

RAY WHITE INDUSTRIAL MILTON

# MARKET APPRAISAL

3437 PACIFIC HIGHWAY, SLACKS CREEK

PREPARED FOR MR DENNIS RAND | JULY 2020

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# EXECUTIVE SUMMARY

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## ADDRESS

3437 Pacific Highway, Slacks Creek

## REGISTERED OWNER

3437 Pacific Highway Pty Ltd

## REAL PROPERTY DESCRIPTION

L6 SP216 127

## BUILDING AREA

1,471m<sup>2</sup> (approx.) to be confirmed by survey plan

## LAND AREA

5,042m<sup>2</sup>

## LOCAL AUTHORITY

Logan City Council

## HOLDING

Freehold

## PROPERTY FEATURES

- Main road exposure
- Long term tenure
- Flood free location
- High end fitout
- 2 street access

## CONTACTS

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Ray White Industrial Milton  
Associate Director  
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# SALES RATIONALE

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## CAPITALIZATION METHOD

The capitalization method allows us to provide you with an accurate estimate of a projected yield range by comparing similar sites that have sold nearby.

### **Current Market Rental (as provided by vendor and deducting land tax)**

Building Area: 1,471m<sup>2</sup>

Net Income: \$257,359 + outgoings + GST

### **Market Yield**

Figures below are based on current lease term provided by the vendor.

\$257,359 @ 7.50% = \$3,431,453

\$257,359 @ 6.90% = \$3,729,840

**OVERALL ADOPTED SALES RANGE: \$3,400,000 - \$3,800,000**

# SUMMARY

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If placed on the open market we believe the property located at 3437 Pacific Highway, Slacks Creek may achieve a price within the following sales range:

***\$3,400,000 - \$3,800,000***

Please note that this is an appraisal based on our opinion of the market value and not an official valuation. If you require a valuation we would be than happy to put you in contact with a registered valuer.

If you wish to discuss a marketing strategy to achieve the best outcome for the proposed leasing of the property we will be happy to arrange a suitable time to discuss in more detail.

## JAEMS BALFOUR

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ASSOCIATE DIRECTOR

0411 404 249

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# DISCLAIMER

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Catalyst Commercial Real Estate trading as Ray White Industrial Milton (“we, us”) have prepared this report as a means of adopting a starting point for an organised strategy for the sale of this property.

We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this report, or any further information supplied by or on our behalf, whether orally or in writing.

No entity or person guarantees the performance of the property. The information is general information only and any examples given are for illustrative purposes. The information does not take into account your individual objectives, financial situation or needs. We recommend that you obtain financial, legal and taxation advice before making any decision. Any price is not a valuation and should not be relied on or treated as such. If a valuation is required we recommend that you obtain the advice of a registered valuer. Prices, if indicated, have been estimated based on recent market evidence in the locality for comparable

properties, to the extent available. Prices may not include GST.

Marketing strategies are suggested in accordance with the marketing budget you have set. No guarantee or warranty is given that any or any combination of, strategies will produce a given result or level of result and all marketing fees and outlays are at your cost (unless agreed otherwise).

We reserve the right to revise pricing or any marketing strategy at any time and from time to time, based on market influencers.

This document has been prepared for the use only of the party to whom it is addressed (as stated in this document) and we accept no responsibility or liability to any other party who might use or rely on this report and its contents in whole or part.

# SALES TRACK RECORD



140 Magnesium Drive, Crestmead  
\$7,325,000



21 Smallwood Street, Underwood  
\$1,650,000



1-15 Beal Street, Meadowbrook  
\$5,450,000



6-8 Geonic Street, Woodridge  
\$4,050,000



85 Corymbia Place, Parkinson  
\$3,500,000



55 Old Cleveland Road, Greenslopes  
\$2,700,000



# SALES TRACK RECORD



14 Tombo Street, Capalaba  
\$1,925,000



3485 Pacific Highway, Slacks Creek  
\$1,630,000



46 Rowland Street, Slacks Creek  
\$826,000



27 Rowland Street, Slacks Creek  
\$1,500,000



15/12-18 Ellerslie Road, Meadowbrook  
\$1,100,000



11 Darnick Street, Underwood  
\$1,185,000



# LEASING TRACK RECORD



4 Distribution Street, Molendinar  
\$506,100p.a.



147 Magnesium Drive, Crestmead  
\$147,000p.a.



6/3485 Pacific Highway, Slacks Creek  
\$45,000p.a.



14 Tombo Street, Capalaba  
\$145,000p.a.



3439 Pacific Highway, Slacks Creek  
\$235,000p.a.



21 Smallwood Street, Underwood  
\$100,000p.a.