



DE FREITAS RYAN COMMERCIAL

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Wednesday 15th November 2023

ATT: Paul Papasergio
PA Custodians Pty Ltd
9/59 Simper Road
YANGEBUP WA 6164

Dear Paul,

RE: 9/59 Simper Road, YANGEBUP.

Thank you for giving De Freitas & Ryan Commercial the opportunity to appraise the market value and rental value of your industrial property in Yangebup.

Property Value

In our opinion the current market value of your property is in the vicinity of \$430,000 - \$460,000 Plus GST (if applicable) if the property were to be sold with vacant possession as the property would be devalued as the property is currently leased well below the current market levels.

In our opinion the current rental value of your property is in the vicinity \$26,000 - \$28,000 per annum plus GST plus all outgoings based on the based on the property consisting of the following attributes:

- Total lettable area 214m²
- Ground floor area 174m²
- Bonus unapproved first floor office area of 40m²
- High truss warehouse
- Side roller door access
- Good onsite staff amenities
- Securely fenced and gated complex

Property Zoning

Under the current Town Planning Scheme NO. 3, the property has a zoning of Industry and the approved use as "Warehouse".

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