

Brisbane Bayside Real Estate

COMMERCIAL INDUSTRIAL SALES & LEASING

ABN 89 361 098 435 Lic No.240 5145



The White House
312 Colburn Ave,
Victoria Point, Qld 4165
PO Box 3201
Victoria Point West QLD 4165
Ph: 07 3820 8855 Mob: 0413 120 333

9th June 2020

Harry Pty Ltd
PO Box 334
Capalaba, QLD, 4157

RE: Commercial / Industrial - Unit 1 / 2 Tombo Street, Capalaba, Qld, 4157

Dear Sir,

We refer to your request for an appraisal and indication of selling price for the above mentioned property as currently viewed.

We are finding availability and values of industrial properties currently some what unstable with uncertainty in the market due to the Covid -19 pandemic situation, the economy and state elections looming. Also effects of the GFC unfortunately are still lingering.

After doing the research we have found a slowly increasing availability of stock with mounting speculation and variety of reasons that may create a wider range of selling rates.

Considering this we have calculated an appraisal in the current market as follows.

The Property: 140 sq mt Industrial Unit Situated at 1/2 Tombo Street, Capalaba Qld 4157.
Lot 1 on SP171397 - Parish of Capalaba

Appraisal: The indications show a price range of approx \$ 2,100 per m2 to \$2,250 per m2

Price Range: At 140 m2 - Approx: \$294,000 to \$315,000

This information is an estimation and opinion of a reasonable selling rate for the property as inspected.

Brisbane Bayside Commercial Real Estate deal exclusively in commercial and industrial real estate, we trust this information will be helpful to your request.

Should you have any questions or wish to discuss please do not hesitate to contact me.

Yours Sincerely

Reg Kaasik
Principal



**COMMERCIAL & INDUSTRIAL DEVELOPMENTS
SALES & LEASING**

The estimation of selling price has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure we stress that it is estimation only and is not to be taken as sworn. This estimation is current as at the date of inspection only. The assessment herein may change significantly and unexpectedly over a relatively short period as a result of general market movements or factors specifically due to national economic instability.

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Capalaba, QLD, 4157

RE: Commercial / Industrial - Unit 4 / 2 Tombo Street, Capalaba, Qld, 4157

Dear Sir,

We refer to your request for an appraisal and indication of selling price for the above mentioned property as currently viewed.

We are finding availability and values of industrial properties currently some what unstable with uncertainty in the market due to the Covid -19 pandemic situation, the economy and state elections looming. Also effects of the GFC unfortunately are still lingering.

After doing the research we have found a slowly increasing availability of stock with mounting speculation and variety of reasons that may create a wider range of selling rates.

Considering this we have calculated an appraisal in the current market as follows.

The Property: 136 sq mts (approx), Industrial Unit Situated at 1/ 2 Tombo Street, Capalaba Qld 4157.
Lot 4 on SP171397 - Parish of Capalaba

Appraisal: The indications show a price range of approx \$ 2,100 per m2 to \$2,250 per m2

Price Range: At 136 m2 - Approx: - \$285,000 to \$306,000

This information is estimation and an opinion of a reasonable selling rate for the property as inspected.

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Yours Sincerely

Reg Kaasik
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