

Friday, 3 August 2018

Jacinta & Joan Armstrong  
PO Box 905  
BEENLEIGH QLD 4207

**Re: Appraisal for 19 Angel Road, Stapylton**

Dear Jacinta and Joan

We've been asked to provide an estimate of the sales price, should the property be placed on the market for sale in today's current market.

I take the opportunity of confirming that it is our opinion that the above property, should it be placed on today's market, would achieve a potential sale price range of:

Land area: 1714m2  
Warehouse: 540m2  
Office: 98m2  
Awing: 74m2

**\$1,100,000 - \$1,300,000 + GST**

(Based on approx. sizes and vacant possession)

With the use of our database and all the resources, we believe the above figure is achievable. Please note that this is not a formal valuation but an opinion as to what the current market potential for the above property may be at present. We are not qualified or formal valuers and would suggest that a proper valuation be obtained to verify its true market value. Our estimate has been based on opinion and research into similar leases that have occurred; however, no liability as to the accuracy of our estimate will be taken and you would need to research further for a more formal valuation.

If you have any questions or concerns, please do not hesitate to contact me at anytime on 0420 208 891.

Kind Regards,



**LISA DUNNE**  
M1 North Team Leader &  
Sales & Leasing Consultant

Monday, 6 August 2018

Jacinta & Joan Armstrong  
PO Box 905  
BEENLEIGH QLD 4207

Re: Appraisal for 19 Angel Road, Stapylton

Dear Jacinta and Joan

I would like to take the opportunity of confirming that I have done an inspection of the above premises and know it well.

We've been asked to provide an estimate of the leasing price, should the property be placed on the market for lease in today's current market.

I take the opportunity of confirming that it is our opinion that the above property, should it be placed on today's market, would achieve a potential lease price range of:

Land area: 1714m2  
Warehouse: 540m2  
Office: 98m2  
Awing: 74m2

610 warehouse  
105 office  
131 mezzanine  

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846.

>638sqm.

\$70,000 - \$80,000pa + GST + OG

With the use of our database and all the resources, we believe the above figure is achievable. Please note that this is not a formal valuation but an opinion as to what the current market potential for the above property may be at present. We are not qualified or formal valuers and would suggest that a proper valuation be obtained to verify its true market value. Our estimate has been based on opinion and research into similar leases that have occurred; however, no liability as to the accuracy of our estimate will be taken and you would need to research further for a more formal valuation.

If you have any questions or concerns, please do not hesitate to contact me at anytime on 0420 208 891.

Kind Regards,  
Ray White M1 North

LISA DUNNE  
M1 North Team Leader  
Sales & Leasing Consultant

80K ÷ 638 =  
125.39p/sqr mt.

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