

8th October 2020

Mr David Brake

Email: brakeland@ozemail.com.au

RE: UNIT 5/59 Oxford Street, Bulimba – 2020 SALE APPRAISAL

Thanks for the opportunity to provide you with a sale appraisal for your strata titled commercial unit located at the above address.

We understand the property provides approximately 170m² of Net Lettable Area (NLA) being approximately 134m² of office and 36m² warehouse space. Therefore, this appraisal is based on the net lettable area.

Rent Details:

Net Rent per annum - \$55,770 ex GST

Outgoings per annum - \$7,500 ex GST

Lease Terms - Upstairs 3 + 3 year lease
- Downstairs - Monthly

Relevant Sales:

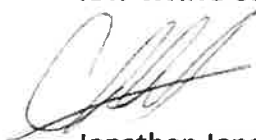
1. Lot 202/8 Stuart Street Bulimba: 121sqm retail
Net income of \$78,962.00 pa net + GST
Sold May 2020 for \$1,100,000 = 7.17% yield
2. Lot 203/8 Stuart Street Bulimba: 102sqm retail
Net income of \$60,000.00 pa net + GST
Sold March 2020 for \$845,000 = 7.1% yield

If we take the average yield comparisons of the above sales (being 7.1%) and apply it to the \$55,770 p.a. we derive a sale value of **\$796,714.28 + GST** (if applicable).

We trust this sale appraisal is sufficient for your purposes and look forward to assisting you in the future with your real estate requirements.

Yours faithfully

RAY WHITE COMMERCIAL TRADECOAST



Jonathon Jones
Principal

8th October 2020

Mr David Brake
Email: brakeland@ozemail.com.au

RE: UNIT 1/6 Palmer Place, Murarrie – 2020 SALE APPRAISAL

Thanks for the opportunity to provide you with a sale appraisal for your strata titled commercial unit located at the above address.

We understand the property provides approximately 528m² of Net Lettable Area (NLA) being approximately 65m² of office, 350m² of warehouse and 113m² mezzanine. Therefore, this appraisal is based on the net lettable area.

Rent Details:

Net Rent per annum - \$85,000 ex GST

Outgoings per annum - \$16,000 ex GST

Lease Terms - 3 + 3 + 3year lease in first second term

Relevant Sales:

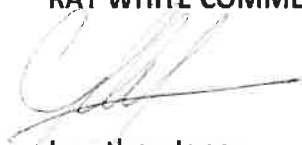
1. 4/22 Palmer Place Murarrie: 330sqm office/warehouse
Sold vacant
Sold May 2019 for \$1,050,000 = \$3,181.82 per sqm
2. 3/7 Miller Street Murarrie: 415sqm office/warehouse
Sold vacant
Sold February 2020 for \$850,000 = \$2,048.20 per sqm

If we take the average rate/sqm of the above sales (being \$2,615/sqm) and apply it to the 528qm NLA of the subject property we derive a sale value of **\$1,380,725.28 + GST** (if applicable).

We trust this sale appraisal is sufficient for your purposes and look forward to assisting you in the future with your real estate requirements.

Yours faithfully

RAY WHITE COMMERCIAL TRADECOAST



Jonathon Jones
Principal

8th October 2020

RayWhite

Mr David Brake
Email: brakeland@ozemail.com.au

RE: UNIT 17/1029 Manly Rd, Tingalpa – 2020 SALE APPRAISAL

Thanks for the opportunity to provide you with a sale appraisal for your strata titled commercial unit located at the above address.

We understand the property provides approximately 372m² of Net Lettable Area (NLA) being approximately 372m² of office. Therefore, this appraisal is based on the net lettable area.

Rent Details:

Net Rent per annum - \$85,685 ex GST
Outgoings per annum - \$14,350 ex GST
Lease Terms – Month to month with 6 months' notice

Relevant Sales:

1. 23/1631 Wynnum Rd Tingalpa: 291sqm retail showroom
Net income of \$75,000.00 pa net + GST
Sold September 2019 for \$1,037,000 = 8% yield
2. 30/1631 Wynnum Rd Tingalpa: 302sqm office/warehouse
Net income of \$60,000.00 pa net + GST
Sold July 2019 for \$860,000 = 7% yield

If we take the average yield comparisons of the above sales (being between 7% - 8%) and apply it to the \$85,685 p.a. we derive a sale value of **\$1,142,466.67 + GST** (if applicable).

We trust this sale appraisal is sufficient for your purposes and look forward to assisting you in the future with your real estate requirements.

Yours faithfully

RAY WHITE COMMERCIAL TRADECOAST



Jonathon Jones
Principal