



CB Richard Ellis (C) Pty Ltd  
ABN 64 003 205 552

Level 3, Oracle East Tower  
6 Charles Avenue  
Broadbeach QLD 4218

T 61 7 5581 2000  
F 61 7 5581 2099

[www.cbre.com.au](http://www.cbre.com.au)

3 February 2020

Mr Christopher Hood and Mrs Vanessa Hood  
Suite 31006 Southport Central Tower 3,  
27 Garden Street,  
Southport, Q. 4215.

Dear Chris and Vanessa,

Re: Rent/Value Appraisal – Suite 31006 Southport Central Tower 3, 27 Garden Street, Southport, Qld.4215.

A fair market rent would be in the range of between \$335 to \$360/m<sup>2</sup> p.a. Gross (inclusive of Outgoings) + GST.

Low - 75m<sup>2</sup> x \$335 = \$25,125 p.a. + GST

High - 75m<sup>2</sup> x \$360 = \$27,000 p.a. + GST

Recent lease transactions in Southport Central:

Lease 31004 – Lease commencing December 2020

Net lettable area 115m<sup>2</sup>

Rent - \$349.58/m<sup>2</sup> Gross p.a. + GST

The approximate valuation is in the range of \$310,000 to \$335,000 + GST

Disclaimer: Whilst the writer is an established an experienced real estate agent with over 30 years experience in the Gold Coast Commercial property leasing and sales market, this appraisal is not a formal valuation and should not be relied upon for Valuation purposes. It is merely an opinion of what rent/value the property could expect to achieve in fair market conditions with an appropriate marketing campaign. Should you wish to have the property formally valued, we recommend instructing a qualified registered property valuer in the state of Queensland.

Yours sincerely  
CB Richard Ellis (C) Pty Ltd

*Greg Anthall*

$(310\,000 + 335\,000) / 2$

$= \$322,500 \checkmark$