

LINCOLN
LUTWYCHE

EOI FORM

EXPRESSION OF INTEREST

171 LUTWYCHE ROAD, WINDSOR

The Lincoln on Lutwyche. Seven commercial spaces, Windsor.

I / We are interested in the tenancy described below on the terms set out in this form.

YOUR ENQUIRY

This expression of interest is for

☐ Purchase ☐ Lease

Tenancy No.

Tenancies 1 to 7, 208 to 255 m²

TENANCY

THE LINCOLN ON LUTWYCHE

Intended use

☐ Health care ☐ Office ☐ Showroom ☐ Veterinary ☐ Other

Occupancy

☐ Owner-occupier ☐ Investor ☐ Owner-occupier, part leased

IF PURCHASING

Purchase Price

Excluding GST

\$

GST treatment

☐ Plus GST ☐ Margin scheme ☐ Going concern

Total Deposit

\$

Initial Deposit

\$

payable on Buyer signing Contract

Balance Deposit

\$

payable on the Contract becoming unconditional

Finance

☐ Cash, unconditional ☐ Subject to finance

Lender and amount, if subject to finance

IF LEASING

Rent offered

Per m² per annum

\$

Outgoings

☐ Net ☐ Gross

Term sought

Years

Options

Proposed commencement

Fitout contribution or incentive sought

Proposed guarantors

Full name of each individual guarantor

THE ENTITY

Purchasing or leasing entity

Full legal name

ACN / ABN

Entity type

☐ Individual ☐ Company ☐ Trust ☐ SMSF ☐ To be nominated

APPLICANT DETAILS

APPLICANT 1 / DIRECTOR 1

APPLICANT 2 / DIRECTOR 2 OR SECRETARY

Full name if individual

Include any middle name

Full name if individual

Address

Not a PO Box. Include postcode

Address

Not a PO Box. Include postcode

Telephone

Telephone

Email

Required for each applicant, or each director, for issue of documents

Email

Date of birth

Date of birth

Tax File Number

Tax File Number

Identification

Attach a copy to this EOI

☐ Passport ☐ Driver licence

Identification

☐ Passport ☐ Driver licence

Australian permanent resident or citizen

☐ Yes ☐ No

Australian permanent resident or citizen

☐ Yes ☐ No

Tenancy, if more than one buyer

☐ Joint tenants ☐ Tenants in common

THE BUSINESS

Trading name

Years trading

Industry

Website

The business, and what it needs from the space

Staff numbers, parking, hours of operation, fitout requirements, anything the Seller should know

APPLICANT'S SOLICITOR

Firm

Contact person

Address

Phone

Email

CONDITIONS

Special conditions

Due diligence period sought

Settlement

Electronic communication

The Electronic Transactions Act 2001 (Qld), sections 11 and 12, requires the Buyer's consent to receive information electronically. By ticking Yes the Buyer consents to electronic communication to the email address nominated in this EOI for contractual matters concerning the Property.

☐ Yes ☐ No

OFFER

This letter constitutes an offer to purchase or to lease, as indicated on page two. A Contract or Lease will be prepared for execution once the price, terms and conditions of the offer are agreed to by both parties. The parties agree that the Initial Deposit paid remains fully refundable to the Buyer, unless or until a Contract is fully signed, in which case the Initial Deposit will be dealt with in accordance with the terms of that Contract. If the Buyer does not sign and return the contract documentation to the Seller, its solicitor, or the agent within 10 Business Days of signing this letter, the Seller may elect not to enter into the contract and the Initial Deposit will be refunded to the Buyer.

SIGNING PANEL

Applicant 1

Applicant 2

Agent

Date ____ / ____ / ____

Date ____ / ____ / ____

Name _____

Date ____ / ____ / ____

DEPOSIT HOLDER

The Initial Deposit is payable to the trust account of the Seller's solicitor. Account details are issued with the contract documentation and should be confirmed with the agent before any transfer is made.

REFERENCE

Tenancy _____ The Lincoln on Lutwyche. Please provide this reference so the payment may be identified.

LINCOLN

LUTWYCHE

DEVELOPED BY

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