

2 February 2023

Ruth Charlotte Tucker

E: ruthcharlotte57@gmail.com

Dear Ruth,



Savills (Qld) Pty Ltd
ABN 14 010 654 109
E sgardiner@savills.com.au
PO Box 1435
Maroochydore Qld 4558

T +61 (0) 7 5313 7500
F +61 (0) 7 5313 7537
savills.com.au

**MARKET APPRAISAL
UNIT 6 / 18 CLAUDE BOYD PARADE, BELLS CREEK QLD 4551 (Lot 6 on SP229846)**

Further to our recent conversations in regards to the above mentioned premises, we are pleased to provide below a market appraisal for this industrial property at Unit 6 / 18 Claude Boyd Parade, Bells Creek.

PROPERTY PARTICULARS

The property as it currently sits comprises of the following:

Warehouse Area: 250sq m
Mezzanine Area: 68sq m
Concrete Hardstand: 48sq m

Tenant: Kingfab Kustoms Pty Ltd
Term: 3 Years
Lease Commencement: 1st September 2022
Lease Expiry: 31st October 2025
Rent Reviews: 3% Annually
Current Rent: \$42,500 Per Annum + Outgoings + GST

Taking into consideration the circumstances underlined above rental and sizes etc, which have been provided by the owner, we are of the opinion that the current market sale value for this freestanding commercial property sits between **\$680,000 - \$708,000**. This is based on the current yields being achieved ranging between 6% to 6.25%.

This appraisal is based on the information provided by the owner and taken in good faith that this information is true and correct, and also based on our extensive knowledge of the Sunshine Coast's commercial market and recent comparable sales. This is not a valuation but an indication of what we believe is a fair market value for the sale of this property in its current position and market.

We trust this is to some assistance and satisfaction. Our company has over 100 years collective experience in the commercial property market and specialises in Sunshine Coast Commercial Property.

Should you have any further queries in this regard please feel free to give me a call.

Yours sincerely
Savills (Qld) Pty Ltd



Scott Gardiner
State Director
0415 679 112