

1 September 2022

Michael & Lorraine Worthington
Michlorr Pty Ltd ATF Worthington Superannuation Fund
16 Nadine Crescent
Thornlands Qld 4164

Dear Michael and Lorraine,

Re: Market appraisal – Unit 3, 253 South Street, Cleveland L3 SP227459

This partial tilt panel and iron clad industrial unit is located in the heart of Cleveland's industrial precinct. It is in a complex of five units. The unit has approximately 28sqm air conditioned office and 72sqm warehouse space on the ground floor with 28sqm air conditioned office and 23m2 storage space on the mezzanine floor.

Further to your enquiry regarding the current achievable rental for this property we believe under today's market conditions that it would be approximately \$150/m2 - \$160/m2 + Outgoings + GST which equates to approximately \$22,650 - \$24,160 net per annum + Outgoings + GST.

Please note this is not an official valuation but merely an expression of our opinion. However, in the event you require a formal valuation we would be pleased to arrange a quotation from Registered Valuers. In the event that the information provided to us proves to be inaccurate, we reserve the right to alter our opinion.

Kind regards,



Colin Tucker
Associate Director – Bayside

Raine & Horne Commercial

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