

Comparative Market Analysis

53-55 CENTENARY PLACE, LOGAN VILLAGE, QLD 4207

Prepared by Clem Aynsley , Ray White Industrial M1 North



Beenleigh Steel Fabrications Nominees Pty Ltd (tte)
53-55 Centenary Place
Logan Village, QLD, 4207

Hello Owen,

Re: 53-55 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, situated on a 1,560sqm of fenced land with a total building area of approximately 864m². The building is divided between 648m² of high bay workshop area with 6 roller doors, multiple specialised bays for workshop, spray painting and a wash bay. There is also approximately 216m² of air conditioned office over two levels for admin, staff areas and staff amenities area at the front of the building. Overall the building has a high level of features and improvements.

I believe the potential rental for this property with the existing building and improvements, is between \$90,720 (\$105m²) to \$103,680 (\$120m²) + 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 = \$1,595,000 and a 7.5% net yield = \$1,209,000. 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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53-55 CENTENARY PLACE, LOGAN VILLAGE, QLD 4207



Owner Details

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

Owner Address: PO BOX 1598, BROWNS PLAINS BC QLD 4118

Phone(s):

Owner Type:

Owner Occupied

Property Details

Property Type: Industrial - Freehold [Issuing]

RPD: L42 RP898284

Valuation Amount: \$310,000 - Site Value on 30/06/2019

Valuation Amount: \$272,500 - Site Value on 30/06/2017

Land Use: LIGHT INDUSTRY

Zoning: Low Impact Industry

Council: LOGAN CITY

Features: Wall Type: Concrete Tilt Panel, Roof Type: Metal Tek



Area: 1,560 m²

Area \$/m²: \$286

Water/Sewerage:

Property ID: 11530955 /

UBD Ref: UBD Ref: 303 H2

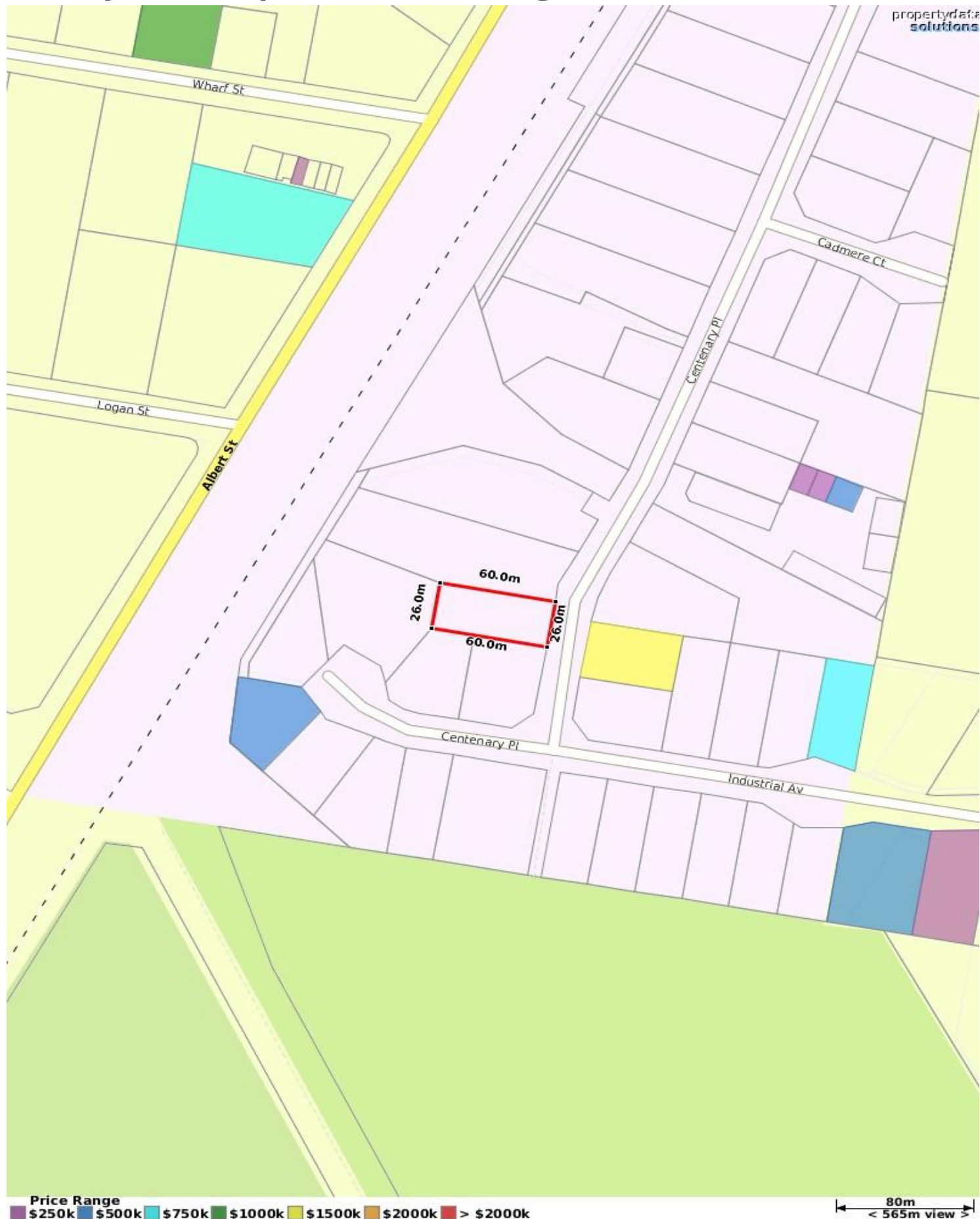
Sales History

| Sale Amount: | Sale Date: | Vendor: | Area: | Sale Type: | Related: |
|--------------|------------|-----------------------------|----------------------|-------------|----------|
| \$ 446,160 | 28/10/2009 | SPOT ON PLANT HIRE PTY LTD | 1,560 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 |

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Nearby Sold Properties (Price Range)



Nearby Sold Properties (Sale Date)



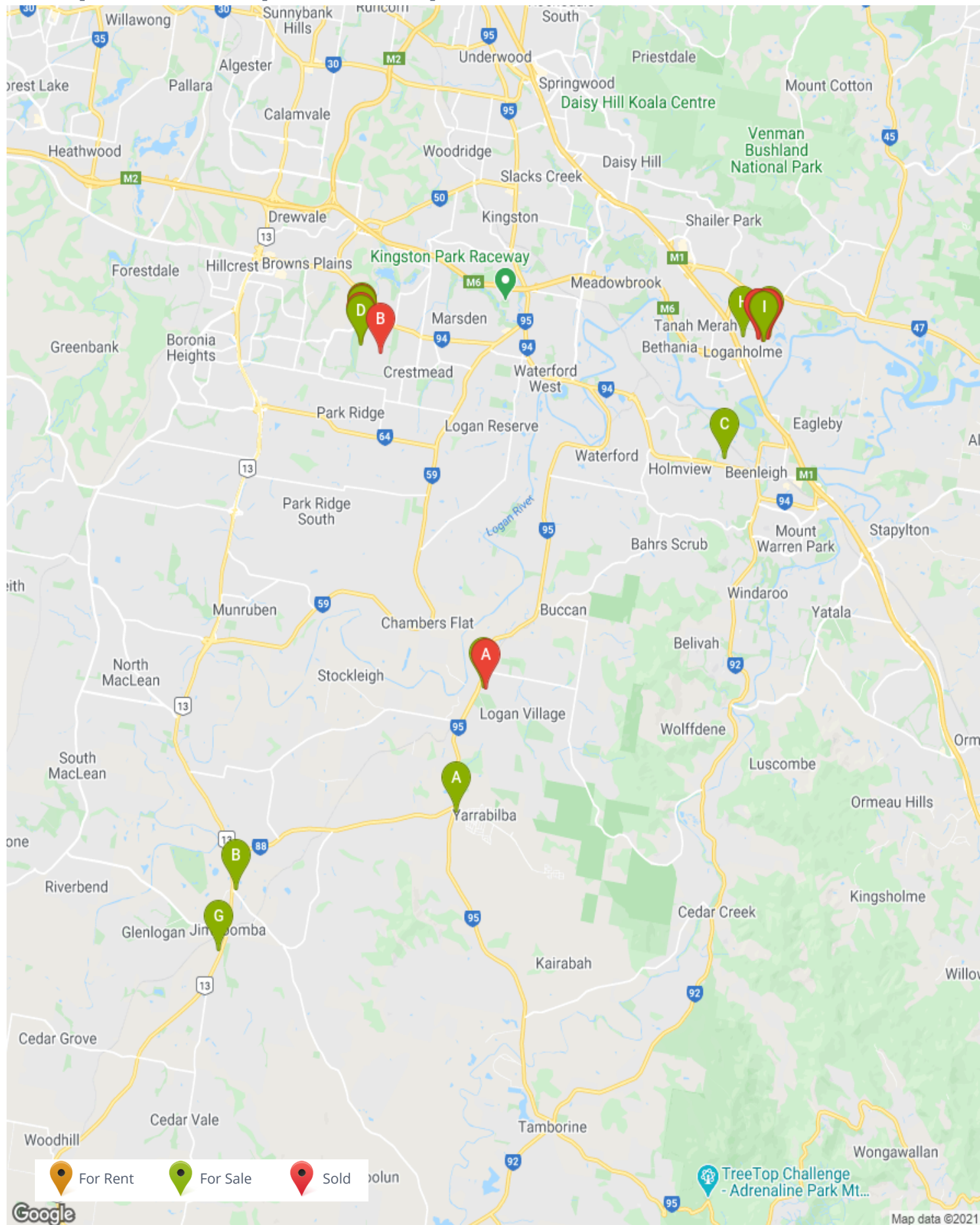
Nearby Properties For Sale



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

80m
< 565m view >

Comparable Properties Map



Nearby Comparable For Sale Properties

There are 10 properties selected within the radius of 10000.0m from the focus property. The lowest for sale price is \$1,200,000 and the highest for sale price is \$2,500,000 with a median sale price of \$1,850,000. Days listed ranges from 53 to 899 days with the average currently at 348 days for these selected properties.

13-17 ADLER CCT, YARRABILBA 4207



Property Type: Commercial
Area: 4,549 m²
RPD: L12-13 SP296372

Features:

UBD Ref: Brisbane - 303 F9
Distance from Property: 3.6km



Current List Price: **P.O.A.**

First List Price: P.O.A.

Date Listed: 30/11/2020 Days Listed: **70 Days**

Listed Price Change:



6 -8 TAMBORINE ST, JIMBOOMBA 4280



Property Type: Industrial
Area: 3,008 m²
RPD: L1 RP858056

Features:

UBD Ref: Brisbane - 302 H14
Distance from Property: 9.5km



Current List Price: **Contact Exclusive Agent**

First List Price: Contact Exclusive Agent

Date Listed: 07/09/2018 Days Listed: **885 Days**

Listed Price Change:



10 LOCHLARNEY ST, BEENLEIGH 4207



Property Type: Industrial
Area: 2,436 m² (695 m²)
RPD: L5 RP165569

Features:

UBD Ref: Brisbane - 263 N18
Distance from Property: 9.9km



Current List Price: **\$1,400,000**

First List Price: \$1,400,000

Date Listed: 24/08/2018 Days Listed: **899 Days**

Listed Price Change:



73 MAGNESIUM DR, CRESTMEAD 4132



Property Type: Industrial
Area: 5,000 m² (2,588 m²)
RPD: L541 CP849885

Features:

UBD Ref: Brisbane - 260 R6
Distance from Property: 10km



Current List Price: **Please Contact Agent**

First List Price: Please Contact Agent

Date Listed: Days Listed: **1000+ Days**

Listed Price Change:



59 MAGNESIUM DR, CRESTMEAD 4132



Property Type: Industrial
Area: 4,009 m² (1,817 m²)
RPD: L509 SL12079

Features:

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



Current List Price: **For Lease \$200,000 Gross + GST**

First List Price: Expressions of interest closing 14th

Date Listed: 17/11/2020 Days Listed: **83 Days**

Listed Price Change:



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55 MAGNESIUM DR, CRESTMEAD 4132

UBD Ref: Brisbane - 260 R4
Distance from Property: 11km



Property Type: Industrial
Area: 4,007 m² (980 m²)
RPD: L507 SL12079

Features:

Current List Price: Offers to purchase
First List Price: Expressions of interest Closing 9th
Date Listed: 28/02/2020 Days Listed: **347 Days**
Listed Price Change:

F

3/71 CERINA CCT, JIMBOOMBA 4280

UBD Ref: Brisbane - 302 G17
Distance from Property: 11km



Property Type: Commercial
Area: 882 m²
RPD: L3 SP272362

Features:

Current List Price: Sale by Negotiation
First List Price: Sale by Negotiation
Date Listed: 29/08/2019 Days Listed: **530 Days**
Listed Price Change:

G

2/22 HENRY ST, LOGANHOLME 4129

UBD Ref: Brisbane - 263 Q5
Distance from Property: 13km



Property Type: Industrial
Area: 1,479 m² (1,490 m²)
RPD: L2 SP296666

Features:

Current List Price: \$ 2 390 000 + GST**
First List Price: \$ 2 390 000 + GST**
Date Listed: 18/12/2020 Days Listed: **53 Days**
Listed Price Change:

H

18 JOSEPHINE ST, LOGANHOLME 4129

UBD Ref: Brisbane - 264 B5
Distance from Property: 13km



Property Type: Industrial
Area: 1,711 m²
RPD: L10 RP208326

Features: WALL TYPE: CONCRETE TILT PANEL , ROOF TYPE: METAL TEK

Current List Price: Contact Exclusive Agent
First List Price: Contact Exclusive Agent
Date Listed: 13/10/2020 Days Listed: **118 Days**
Listed Price Change:

I

36 DULWICH ST, LOGANHOLME 4129

UBD Ref: Brisbane - 264 B5
Distance from Property: 13km



Property Type: Industrial
Area: 2,019 m² (488.11 ha)
RPD: L8 SP174260

Features:

Current List Price: Contact Agent
First List Price: EOI closes 5pm 29th October 2020
Date Listed: 16/09/2020 Days Listed: **145 Days**
Listed Price Change:

J

Nearby Comparable Sold Properties

There are 9 sold properties selected within the radius of 10000.0m from the focus property. The lowest sale price is \$1,034,000 and the highest sale price is \$2,280,000 with a median sale price of \$1,500,000. Days listed ranges from 5 to 136 days with the average currently at 59 days for these selected properties.

48 CENTENARY PL, LOGAN VILLAGE, QLD 4207

UBD Ref: Brisbane - 303 H2  -  -  3
Distance from Property: 74m



Property Type: Industrial
Area: 1,536 m²
Area \$/m²: \$716
RPD: L65 RP898284

Sale Price: **\$1,100,000 (Normal Sale)**
Sale Date: 13/08/2019 Days to Sell: **12 Days**
Last Price: \$1,150,000 (As A Going Chg %:
First Price: Price Upon Application Chg %:

Features:



62 PLATINUM ST, CRESTMEAD, QLD 4132

UBD Ref: Brisbane - 261 B7  -  -  10
Distance from Property: 10km



Property Type: Industrial
Area: 3,636 m²
Area \$/m²: \$458
RPD: L537 SL837523

Sale Price: **\$1,663,750 (Normal Sale)**
Sale Date: 26/03/2020 Days to Sell: **N/A**
Last Price: Contact Exclusive Chg %:
First Price: Contact Exclusive Chg %:

Features:



57 MAGNESIUM DR, CRESTMEAD, QLD 4132

UBD Ref: Brisbane - 260 R4  -  -  -
Distance from Property: 11km



Property Type: Industrial
Area: 4,008 m²
Area \$/m²: \$569
RPD: L508 SL12079

Sale Price: **\$2,280,000 (Normal Sale)**
Sale Date: 01/06/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



35 DULWICH ST, LOGANHOLME, QLD 4129

UBD Ref: Brisbane - 264 B5  -  -  -
Distance from Property: 13km



Property Type: Industrial
Area: 2,000 m²
Area \$/m²: \$517
RPD: L2 SP122907

Sale Price: **\$1,034,000 (Normal Sale)**
Sale Date: 01/06/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



5 DULWICH ST, LOGANHOLME, QLD 4129

UBD Ref: Brisbane - 264 A5  -  -  8
Distance from Property: 13km



Property Type: Industrial
Area: 1,137 m²
Area \$/m²: \$1,451
RPD: L94 RP136121

Sale Price: **\$1,650,000 (Normal Sale)**
Sale Date: 12/06/2020 Days to Sell: **83 Days**
Last Price: Contact Exclusive Agent Chg %:
First Price: Contact Exclusive Agent Chg %:

Features:



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14 JOSEPHINE ST, LOGANHOLME, QLD 4129
 UBD Ref: Brisbane - 264 A5
 Distance from Property: 13km

 Property Type: Commercial
 Area: 1,604 m²
 Area \$/m²: \$935
 RPD: L8 RP208326

Features:

 Sale Price: **\$1,500,000 (Normal Sale)**
 Sale Date: 30/06/2020 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:
**7 DULWICH ST, LOGANHOLME, QLD 4129**
 UBD Ref: Brisbane - 264 A5
 Distance from Property: 13km

 Property Type: Industrial
 Area: 1,144 m²
 Area \$/m²: \$970
 RPD: L93 RP136121

Features:

 Sale Price: **\$1,110,000 (Normal Sale)**
 Sale Date: 13/07/2020 Days to Sell: **136 Days**
 Last Price: Contact Exclusive Agent Chg %:
 First Price: Contact Agent Chg %: **-7.5%**
**69 MAGNESIUM DR, CRESTMEAD, QLD 4132**
 UBD Ref: Brisbane - 260 R5
 Distance from Property: 10km

 Property Type: Industrial
 Area: 4,500 m²
 Area \$/m²: \$467
 RPD: L540 CP849885

Features:

 Sale Price: **\$2,100,000 (Normal Sale)**
 Sale Date: 30/07/2020 Days to Sell: **5 Days**
 Last Price: Contact Agent for price Chg %:
 First Price: Contact Agent for price Chg %:
**33 DULWICH ST, LOGANHOLME, QLD 4129**
 UBD Ref: Brisbane - 264 B5
 Distance from Property: 13km

 Property Type: Industrial
 Area: 1,988 m²
 Area \$/m²: \$553
 RPD: L1 SP122907

Features:

 Sale Price: **\$1,100,000 (Normal Sale)**
 Sale Date: 19/08/2020 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:


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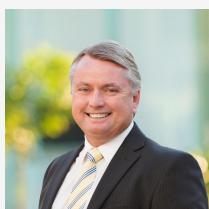
Appraisal Price

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:

\$1,209,000 to \$1,595,000

Rental - \$90,720 to \$103,680 + GST + Outs

Contact your agent for further information:



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