

17 June 2019

Ms Julie Coghlan
RJSM COGHLAN PTY LTD TTE
1Unit 3/ 19 Stevens St
Nerang, QLD 4211

C/- julie@whipsock.com.au

Dear Julie,

**Re: SALES and LEASING APPRAISAL
Unit 3/19 Stevens St
Nerang, QLD 4211
LOT 2 SP263457**

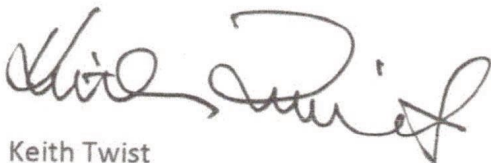
In formulating a reliable and professional opinion for the current sales price of this unit, we have considered the following information.

- Data we have considered from industry resources
- The quality and standard condition of your unit
- Our professional knowledge and experience in the local market
- Recent Sales and leases of properties in the area
- Return on investment

The Besser Block building comprises a large warehouse/workshop including 20m² office space. It is located centrally with good access to the M1. In recent times we have seen steady price increases for commercial sales and rentals in and around the Nerang Industrial area. In our opinion the likely sales and rental price, at the present time, for Unit 3 is as follows.

SALE: In the range of \$450,000 to \$460,000
LEASE: Around \$2,900 per month plus outgoings plus GST

Yours sincerely,



Keith Twist
Principal L.R.E.A.