

30 June 2021

Wain Family Pty Ltd ATF Wain Super Fund
32 Plymouth Court
Cleveland Qld 4163

Dear Greg and Elizabeth Wain,

**Re: Market appraisal – Unit 4, 13 Hook Street, Capalaba Qld 4157
Lot 4 on SP186349 Title reference: 50615238**

This tilt panel industrial unit is situated at the rear of a complex of four units with steep access. There is 294m² on the ground floor comprising warehouse space and there is 46m² of approved air conditioned office and 25m² kitchen/lunch room on the mezzanine floor. There is also an additional improvement of 25m² of mezzanine air conditioned office.

Further to your enquiry regarding current market value, we wish to advise an achievable sale price for this property under today's current market conditions would be \$823,000 + GST. This is based on approximately \$2,200/m² + GST for the 365m² of council approved floor area and \$20,000 for the mezzanine office improvement.

Further to your enquiry regarding the current achievable rental for this property we believe under today's market conditions that it would be approximately \$135/m² net + Outgoings + GST for the total lettable area of 390m² which equates to approximately \$52,650 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

Raine & Horne Commercial

Brisbane Southside 1652 Ipswich Road, Rocklea Qld 4106 OR PO Box 504, Archerfield Qld 4108
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Dear Greg and Elizabeth Wain,

**Re: Market appraisal – Unit 2, 2 Industry Place, Capalaba Qld 4157
Lot 2 on SP 150375 Title reference: 50406540**

This 119m² tilt panel industrial unit is located in Capalaba's commercial and industrial precinct. It is a clear span warehouse with own amenities and is in a complex of nine units with good access to the roller door and three exclusive car parks.

Further to your enquiry regarding current market value, we wish to advise an achievable sale price for this property under today's current market conditions would be \$297,500 + GST. This is based on approximately \$2,500/m² + GST.

Further to your enquiry regarding the current achievable rental for this property we believe under today's market conditions that it would be approximately \$140/m² net + Outgoings + GST which equates to approximately \$16,660 net per annum + Outgoings + GST.

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Further to your enquiry regarding current market value, we wish to advise an achievable sale price for this property under today's current market conditions would be \$750,000 + GST. This is based on approximately \$2,000/m² + GST for the 365m² of council approved floor area and \$20,000 for the mezzanine office improvement.

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