

24th October 2022

Mr. David Hyslop

Via email:

[david@allpackagingsystems.com.au](mailto:david@allpackagingsystems.com.au)

**RE: 36 Trade St, Lytton QLD 4178**

Dear David,

Thank you for the opportunity to present this appraisal for the abovementioned property. Following is our opinion on the current market value.

**Property Details:**

Address: 36 Trade St, Lytton  
Lot and Plan: L12 CP880219  
Registered Owner: Strabane Avenue Pty Ltd  
GFA: 2095sqm approximately

**Sale**

**Capitalisation Approach:**

Market Rent (based on current conditions): \$282,825 net + GST ( \$135psqm)

\$23,570 per month

Based on recent sales evidence within the area, we believe the following yields market:

\$282,825 capped @ 6.0% = \$4,713,750

\$282,825 capped @ 5.75% = \$4,918,695

**Comparison Approach:**

Based on recent sales of similar buildings within the area.

2095m<sup>2</sup> (current improved floor area) @ \$2,200pm<sup>2</sup> = \$4,609,000

2095m<sup>2</sup> @ \$2,300pm<sup>2</sup> = \$4,818,500

## Summary

If placed on the open market we believe the property located at 36 Trade St, Lytton may achieve within the following sales range :

**\$4,800,000** - \$5,000,000

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 more than happy to put you in contact with a valuer.

We will provide a marketing strategy based on the property being for sale, lease or both sale and lease given your thoughts as discussed on the above.

Look forward to speaking to you both soon.

Yours Sincerely,



**Luke Wray**  
Director  
Ray White Industrial (Milton)

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 44945419  
Search Date: 04/07/2023 14:29

Title Reference: 50227094  
Date Created: 22/07/1998

Previous Title: 40015142

REGISTERED OWNER

Dealing No: 713152415 31/03/2010

STRABANE AVENUE PTY LTD A.C.N. 142 429 507  
TRUSTEE  
UNDER INSTRUMENT 713152415

ESTATE AND LAND

Estate in Fee Simple

LOT 12 CROWN PLAN 880219  
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 40015142 (Lot 12 on CP 880219)
2. EASEMENT IN GROSS No 703599531 28/09/1999 at 14:06  
burdening the land  
BRISBANE CITY COUNCIL  
over  
EASEMENT E ON CP880219

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

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Requested By: D-ENQ GLOBALX