

Market Appraisal

76 Industry Dr

Tweed Heads South, NSW, 2486



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Property Overview

76 Industry Drive is a freestanding industrial complex of 2 units on 1,822m² of land in a B5 Business Development zoning in the heart of the Tweed South Industrial Estate

The complex has a net lettable area of approx. 1,076m² with excellent street frontage and 2 street access

The current income is approx. \$172,550 pa plus GST incl Outgoings

Real Property Description

Location 76 Industry Dr, Tweed Heads South, NSW 2486

RPD Lot 4 on DP800252

Land Area 1,882

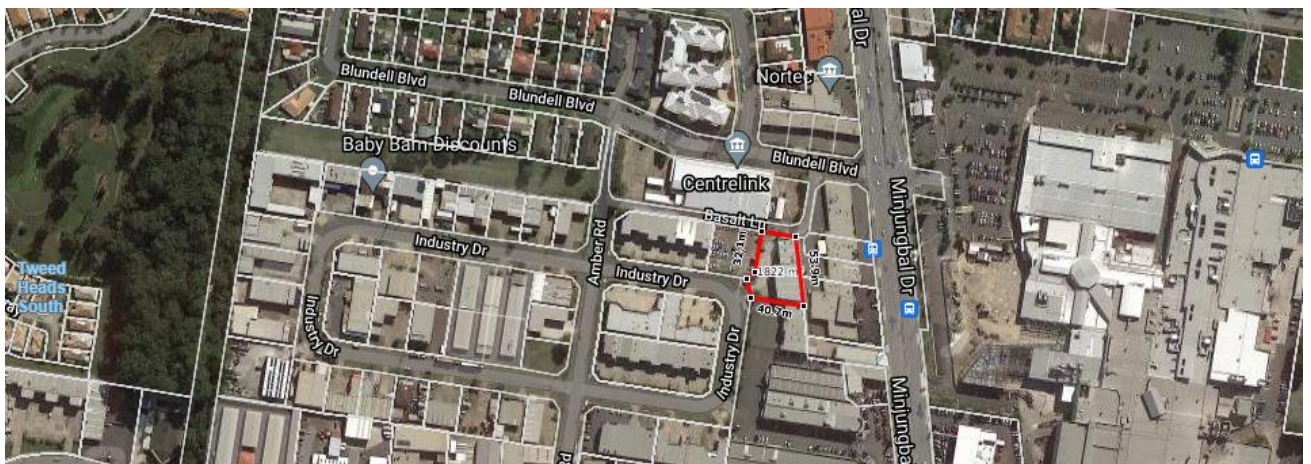
Building Area 1,076m²

Land Use B5 Business Development (Includes Light Industry)

UCV \$750,000 as at 01/07/2020

Income \$172,550 pa plus GST incl Outgoings

Net Income \$160,000 pa plus GST plus outgoings (approx.)



Recent Sales in Area

Property	Date	Price	Land Area	\$PSM
3/5 Parkside Dr	Under Contract	\$1,050,000	440m2 strata unit	\$2,400
1/36 Enterprise Ave	03/2021	\$600,000	379m2 strata unit	\$1,580
2/25 Ourimbah Rd	07/2021	\$540,000	160m2 strata unit	\$3,375
1/6 Enterprise	03/2020	\$680,000	425m2 strata unit	\$1,600
4/18 Machinery Drive	12/2020	\$787,500	540m2 strata unit	\$1,460
5/7 Machinery Dr	02/2020	\$350,000	210m2 strata unit	\$1,666
7/7 Machinery Dr	03/2020	\$285,000	165m2 strata unit	\$1,730
8/7 Machinery Dr	03/2020	\$285,000	165m2 strata unit	\$1,730
17/48 Machinery Dr	Under Contract	\$250,000	110m2 strata unit	\$2,270
5/3 Traders Way	05/2020	\$411,000	163m2 strata unit	\$2,520
6/3 Traders Way	03/2021	\$448,000	163m2 strata unit	\$2,750
7/3 Traders Way	07/2021	\$470,000	163m2 strata unit	\$2,880
3/40 Machinery Dr	06/2020	\$415,000	178m2 strata unit	\$2,330

SALE Appraisal (Tenanted Investment)

Based **on comparable sales** the price of the property would be as follows

Net Income	Yield	Appraised Value
\$160,000 pa	5.5% - 6%	\$2,700,000 - \$2,900,000

Conclusion

The commercial property market has increased significantly driven by high demand and low stock levels in the Tweed

Your property presents well and would be sought after by investors, with the market particularly strong due to low interest rates

In my 14 years in the area there has not been a better market or a better time to sell, with the opportunity to list without a price as vacant possession and see how much a buyer is willing to pay

Any questions or comments pleased let me know

Disclaimer

JSH Commercial Pty Ltd trading as Real Specialists Commercial "the agent" has prepared this report as a means of adopting a starting point for an organised strategy for the sales strategy of this property. It is not a valuation or intended to be relied upon by any person as such (including in support of any financing application), and if professional valuation expertise is desired we should be instructed accordingly.

Of necessity, all marketing strategies involve strong elements of intuition and prediction and must be fluid and responsive to a variety of factors including:

- Economic cycling
- Financial market and borrowing cost fluctuations
- Demographic changes
- Alteration in public tastes and styles of stock for which demand is sustainable
- Oversupply of stock in region or market layer
- Impact of alteration of planning or other laws
- Competing / similar properties in the vicinity of the site
- Seasonal trends
- Delays in realisation due to (eg) building disputes
- Volatility of building costs.

"The Agent" reserves the right to revise any strategy at any time based on the need to meet market factors and expectations.

Methods of marketing are suggested to maximise impact in accordance with the marketing budget you have set. No guarantee or warranty is given that any, or any combination, of strategies will produce a given result or level of result and all marketing fees and outlays should be treated as risk capital.

Prospective purchasers are strongly advised to make their own enquiries as to whether any listing price is inclusive or exclusive of GST

Information and figures contained in this report have been obtained from various sources as noted throughout the report. We have not independently checked and verified any of the information we merely pass it on for your reference. We make no comment on and give no warranty as to the accuracy of the information contained in this report which does not constitute all or any part of any offer or contract. Zoning and land area details are as provided by RP Data and are subject to confirmation.

This marketing submission is provided as a preliminary opinion only. It does not represent a formal valuation and should not be relied upon or treated as such.

We advise that "the Agent" is not a Registered Valuer and strongly recommend you seek professional advice from a Registered Valuer.

We reserve the right to revise this submission subject to further investigation and assessment.

In accordance with Company policy this document has been prepared for the use only of the party for whom it has been prepared as stated in this document and we accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.



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