

## Sasha Ristic

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**From:** Alex Taylor <ataylor@realmark.com.au>  
**Sent:** Thursday, 23 June 2022 10:26 AM  
**To:** Sasha Ristic  
**Cc:** Rebecca Tan  
**Subject:** RE: Superfund Appraisal - Unit 6 / 125 Rockingham Road, HAMILTON HILL WA 6163

Hi Sasha,

Thanks for your email.

Sorry for the late response I have been unwell earlier this week and it has pushed everything back.

I'll advise on the rental rate/sale price on email before putting into an appraisal, so you can get that info in early.

Based on what's available on market, the closest comparable rental I can find of offer is a similar age/construction unit at Hurrell Way

<https://www.commercialrealestate.com.au/property/2-21-hurrell-way-rockingham-wa-6168-11390844>

this is \$88/m2 Gross (includes outgoings) + GST. Based on outgoings usually being approx. 30% of the gross amount, this gives a net rent of \$61/m2

I would say that yours is slightly superior to this example, and so a price of \$80/m2 + GST may be a reasonable expectation. ( $\$80/m^2 \times 209m^2 = \$16,720$  per annum + GST + Outgoings)

Based on a prospective lease in place for 3 + 3 years, with the rent above, and annual rent reviews of CPI; I would expect that a sale price as a leased investment could occur at around \$279,000.

I will prepare a letter including the rent and the prospective sale price appraisal.

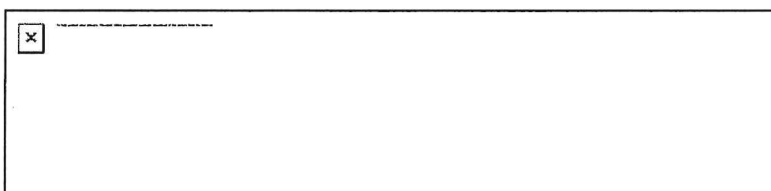
If you require a lease prepared, we wont be able to do a simple lease as everything we so must meet a certain standard. We could prepare a basic REIWA lease for you for \$650 + GST and this should be suitable for a basic lease scenario if you don't feel the need to go to a formal solicitors lease which is approx. \$1350 + GST. We would always recommend using a solicitor for leases, but this is up to you if this is a related party transaction.

If you'd like us to prepared a lease we will just need your authority to do so on return email.

I look forward to your response.

Chat soon

**Alex Taylor**  
Commercial Sales & Leasing Associate  
Mobile 0439 443 191



Realmark Commercial Pty Ltd T/as Real  
Commercial  
658 Newcastle Street, Leederville WA 60  
Licensed Real Estate Agent  
Phone 08 9328 0909  
Direct 08 6218 9836  
Fax 08 9328 0908  
[ataylor@realmark.com.au](mailto:ataylor@realmark.com.au)  
[commercial.realmark.com.au](http://commercial.realmark.com.au)