

## **VALUATION - INDUSTRIAL PROPERTY**

*The valuation is prepared for G.M. & J.J. Muller Properties Pty Ltd for Annual Report and Taxation purposes and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation.*

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**Applicant:** GM & JJ Muller Properties Pty Ltd

**Real Property Description:** Lots 1 and 2 on SP191431 County of Stanley Parish of Bulimba

**Registered Proprietor** GM & JJ Muller Properties Pty Ltd

**Property Address:** 35 Southgate Avenue, Cannon Hill QLD 4170

**Land Description and Location:** A regular shaped inside industrial allotment within a well established commercial and industrial area 6.5 kilometres to the east of the Brisbane Central Business District. The land has a westerly frontage to Southgate Avenue which is a bitumen sealed road carrying medium volumes of local traffic.

Surrounding development comprises comparable industrial warehouses and commercial properties.

**Total Site Area:** 2,055 square metres

**Zoning:** Industrial

### **Construction:**

Type: A modern Office/Warehouse building

Walls (ext): Tilt slab concrete      (Int): Tilt slab concrete

Ceilings: Acoustic grid for the office      Floor: Reinforced Concrete areas

Foundations: Reinforced Concrete      Roof: Metal roof sheeting

**Building Area:** 1,344 square metres.

**Building Age:** Approximately 11 years old with Stage 2 of 355 square metres being completed in 2008.

**Accommodation:** 502 square metres over 2 levels of high quality carpeted and air-conditioned office space with toilets and staff facilities.

487 square metres of clear span warehouse space.

395 square metres of additional warehouse and 2 level office space known as stage 2.

**Services Available:** All the usual public utilities are available and connected to the property including reticulated water, electricity, and telephone.

**Site Improvements:** 14 car parking bays, landscaping and concrete manoeuvring areas.

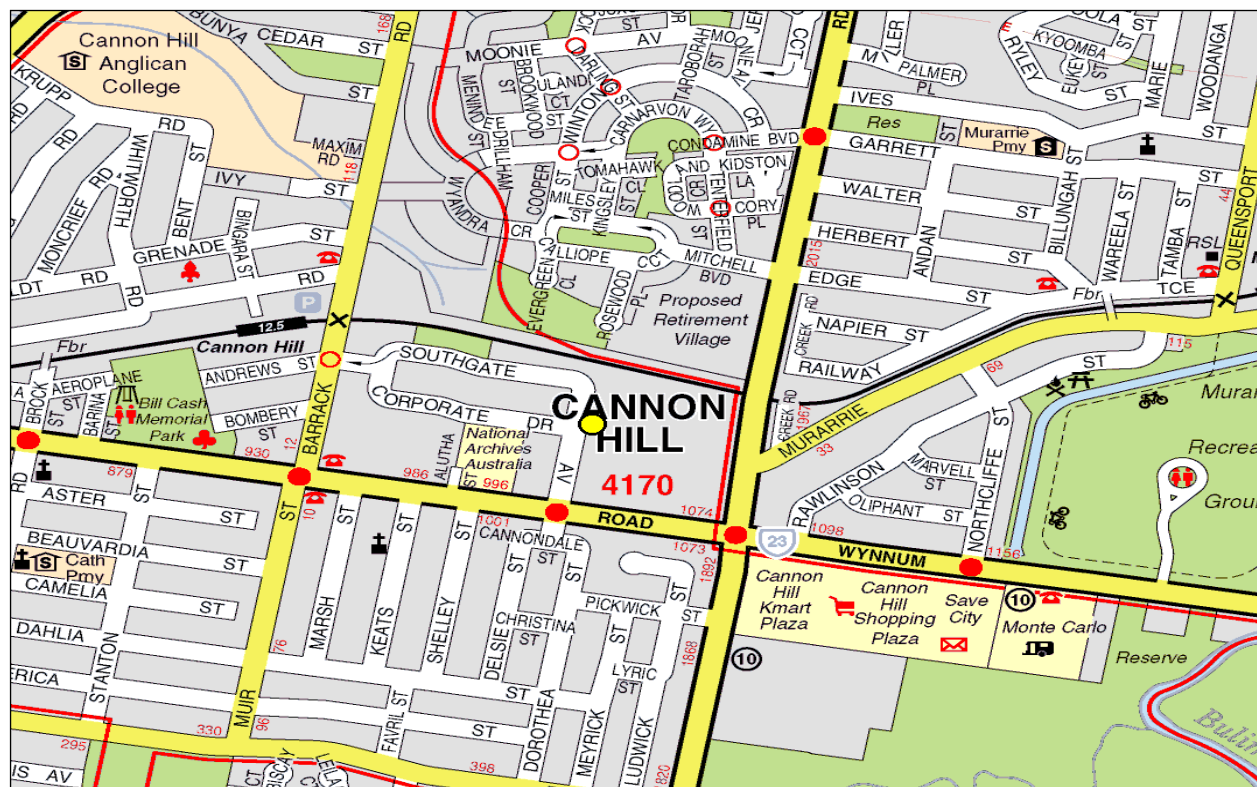
**General Condition:**

External:

Good

Internal:

Good



**LOCATION PLAN**



***STREET FRONTAGE***



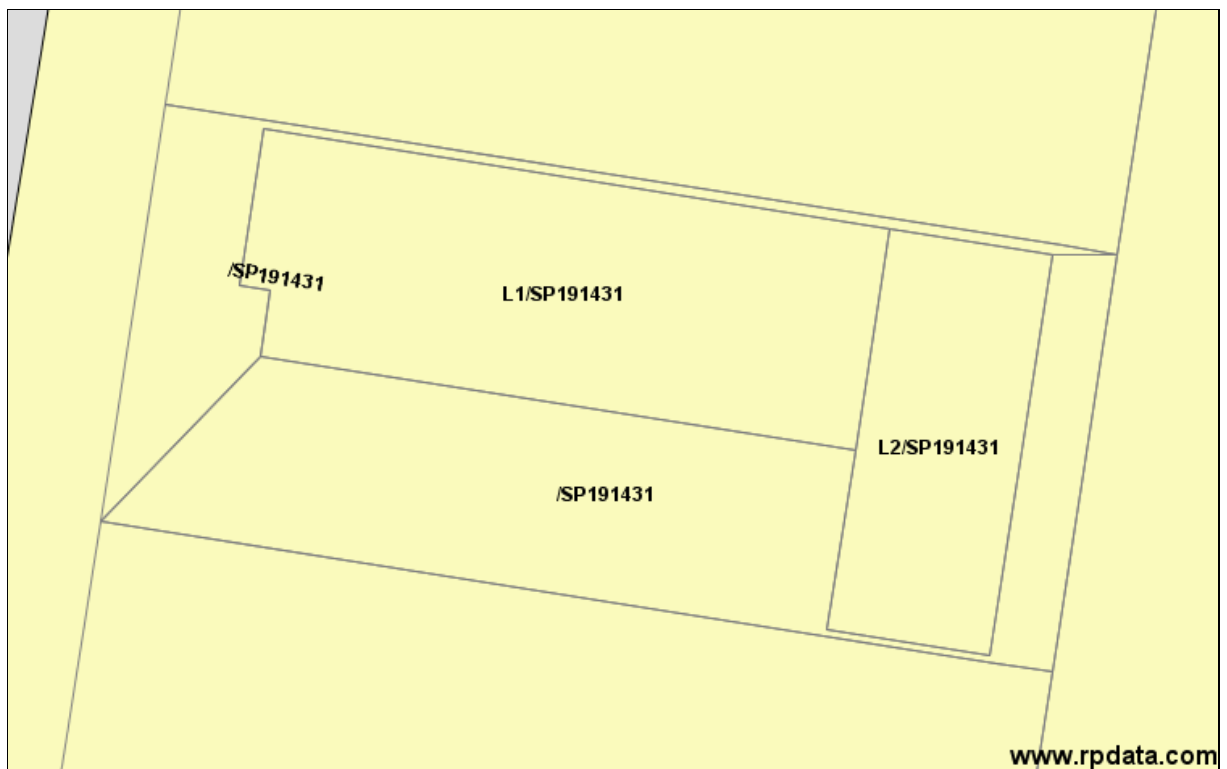
***WAREHOUSE***



***OFFICE***



**AIR PHOTOGRAPH**



**SITE PLAN**



### Market Commentary:

The following sales transactions have been considered in this assessment Market Yields have firmed as investors re-enter the market following reduced returns from fixed interest investments.

Address	Region	Price (\$ m)	Bldg Area (m <sup>2</sup> )	Core Mkt Yield (%)	WALE (yrs)	Vendor	Purchaser	Date
71 Axis Place, Larapinta	S	4.25	2,904	8.20^	3.0	Spaceframe	Private Investor	Mar 13
246 Lytton Rd, Morningside~	TC	5.60	4,782	VP	-	Private Investor	Private Developer	Jan 13
24 Industrial Ave, Wacol #	SW	8.30	9,244	9.47^	10.0	PMP Property	Private Investor	Jan 13
370 Nudgee Rd, Hendra	TC	22.83	24,000	9.43	2.65	Motor Accident Commission of SA	Goodman (GAIF)	Jan 13
1094 Lytton Rd, Murarrie	TC	9.50	8,352	9.70^	4.0	Eureka Funds Management	Private Investor	Jan 13
131 Mica St, Carole Park #	SW	21.00	13,315	7.68	15.0	Blackwood & Son	DEXUS Industrial Fund	Jan 13
Lot 1 Haitia Way, Berrinba	S	84.60	39,700	7.55	15.0	Toll NQX	GPT	Dec 12
36 Northlink Pl, Virginia	N	11.41	7,800	VP	-	Private Investor	QLD Electricity Transmission Corp	Nov 12
6-8 Radium St, Crestmead	S	4.30	4,325	10.00^	3.0	Private Investor	Private Investor	Nov 12
63 Norbury St, Coopers Plains	S	5.05	3,988	9.00^	9.2	Private Investor	Private Investor	Nov 12
38 Westgate St, Wacol	SW	8.75	9,182	VP	-	360 Capital Industrial Fund	Kent International Movers	Nov 12

Source: Knight Frank    TC Trade Coast    SE South East    S South    SW South West    N North  
 ^ passing yield    # vendor leaseback    ~ property included additional development land

Address	Region	Net Rent (\$/m <sup>2</sup> )	Area (m <sup>2</sup> )	Term (yrs)	Tenant	Date
Port West Estate, Lytton^	TC	undis	30,450	10	Bunnings Warehouse	Dec 13
Flint St, Richlands	SW	105	15,016	10	Isuzu	Apr 13
50 Telford St, Hillcrest	SE	115	3,000	-	Aerison	Mar 13
60 Enterprise St, Tingalpa	TC	152#	4,913	7	Superior Foods	Mar 13
1C,400 Nudgee Rd, Hendra	TC	105	5,000`	1	DHL	Mar 13
2/739 Boundary Rd, Coopers Plains	S	83	3,001	3	Anixter	Feb 13
125B Kerry Rd, Archerfield	S	109	3,650	5	Western Pet Supplies	Feb 13
24 Industrial Ave, Wacol~	SW	85	9,244	10	PMP Limited	Jan 13
36 McRoyle St, Wacol	SW	99	5,578	5	Mackays Furniture Transport	Jan 13
3 Steel St, Narangba	N	88	3,400	5	Mobile Conveyers	Jan 13
131 Mica St, Carole Park~	SW	122	13,315	15	Blackwood & Son	Jan 13
145-147 Archerfield Rd, Richlands	SW	undis	4,400	5	Global Metals	Jan 13

Source: Knight Frank    TC Trade Coast    SE South East    S South    SW South West    N North  
 ^ D&C/pre-commitment    ~ vendor leaseback    # cold store & freezer space    `warehouse only

**MARKET VALUATION:**

"Market value is defined as the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

	<b>Area M2</b>	<b>Rental Rate</b>	<b>Rental</b>
<b>Ground Floor Office</b>	251	\$200.00	\$50,200
<b>First Floor Office</b>	251	\$200.00	\$50,200
<b>Warehouse</b>	487	\$145.00	\$70,615
<b>Stage 2 Office</b>	80	\$200.00	\$16,000
<b>Stage 2 Warehouse</b>	315	\$145.00	\$45,675
<b>Total</b>	1384	\$168.13	\$232,690
<b>Capitalisation Rate</b>			8.00%
<b>Capitilised Value</b>			\$2,908,625
<b>Adopt</b>			<b>\$2,900,000</b>

**\$2,900,000**

**(Two Million Nine Hundred Thousand Dollars)**

**VALUATION DATE:**

**8 August 2013**

We are not aware of any previous or current use that may have contaminated the site.

**John Olive & Associates Pty Ltd**

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**JOHN J. OLIVE AAPI**  
**Certified Practicing Valuer**  
**Registered Valuer No. 1567 (Qld)**

## **CURRICULUM VITAE**

**JOHN J OLIVE AAPI**

**2 Gibbins Street, Sunnybank Hills QLD 4109**

### **Qualifications**

**Queensland University (Gatton College)**

*Diploma in Real Estate Valuation 1982-1985*

**Queensland University of Technology**

*Introduction to Town Planning 1987*

*Property Investment Analysis 1990*

### **Professional Details**

*Associate of Australian Property Institute (Certified Practicing Valuer)*

*Registered Urban Real Estate Valuer No. 1567 (29 May 1986)*

*Registered Rural Real Estate Valuer No. 1593 (11 Nov 1986)*

### **Expertise**

*John's property career has focused on South East Queensland commencing in the sale and management of a wide range of property types on the Gold Coast in 1978. During the past 33 years, he has provided detailed expert advice and direction on many major properties, developments and portfolios throughout Queensland and New South Wales.*

*His early career concentrated mainly in the areas of sales and leasing of residential, rural, commercial and retail properties; and 4 years with the Queensland State Government Lands Department, followed by 12 years specialized valuation experience with L.J. Hooker International and Colliers Jardine, and 19 years in specialist private practice trading as John Olive & Associates Pty Ltd*