

28 November 2023



Ms Julie Coghlan
RJSM COGHLAN PTY LTD TTE
Unit 3/ 19 Stevens St
Nerang, QLD 4211

C/- julie@whipsock.com.au

Dear Julie,

**Re: SALES and LEASING APPRAISAL
Unit 3/19 Stevens St
Nerang, QLD 4211
LOT 2 SP263457**

In formulating a reliable and professional opinion for the current sales price of this unit, we have considered the following information.

- Data we have considered from industry resources
- The quality and standard condition of your unit
- Our professional knowledge and experience in the local market
- Recent Sales and leases of properties in the area
- Return on investment from expected rent

The Besser Block building comprises a large warehouse/workshop comprising approximately 335m² including 20m² office space. It is located centrally with good access to the M1. In the last 12 months prices for commercial rentals and sales have remained high due to a shortage of stock. In our opinion the likely sales and rental price, at the present time, for Unit 3 is as follows.

SALE: In the range of \$1,200,000 to \$1,300,000
LEASE: In the range of \$5,200 - \$5,600 per month plus outgoings plus GST

Yours sincerely,

A handwritten signature in black ink that reads "Keith Twist".

Keith Twist
Partner L.R.E.A.

P 07 5596 6295 M 0416 269 753 F 07 5596 4787
keith@gccre.com.au | Unit 12, 5-7 Lavelle St Nerang QLD 4211

gccre.com

Downmont Pty. Ltd. (ACN 011 027 571) ATF
Keith Sidney Twist Family Trust (ABN 63 470 287 990)
T/A Gold Coast Commercial Real Estate