

18 May 2021

Mr. Trevor & Mrs. Inge Bock
PO Box 7153
Redland Bay QLD 4165

Via Email

Dear Trevor & Inge,

Re: Childcare Investment Appraisal – Redland Bay Early Education Centre

We are pleased to provide the following market appraisal for your asset. This appraisal provides our opinion as to the likely sale price if the property was offered to the open market and marketed correctly. The estimated sales range is based on a combination of analysis including; comparable childcare centre transactions in South East Queensland, the likely yield if sold to an investor and the current activity in the commercial property market.

Property

Address:	92-96 Gordon Road, Redland Bay QLD 4165
Lot & RP:	Lot 1 SP 173237
Land Area:	2,992sqm (approx.)
Building Area:	1,360sqm (approx.) + playscape
Licensed Places:	75 Long Day Care Places
Lessee:	Genoa Trading Trust
Proposed Lease Term:	10 year lease to 2031 plus options to 2041
Annual Increases:	CPI annually
Net Income:	\$166,609 (as at 1 July 2021)

Preliminary Appraisal

Should the property be offered to the open market for sale in its current condition, the following figures are anticipated:

Likely Range of Offers: \$3,029,000 to \$3,332,180 which represents a 5% to 5.5% capitalisation rate (yield).

Summary

Cushman & Wakefield is pleased to offer our summary of the asset. Please note this is not a formal valuation nor should it be considered as such. This appraisal represents our opinion of market worth if the property were to be offered to the open market for sale today. Furthermore, it relies on information obtained by you and we have not conducted formal due diligence. Therefore, we reserve the right to update our forecasted sales range accounting for any changes to the property particulars.

We trust the above correspondence is of assistance to you and welcome the opportunity to provide additional information at your request. Finally, we look forward to discussing these recommendations with you and are excited by the opportunity to work with you on this matter.

Yours faithfully,



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