

Comparative Market Analysis

49-51 CENTENARY PLACE, LOGAN VILLAGE, QLD 4207

Prepared by Clem Aynsley , Ray White Industrial M1 North



Ray White®

Beenleigh Steel Fabrications Nominees Pty Ltd (tte)
49-51 Centenary Place
Logan Village, QLD, 4207

Hello Owen,

Re: 49-51 Centenary Place Logan Village Qld 4207

A market appraisal has been carried out for the eventual Lease back and Sale of the subject property. The subject property is situated in the industrial area of Logan Village being 4,214sqm of highly compacted road base hardstand with a gravel surface in good condition used for storage of cranes, trucks and other equipment. The perimeter fencing is electrified and the property has wide front steel entry gates for access to the property and from the adjoining property at 53-55 Centenary Place Logan Village.

I believe the potential rental for this property with the existing improvements, is between \$75,852 (\$18m2) to \$101,136 (\$24m2) + GST + 100% of Outgoings per year.

Based on careful consideration of the present market conditions, other properties on the market, sales achieved, along with the location, improvements to the property and the size, condition, attributes of the property. I believe the realistic sale price to an investor or eventual owner occupier for the subject property to be between a 6.5% net yield = \$1,556,000 and a 7.5% net yield = \$1,011,000. Depending upon the lease rental amount agreed to and the length of lease term that may be in place at the time of the sale.

Please note that this is only a market appraisal and not a formal valuation.
If you have any further queries, please do not hesitate to contact me.

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Owner Details

Owner Name(s): BEENLEIGH STEEL FABRICATIONS NOMINEES PTY LTD (TTE)

Owner Address: 41 MAGNESIUM DVE, CRESTMEAD QLD 4132

Phone(s):

Owner Type:

Owner Occupied

Property Details

Property Type: Industrial - Freehold [Issuing]

RPD: L41 RP898284

Valuation Amount: \$750,000 - Site Value on 30/06/2019

Valuation Amount: \$630,000 - Site Value on 30/06/2017

Land Use: LIGHT INDUSTRY

Zoning: Low Impact Industry

Council: LOGAN CITY

Features:



Area: 4,214 m²

Area \$/m²: \$230

Water/Sewerage:

Property ID: 12059388 /

UBD Ref: UBD Ref: 303 H2

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 969,220	28/10/2009	SPOT ON PLANT HIRE PTY LTD	8,129 m ²	Normal Sale	No
\$ 969,220	28/10/2009		4,214 m ²	Normal Sale	No
\$ 2,000,000	31/05/2007	BLINK`S CHOP & CHIP PTY LTD	1.29 ha	Multi-Sale	No
\$ 335,000	11/04/1999	REFDALE PTY LTD	9,689 m ²	Multi-Sale	No

Prepared on 08/02/2021 by Clem Aynsley , +61 404 804 123 at Ray White Industrial M1 North. © Property Data Solutions Pty Ltd 2021 (pricfinder.com.au)

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Nearby Sold Properties (Price Range)



Nearby Sold Properties (Sale Date)



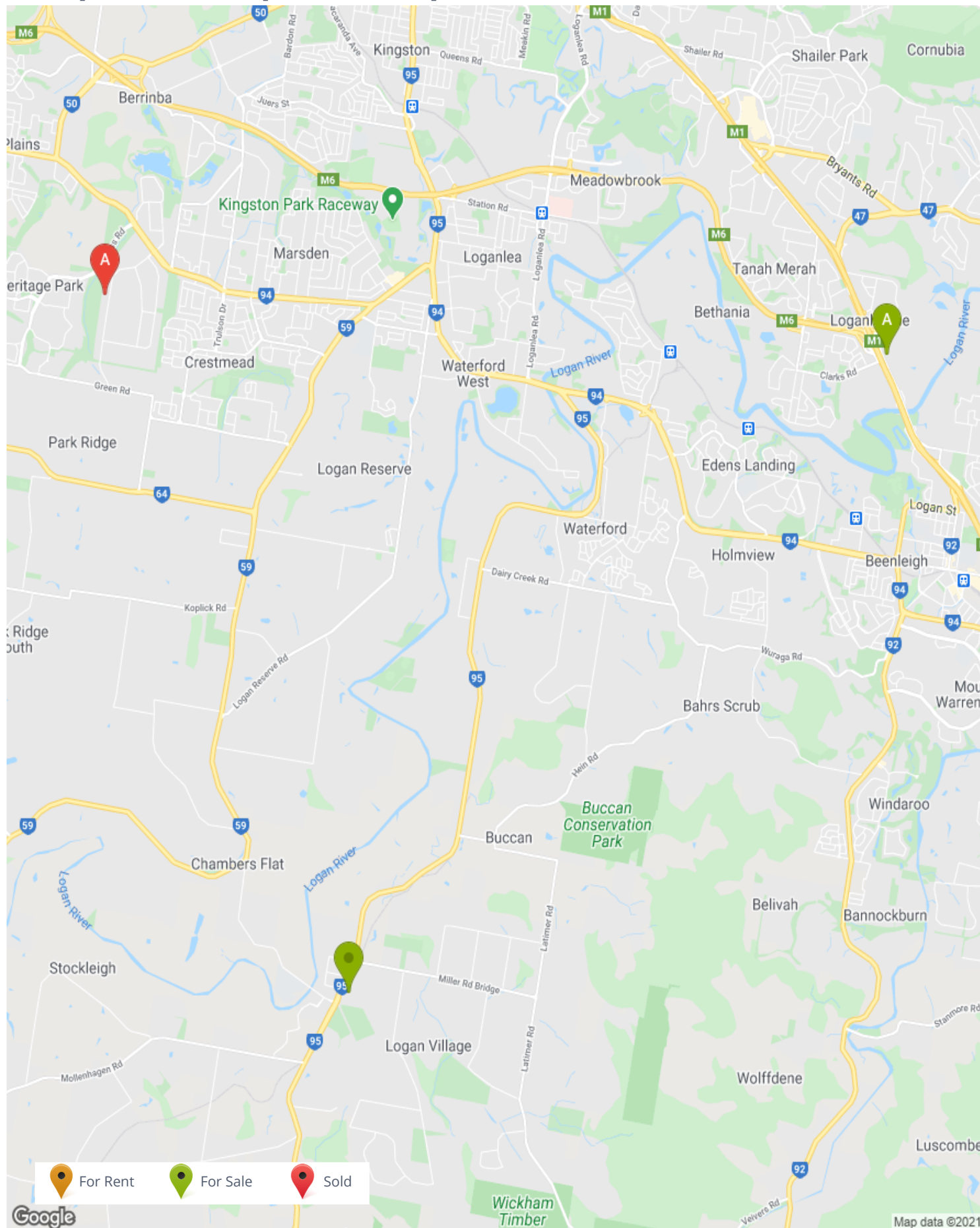
Nearby Properties For Sale



For Sale Price Range
\$250k \$500k \$750k \$1000k \$1500k \$2000k > \$2000k

80m
< 565m view >

Comparable Properties Map



Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 10000.0m from the focus property. The lowest for sale price is \$850,000 and the highest for sale price is \$1,317,555 with a median sale price of \$1,000,000. Days listed ranges from 64 to 416 days with the average currently at 207 days for these selected properties.

1/ BLUE ROCK DR, YATALA 4207



Property Type: Industrial
Area: 3,819 m²
RPD:

Features:

Current List Price: **Contact Exclusive Agents**
First List Price: Contact Exclusive Agents
Date Listed: 20/12/2019 Days Listed: **416 Days**
Listed Price Change:

LOT 9 & 10 INDUSTRIAL AVENUE (STEELE PARK), LOGAN VILLAGE...



Property Type: Commercial
Area: 5,267 m²
RPD:

Features:

Current List Price: **Lot 9 \$369,160 + GST; Lot 10**
First List Price: Lot 9 \$369,160 + GST; Lot 10
Date Listed: 21/09/2020 Days Listed: **141 Days**
Listed Price Change:

4138 PACIFIC HWY, LOGANHOLME 4129

UBD Ref: Brisbane - 263 R8
Distance from Property: 12km



Property Type: Industrial
Area: 5,449 m² (100 m²)
RPD: L1 RP839004

Features:

Current List Price: **Contact Agent**
First List Price: Contact Agent
Date Listed: 07/12/2020 Days Listed: **64 Days**
Listed Price Change:



Nearby Comparable Sold Properties

There are 1 sold properties selected within the radius of 10000.0m from the focus property. The lowest sale price is \$1,400,000 and the highest sale price is \$1,400,000 with a median sale price of \$1,400,000.

63 MAGNESIUM DR, CRESTMEAD, QLD 4132

UBD Ref: Brisbane - 260 R5
Distance from Property: 11km



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Property Type: Industrial
Area: 4,010 m²
Area \$/m²: \$349
RPD: L511 SL12079

Features:

Sale Price: **\$1,400,000 (Normal Sale)**

Sale Date: 16/12/2020 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %:



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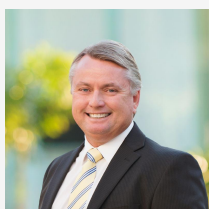
Appraisal Price

This market analysis has been prepared on 08/02/2021 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$1,011,000 to \$1,556,000

Rental - \$75,852 to \$101,136+ GST + Outs p.a

Contact your agent for further information:



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