

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

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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