



VALUATION – SALES APPRAISAL

1969 Logan Road Upper Mount Gravatt QLD
4122





30TH June 2021

Dear KPD HOLDINGS PTY LTD

RE: Property Valuation

Thank you for your invitation to appraise your property and provide you with a Sales Appraisal as to what your properties value is worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon

Yours faithfully

A handwritten signature in black ink, appearing to read 'J. Karalis', written in a cursive style.

John Karalis

KARALIS REAL ESTATE PROPERTY MANAGEMENT AND LEASING TEAM

RESIDENTIAL | RETAIL | COMMERCIAL

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Property Address: 1969 Logan Road, Upper Mount Gravatt QLD 4122

Real Property Description: L12 RP75752 Title Reference 12881184

Registered Owner: KPD HOLDINGS PTY LTD

Zoning: Commercial - Pc2 Principal Centre (Regional Centre) under the Brisbane City Plan 2014

Description of Property: The property comprises a regular shaped 607 square metre allotment, situated to the western alignment of Logan Road. The site is designated - Pc2 Principal Centre (Regional Centre) under the Brisbane City Plan 2014. The property is improved with a single level commercial/retail building, built circa 1980's. The property provides approximately 240sqm of Gross Lettable Area Retail (GLAR). Ancillary improvements include approximately eight on site car parks, concrete driveway access and basic landscaping. Note: An internal inspection was not conducted for the improvements.

Gross Lettable Area Retail: 240sqm

Property particulars:

Land area: 607sqm

Gross floor area: 240sqm

Net Income: \$107,668pa + GST

1. Shop 1 \$5,465.46 Kohinoor Indian Fashion.
2. Shop 2 \$3,506.92 22kt Gold Kohinoor Jewellers

Valuation/ Sales Appraisal is \$1,900,000



Comparable Sale:

1450 Logan Road Mount Gravatt QLD 4122 860m² \$2,300,000 04-Aug-21 517 days - - -



PRIME RETAIL INVESTMENT - LEASED HEALTHCARE Prime Retail Investment - Value Add * Strong leases in place - Mt Gravatt Medical Centre & Skin Cancer Cosmetic Medicine * Mixed use commercial invest...

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First Listed Price \$2,600,000.00 negotiable
Last Listed Price \$2,600,000.00 negotiable

Floor - Year built -
Distance 0.1km