



May 27, 2022

Rees & Trisha Duncan
Sent > rees@jdefinefinance.com

Dear Rees and Trisha,

PROPERTY APPRAISAL

Re: 4/29 Taree Street, Burleigh Heads
Zoning: Low Impact Industry
Description: 158m2 ground floor industrial warehouse plus added unapproved mezzanine level, block construction

Appraisal for Lease

We would expect to achieve a rental between **\$30,000p.a + GST to \$33,000p.a + GST + Outgoings.**

Appraisal for Sale

Based on and size at we would expect a sale in the range of \$640,000 - \$680,000. This reflects a square metre rate of \$4000p/m2 to \$4300p/m2

Recent Sales

4/44 Dover Drive, Burleigh Heads	140m2 Ground floor + 130m2 mezzanine
Sale Price - \$674,000	Sold – February 2022
24/4 Fremantle Street, Burleigh Heads	161m2 Ground floor + 60m2 mezzanine
Sale Price - \$628,000	Sold – March 2022

Please note we are not registered valuers, and this is purely a market appraisal.

If you have any questions in regards to this appraisal, please do not hesitate to contact me on mobile 0449 173 768 or email jcruden@laceywest.com.au.

Yours faithfully,
Lacey West Real Estate

Josh Cruden
Sales / Leasing Consultant