

5th April 2022

Helen Ogle
Fiducia Helen Pty Ltd

Fiduciahelen1@gmail.com

Dear Helen,

Re: 8/5 Channel Rd Mayfield West

MOVABLE is delighted to assist in the marketing of your above property. Our proposal outlines the strategies and costs involved to reach a successful conclusion in the minimum time.

It must be noted at this point that this is an agent's opinion and as such cannot be used as a valuation or construed to be a valuation in any way and must not be relied upon.

As the property is well known to you a detailed description of the features is unnecessary however, we found the property to be:

Description: This is the front unit of the Gateway complex and offers 5 car parks at the entrance door. The unit has been commercialised so it is now a quality, fully air conditioned 2 storey office space with pleasant outlooks that dove tails into the warehouse printing press areas.

Lot and DP: Lot 8 in SP 79092

Zoning: IN1 General Industrial

Strata Land Area: 339m² (approx)

Building Area: 514m² (approx)

Current Rent: \$80,000pa + OGs + GST (approx)

Key Features: The key to the property is the long term lease to the printing business which drives the anticipated sale price.

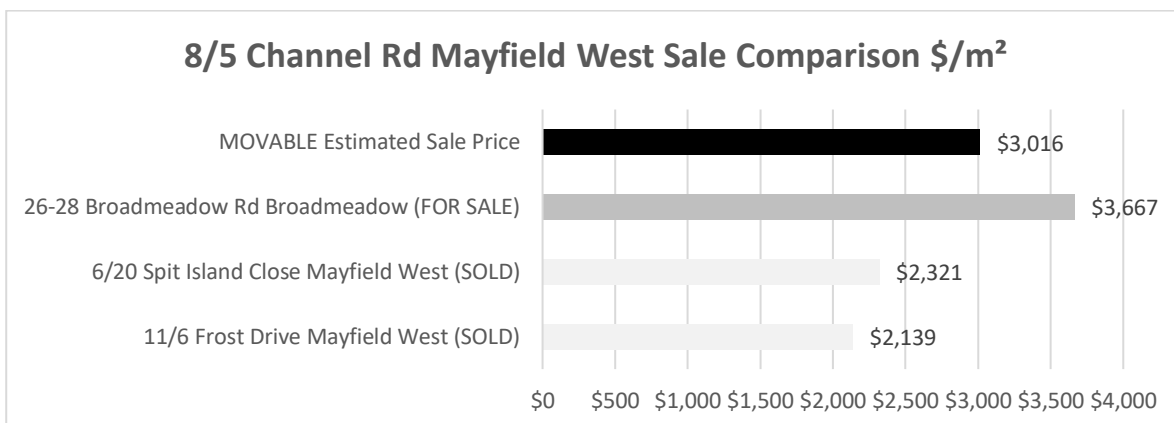
MOVABLE Sale Pricing:

Our anticipated sale price is \$1,500,000 to \$1,600,000

MOVABLE Lease Pricing:

Our anticipated rent is \$92,600pa + OGs + GST

You will see from the graph below where our price estimate positions your property in the current market.



If we can be of any further assistance or if you wish to discuss this please contact me on 0425 302 771.

Always a Good Move

Steve Dick
Commercial - Partner