

A & F Donnolley SF
 Rent Reconciliation
 30/06/2019

	Only rented to Feb 2019			
	Factory 2	Factory 3		
Jul-18	2000	0		
Aug-18	2000	1900		
Sep-18	2000	2900		
Oct-18	2000	1900		
Nov-18	2000	1900		
Dec-18	2000	900		
Jan-19	2000	2900		
Feb-19	2000	1900		
Mar-19	2000	900		
Apr-19	2000	900		
May-19	2000			
Jun-19	2000			
TOTAL	24000	0	16100	16000
				Rent for 8 months

Thursday 7th March 2019

Ryan Langham
Ray White Commercial Southport

RayWhite

Dear Fiona Donnelly,

Your property details:
Address: Lot 2+3 / 82 Ferry Road, Southport (BUP 8988)

Current market rents:

Mixed-use fringe business commercial properties have varying rents from \$90-\$150psm of NLA.
It is our considered opinion that the above property should get \$2000 incl gst per month in rent
and from a value sales perspective, the values range from \$345,00 - \$430,000.

Rents and sales have been rare to come by and the values have been stable for this type of property although we have seen some recent sales in the area this are ultimately a different type of property and offering.
It is our opinion based on similar properties in the area that the values have not changed a great deal since you last had them appraised in November of 2015. We have taken into consideration the unit size, location, access, aspect and frontage.

We have assessed the rent of these similar properties in the immediate vicinity:

82 Ferry Road, Southport
43 Egerton Street, Southport
11 Nesbit Street, Southport
41 Egerton Street, Southport

Kind regards



Ryan Langham
RAY WHITE COMMERCIAL SOUTHPORT
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