

PROPERTY APPRAISAL

19-21 KABI CIRCUIT, DECEPTION BAY

PREPARED FOR: Neil Muller (Duratray Northside QLD Pty Ltd)



MORETON BAY

3/125 Morayfield Road
Morayfield QLD 4506

SUNSHINE COAST

1/172 Brisbane Road
Mooloolaba QLD 4557

PINE RIVERS

Level 1, 104 Gympie Road
Strathpine, QLD 4500

T 1300 255 075

F 1300 778 887

W raywhitecommercialnortherncorridorgroup.com.au

WELCOME

14/01/2021

Neil,

Thank you for the opportunity to submit our appraisal for the potential sale or leasing of this asset.

As per your request, we have reviewed the property details in order to gauge the current market value and identify any potential strategic opportunities to maximise the achievable sale and/or lease price. We appreciate you are in the early stages of decision making around this property and will make ourselves available to assist with this process in whatever way we can.

Once you are comfortable with our analysis and likely outcome range and want to explore the sale and/or lease process further, we will prepare a more detailed strategy document detailing marketing elements we know to have proven results.

No wise choice happens quickly with commercial property, so we are comfortable working at your pace to help you make informed decisions at each step. Thank you again for the opportunity and please feel free to contact us to discuss or arrange a meeting.

Yours sincerely,



CHRIS MASSIE
ELITE
PERFORMER 18-19



AARON CANAVAN
PREMIER





Address	19-21 Kabi Circuit, Deception Bay QLD 4508
Lot Description	L48 on SP193956
Local Authority	Moreton Bay Regional Council
Land area	2,817m2 approx.
Zoning	Industry

Features	<ul style="list-style-type: none"> - Cleared hardstand site - Low-vacancy rate area - Good access - Potential future development
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Appraisal

Based on our assessment of the property, target market and recent relevant sales and leases, we can expect a diverse range of opinion from the different buyer/tenant groups in terms of value, however based on our market knowledge we anticipate an achievable sale price of circa **\$775,000 - \$790,000 + GST** and lease price of circa **\$42,000 - \$45,000 net per annum**.

Use \$782,500

Property Purchased at this market value.

G N I S C L O S I N G

We trust this gives you some more insight into what might be achievable for your property in today's market and are happy to discuss in more detail as required.

So you are better prepared for what is to come, when you do decide to progress with selling or leasing your property, we will prepare a detailed **Marketing Strategy** with you that will include:

- Sales and/or Lease process steps
- Our Competition Creation techniques
- Marketing material and budget
- Timelines
- Method of Sale (*EOI/Auction/Private Treaty*)
- Team summary

Each step of our process is designed to ensure you remain well informed, so you can make educated decisions throughout the process.

Thank you again for the opportunity and we are genuinely excited about the prospect of working with you to achieve a premium result for your property.



CHRIS MASSIE

ELITE
PERFORMER 19-20



AARON CANAVAN

PREMIER





At the Ray White Commercial International Conference and Awards Night the Northern Corridor Group took out, not one, not two, not three, but six, yes SIX awards for 2018-19.

Our award-winning team is driven to excellence by our strong culture of integrity, a shared passion for the industry and the fact we don't wait, we go out there and hunt! it's a true team effort and these 6 awards are in recognition of this

ELITE BUSINESS LEADER
TEAM OF THE YEAR
ADMIN TEAM OF THE YEAR

CUTTING EDGE AWARD
TOP 4 LEASING FEES
TOP 5 SALES AND LEASING FEES

In addition to these amazing awards, the following agents were recognised for their outstanding performances. Chris Massie, Michael Shadforth and Emily Pendleton achieving Elite Status and Aaron Canavan reaching Premier Status and our Major Asset Specialist Julie Ryan, took out a special award for her contribution to the skills and development of the Ray White Commercial network.

Contact your award-winning team today for all your commercial, industrial, project marketing and commercial property management needs on 1300 25 50 75.



North Coast Commercial Properties Pty Ltd, ACN 615 941 430, trading as Ray White Commercial Northern Corridor Group ("we, us") have prepared this report as a means of adopting a starting point for an organised strategy for the sale / lease 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. This information is general information only and does not consider 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.

The 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.

Ray White Commercial Northern Corridor Group 3/125 Morayfield Road, Morayfield QLD 4506 E | raywhitecommercial.com P | 1300 255 072

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ACN 615 941 430

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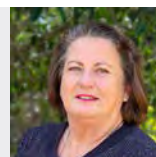
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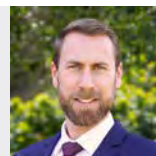
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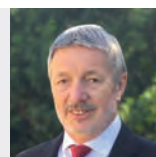
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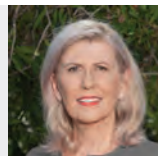
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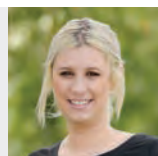
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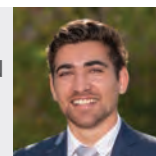
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LEASING ASSOCIATE TO EMILY PENDLETON
0499 568 419
dwaine.bathern@raywhite.com



MORETON BAY

SUNSHINE COAST

PINE RIVERS

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Lodger Code: BE 2218

WELLNERS LAWYERS
PO BOX 2012
TINGALPA QLD 4173

Title Reference:	50659210
Lodgement No:	5047357
Office:	BRISBANE

This is the current status of the title as at 08:28 on 21/06/2021

ESTATE AND LAND

Estate in Fee Simple

LOT 48 SURVEY PLAN 193956
Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 720805070 20/05/2021

NEIL ALEXANDER MULLER

KAREN ANN MULLER

TRUSTEE

UNDER INSTRUMENT 720805070

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10437133 (POR 510)
2. EASEMENT IN GROSS No 710482651 05/04/2007 at 14:50
burdening the land
CABOOLTURE SHIRE COUNCIL
over
EASEMENT G ON SP193981

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

DEALINGS REGISTERED

720805070 TFR TO TTEE

Caution - Charges do not necessarily appear in order of priority

** End of Registration Confirmation Statement **

Registrar of Titles and Registrar of Water Allocations



Wellners Lawyers

1566 Wynnum Road
TINGALPA QLD 4173

PO Box 2012
TINGALPA QLD 4173

ABN 50 196 847 146

E-mail: admin@wellner.com.au

Phone: 07 3890 1899

Fax: 07 3890 1955

International Phone:

+ 617 3890 1899

Mr N Muller
Duratray Northside Qld Pty Ltd ATF The N & K Muller Property
Trust
15-17 Kabi Circuit
DECEPTION BAY QLD 4508

TRUST ACCOUNT RECEIPT

RECEIPT	THE SUM OF	PAYMENT METHOD	DATED	ENTERED
004073	\$28,237.50 Twenty Eight Thousand Two Hundred Thirty Seven Dollars And Fifty Cents	Electronic	19/05/21	25/05/21
RECEIVED FROM		TRUST ACCOUNT		
Mr N Muller Duratray Northside Qld Pty Ltd ATF The N & K Muller Property Trust 15-17 Kabi Circuit		Bank: Bank of Queensland Cannon Hill Account Name: Wellners Lawyers Trust Account Account Number: 2041 3480 BSB Number: 124-017		

Matter & Client	Description	Amount
Matter # 210107, Duratray Northside Qld Pty Ltd ATF The N & K Muller Property Trust; Transfer of Property - 19-21 Kabi Circuit, Deception Bay	On Account of Stamp Duty	\$28,237.50

Received By: Vanessa Cresswell 1
On Behalf Of Wellners Lawyers

Account Summary

Payment arrangements display the reference number

Client number: 1050956

Assessment date	Payment reference	Assessment amount	Penalty amount	Unpaid tax interest	Due date	Late payment interest	Payment arrangement	Payment/Credit	Payment date	Adjustment amount	Total outstanding
18/05/2021	521474585	\$28,237.50	\$0.00	\$0.00	03/06/2021	\$0.00		\$0.00		\$0.00	\$28,237.50

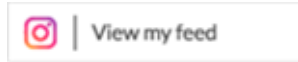
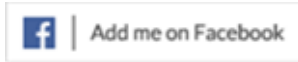
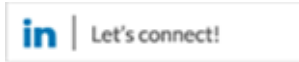
Other fees: \$0.00

Amount owing: \$28,237.50



Neil Muller
Director at **Duralloy Truck Bodies**

A 15- 17 Kabi Circuit Deception Bay QLD 4508
P (07) 3293 2923 **E** neil@duralloy.com.au
W www.duralloy.com.au



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IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

From: Robyn Wellner <robyn@wellner.com.au>
Sent: Tuesday, 18 May 2021 10:10 AM
To: Neil Muller <neil@duralloy.com.au>
Subject: Transfer to Super fund

Hello Neil,

I am preparing the papers for lodging this week. Would you please arrange for the payment of stamp duty on the transfer to the super fund.

I attach a copy of the tax invoice, noting you have paid the other outlays but for the stamp duty in the sum of \$28,237.50.

Regards

PLEASE NOTE THAT WE HAVE MOVED OFFICE

***OUR NEW ADDRESS IS: 63 ROWLAND AVENUE WAKERLEY 4151.
TELEPHONE NUMBERS AND POSTAL ADDRESS HAVE NOT CHANGED.***

CAUTION on money transfers:

We have reports that scammers are attempting to hijack emails with bank account details so they can substitute their own account number.

As a result **DO NOT** deposit money to an account nominated by us without verifying the account number by phone. We will not use bank account details supplied by you without verification by phone.



Wellners Lawyers

1566 Wynnum Road
TINGALPA QLD 4173

P O Box 2012
TINGALPA QLD 4173

Phone: 07 3890 1899
Fax: 07 3890 1955

Email: robyn@wellner.com.au

Our ref: RW:SW:210107

TAX INVOICE 5295

24 February 2021

The Manager
Duratray Northside Qld Pty Ltd
ATF The N & K Muller Property Trust
15-17 Kabi Circuit
DECEPTION BAY QLD 4508

Legal Fees: \$2,929.95 (\$31,167.45 - \$28,237.50)

RE: TRANSFER OF PROPERTY

DISBURSEMENTS

Date	Description	Amount Excluding GST	GST	Amount Including GST
18/01/2021	QLD Title Search – 50659209	\$33.69	\$1.71	\$35.40
18/01/2021	QLD Dealing Search Statement – 715549599	\$11.71	\$0.84	\$12.55
24/02/2021	Registration Fee on General Request for 15-17 Kabi Circuit, Deception Bay	\$195.00	\$0.00	\$195.00
24/02/2021	Town Agents Fees – DERM Lodgement of General Request	\$18.18	\$1.82	\$20.00
24/02/2021	Stamp Duty	\$28,237.50	\$0.00	\$28,237.50
24/02/2021	Registration Fee on Transfer	\$2,452.00	\$0.00	\$2,452.00
24/02/2021	Registration Fee on Release of Mortgage on 15-17 Kabi Circuit, Deception Bay	\$195.00	\$0.00	\$195.00
24/02/2021	Town Agents Fees – DERM Lodgement of Release of Mortgage and Transfer	\$18.18	\$1.82	\$20.00
Total		\$31,161.26	\$6.19	\$31,167.45

Amount Excluding GST	Plus GST	Less Payment Received	BALANCE DUE
\$31,161.26	\$6.19	\$0.00	\$31,167.45

With Compliments
WELLNERS LAWYERS

E & OE

TERMS: Strictly Net Cash 7 days

If you wish to make payment by direct credit, please make payment to the account below quoting your Name and/or our File Ref. No. 210107

Wellners Lawyers Trust Account Bank: Bank of Queensland BSB: 124 017 A/c No. 2041 3480
✂-----

PLEASE RETURN THIS PORTION IF PAYING BY CHEQUE

Client: Duratray Northside QLD Pty Ltd ATF

Our Ref: RW:SW:210107

Amount Owing: \$31,167.45

Transfer duty - Lodgements

< Lodgements: Draft

Print

Identification

Identification

Client number

1050956

Client name

Wellners Lawyers

Transaction number

521474585

My reference

Duratray210107

Transaction

*Transaction class

Transfer of Non reside...

*Type of dutiable transaction

Transfer of dutiable pr...

*Type of dutiable property

Land in Queensland

*Transaction/document date

02/05/2021

Unconditional date

dd/MM/yyyy

Lodgement date

19/05/2021

Assessment issued date

19/05/2021

*Is there an agreement in writing?

Yes

No

Document details

Entity Name

Type

Trustees

N & K Muller Property Trust

Trust

Duratray Northside QLD Pty LTd

*Are any of the transferors related to any of the transferees? Yes No

Entity Name

Identifier

Interest acquired

Concession

N & K Muller

Superannuation Fund

95615230767

100.00 %

Is the property a new building/residence?

Yes No

Is the property a residential off the plan purchase?

Yes No

Lot Number

Plan type

Plan number

Title reference

48

Survey Plan

193956

50659210

Transaction details

✓ Consideration section

*Is the consideration for this transaction less than the unencumbered value of the property included in this transaction?

Yes No

*Consideration for this transaction

\$ **782,500.00**

*Calculated value of 100%
inter
\$ **782,500.00** i

✓ Exemption section

*Is an exemption being claimed

Yes No

✓ Aggregation section

*Does this transaction form part of an arrangement that includes other dutiable transactions (Section 30 applies)?

Yes No

Liabilities

Duty payable for for all other lodgements

\$ **28237.50**

Less duty payable on previous option agreement

\$

Previous option agreement transaction number

Total duty payable for this transaction

\$ **28237.50**

Total transaction liability

\$ **28237.50**

Declaration

*Name

ROBYN WELLNER

*Contact phone

0417731317

*Email ID

robyn@wellner.com.au



I acknowledge that:

It is an offence under section 122 of the Taxation Administration Act 2001 for a person to give to the Commissioner a document containing information that a person knows, or should reasonably know, is false or misleading in a material particular; and

It is an offence under section 123 of the Taxation Administration Act 2001 for a person to state anything to the Commissioner that the person knows is false or misleading in a material particular.

Date: 19/05/2021