

## MARKET LEASE RATE RANGE

Recent leases for freehold industrial properties similar to the subject property in the current market would indicate a lease range estimate of **\$115/m<sup>2</sup> to \$135/m<sup>2</sup> (or \$109,020 to \$127,980)** per annum net of GST and outgoings.

Approximate Building Area	High	Low	Average
948m <sup>2</sup>	\$135/m <sup>2</sup>	\$115/m <sup>2</sup>	\$125/m <sup>2</sup>
	\$127,980	\$109,020	\$118,500

Please note: these prices are net of GST and outgoings.

## Appraisal Summary

There is evidence to suggest that the subject property located at 21 Leda Drive could achieve **\$1,753,000 to \$1,943,000 (ex GST)** if offered for sale in today's market or could achieve a lease of **\$109,020 to \$127,980** per annum net of GST and outgoings.

We hope this is in-line with your thinking. Please do not hesitate to contact us for any further queries.



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$$1514258.55 + 208,555.11 + 30,186.34 = \$1,753,000 \checkmark$$