	Giovanni Tesoriero	
18	1/150-152 Brighton Road, Ripponlea	\$28,000	\$1,075,000	Giovanni Tesoriero	
19	2/150-152 Brighton Road, Ripponlea	\$28,000	\$1,075,000	Giovanni Tesoriero	
20	3/150-152 Brighton Road, Ripponlea	\$26,000	\$925,000	Giovanni Tesoriero	
21	4/150-152 Brighton Road, Ripponlea	\$26,000	\$925,000	Giovanni Tesoriero	
22	5/150-152 Brighton Road, Ripponlea	\$26,000	\$875,000	Giovanni Tesoriero	
23	6/150-152 Brighton Road, Ripponlea	\$26,000	\$875,000	Giovanni Tesoriero	
24	12 Hartigan Street, Elsternwick	\$0	\$2,000,000	Canner Investments Pty Ltd as trustee	Caveat Westpac
		\$334,000	\$24,875,000		
	Regional Petrol stations				
25	4 Cowslip Street, Violet Town	\$284,754	\$5,177,343	4 Cowslip Street, Violet Town Pty Ltd	
26	9 Main Street, Derrinallum	\$120,200	\$2,185,455	9 Main street, Derrinallum Pty Ltd	
27	275 High Street, Golden Square	\$288,480	\$5,245,089	275 High Street Golden Square Pty Ltd	
28	123 High Street Taradale	\$54,090	\$983,455	123 High Street Taradale Pty Ltd	
29	31 Ellerman Street Dimboola	\$95,449	\$1,735,440	31 Ellerman Street Dimboola Pty Ltd	
30	55 Nolan Street Maryborough	\$109,085	\$1,983,360	55 Nolan Street Maryborough Pty Ltd	
31	160 Murray Valley Highway Lake Boga	\$161,923	\$2,944,052	160 Murray Valley Hwy Lake Boga Pty Ltd	
32	89 Betka Road Mallacoota	\$95,640	\$1,738,911	89 Betka Road Mallacoota Pty Ltd	
33	14 Kirwan road Morwell	\$111,425	\$2,025,916	14 Kirwin Road Morwell Pty Ltd	
34	9 Gregory Street Ouyen	\$79,200	\$1,440,000	9 Gregory Street Ouyen Pty Ltd	
		\$1,400,246	\$25,459,021		