

VALUATION - INDUSTRIAL PROPERTY

The valuation is prepared for Amanda Louise Muller, Clyde James Muller, Marjan International Pty Ltd, Lisa Muller, Rowena Muller 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.

Applicant: Amanda Louise Muller, Clyde James Muller, Marjan International Pty Ltd, Lisa Muller, Rowena Muller

Real Property Description: Lots 5 on SP127957 Title Reference 50311333.

Registered Proprietor Amanda Louise Muller, Clyde James Muller, Marjan International Pty Ltd, Lisa Muller, Rowena Muller

Property Address: 23 Millenium Place, Tingalpa QLD 4173.

Land Description and Location: A regular shaped inside industrial allotment within a well-established commercial and industrial area 16 kilometres by road to the east of the Brisbane Central Business District. The land has a south-westerly frontage to Millenium Place which is a bitumen sealed road carrying medium volumes of local traffic.

Surrounding development comprises comparable industrial warehouses and commercial properties.

Total Site Area: 2,153 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: 1,425 square metres.

Building Age: Approximately 10 years old.

Accommodation: Office 325 square metres over 2 levels of high quality carpeted and air-conditioned office space with toilets and staff facilities.

1,100 square metres of clear span warehouse space.

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

Site Improvements: 16 car parking bays, landscaping and concrete manoeuvring areas.

General Condition:

External:

Good

Internal:

Good



STREET FRONTAGE

Market Commentary:

The following sales transactions have been considered in this assessment.

Recent Improved Sales Activity Brisbane

Address	Region	Price \$ mil	Bldg Area m ²	Core Mkt Yield (%)	WALE (yrs)	Vendor	Purchaser	Sale Date
58 Precinct St, Parkinson	S	28.0	13,096	5.30	8.0	Beacon Property Gp*	Charter Hall CHDIF4	Dec 19
46 Robinson Rd E, Geebung	N	211.80	46,183	5.76-	30.0	Arnotts*	Centuria Industrial REIT	Dec 19
326-340 Thynne Rd, Morningside	TC	41.00	16,979	5.58	3.5	GJJ Nominees	Garda Diversified Fund	Sep 19
111-137 Magnesium Dr, Crestmead	S	182.50	89,254	5.37	10.0	Blackstone	Charter Hall	Aug 19
99 Sandstone Pl, Parkinson #	S	134.20	55,245	5.60	13.1	Frasers Logistics Trust	DWS	Jun 19
81 Schneider Rd, Eagle Farm	TC	102.50	60,100 [^]	5.20	19.2	Qld Treasury	Charter Hall Long WALE Trust & Education Trust	Jun 19

Source: Knight Frank Research S South TC Trade Coast SW South West N North
- passing yield *vendor leaseback # 50% freehold interest ^ site area (property is a bus depot)

Having regard to the above transactions it is our view that the appropriate capitalisation rate for the subject property is 6.0%.

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 arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

	Area M2	Rental Rate	Rental
Ground Floor Office	165	\$185.00	\$30,525
First Floor Office	160	\$165.00	\$26,400
Warehouse	1100	\$150.00	\$165,000
Total	1384	\$160.35	\$221,925

Capitalisation Rate 6.00%

Capitalised Value $\$3,700,000 \times 75\% = \$2,775,000$ \$3,698,750

Adopt	\$3,700,000
\$3,700,000 (Three Million Seven Hundred Thousand Dollars)	

VALUATION DATE: 4 February 2021

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

John Olive & Associates Pty Ltd



.....
JOHN J. OLIVE
Practicing Real Estate Valuer
Registered Valuer No. 1567 (Qld)

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 37977079
Search Date: 23/07/2021 17:18

Title Reference: 50311333
Date Created: 11/05/2000

Previous Title: 17516232

REGISTERED OWNER

Interest

Dealing No: 716616138 08/07/2015

MARJAN INTERNATIONAL PTY LTD A.C.N. 010 721 721
TRUSTEE

3/4

UNDER INSTRUMENT 716616138

CLYDE JAMES MULLER
AMANDA LOUISE MULLER
ROWENA MULLER

LISA MULLER TRUSTEE
UNDER INSTRUMENT 716616138

1/4

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 5 SURVEY PLAN 127957
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10015226 (POR 153)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2021]
Requested By: D-ENQ GLOBALX



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123 Eagle Street
Brisbane QLD 4000
Australia
Tel +61 7 3852 2280
Fax +61 7 3852 2281
cushmanwakefield.com.au

6 August 2021

Mark Muller
GM & JJ Muller Properties Pty Ltd
C/- 35 Southgate Avenue
CANNON HILL QLD 4170

Via Email: mark@activemediasupplies.com.au

Dear Mark,

RE: APPRAISAL – 1&2/35 SOUTHGATE AVENUE, CANNON HILL QLD 4170

We are pleased to provide the following market appraisal for your asset. This appraisal provides a brief opinion as to the likely lease/sale price if the property was offered to the open market. The estimated ranges are based on a combination of analysis including; comparable property transactions, size and quality of the property, and current activity in the commercial property market.

Property Summary

Address:	35 Southgate Avenue, Cannon Hill
Lot & RP	Lots 1 & 2 on SP191431
Land area	2,055sqm
Building Area:	Unit 1: 989sqm 502sqm Office and amenities over two levels 487sqm Clear-span warehouse Unit 2: 355sqm 355sqm Warehouse & office Total = 1,344sqm
Description:	35 Southgate Avenue, Cannon Hill was originally built in 2004 with 989sqm office/warehouse, then in 2008 an additional 355sqm office/warehouse was built at the rear. The total building area is 1,344sqm. The front of the building houses approx. 502sqm of office/showroom with the remainder of the building being utilised as warehouse with small office in the rear tenancy. The building is constructed of concrete tilt panel and has 14 onsite car parking spaces. The warehouse area is accessed via container height roller shutters.

Preliminary Appraisal

Considering the property is currently two strata tilted offerings they are currently being utilised by the one occupier and have therefore based our assessment on the building as a whole.

Area	Size
Office/Amenities	502sqm
Warehouse	842sqm
Total	1,344sqm

Lease Appraisal

Area	Rate psqm	Annual Rental
1,344sqm	\$180/sqm	\$241,920pa Net
	\$190/sqm	\$255,360pa Net
	\$200/sqm	\$268,800pa Net

This provides a range between \$240,000pa - \$270,000pa + Outgoings + GST

Fair market rental = \$255,000pa + Outgoings + GST

Sale Appraisal – Yield

Fair market rental	Yield	Price
\$255,000pa	5.5%	\$4,636,000
	5.75%	\$4,434,000
	6.0%	\$4,250,000

This provides a range between \$4,250,000 - \$4,650,000

Sale Appraisal – Vacant Possession

Building area	Rate psqm	Price
1,344sqm	\$3,000/sqm	\$4,032,000
	\$3,100/sqm	\$4,166,000
	\$3,200/sqm	\$4,300,000

This provides a range between \$4,000,000 - \$4,300,000

\$4 m to be conservative and to take into consideration selling costs and capital gains
75% of property = Lot 1 = \$3m
25% of property = Lot 2 = \$1m
PTO

Overall, the property should achieve a sale between **\$4,000,000** to \$4,500,000 however given the current economic climate and high interest in purchasing commercial real estate these estimates may be exceeded with formal on market campaign.

Recent Lease evidence

Address	Total area	Annual Rental	Rate psqm	Lease date
30 Miller Street, Murarrie	1,389sqm (612sqm office + 777sqm warehouse)	\$190,000pa + Outs + GST	\$147/sqm	April 2021
1/62 Borthwick Avenue, Murarrie	989sqm (300sqm office + 689sqm warehouse)	\$178,020pa + Outs + GST	\$180/sqm	Sept 2021
49 Canberra Street, Hemmant	736qm (449sqm office + 287sqm warehouse)	\$125,000pa + Outs + GST	\$170/sqm	June 2021

Recent Sale Evidence

Address	Total area	Sale Price	Rate psqm	Sale date
69 Southgate Avenue, Cannon Hill	1184sqm (1,000sqm office + 184sqm warehouse)	\$3,720,000	\$3,142/sqm	June 2021
16 Cavendish Road, Coorparoo	623sqm (273sqm office + 350sqm warehouse)	\$1,870,000	\$3,001/sqm	July 2021
43 Dunhill Crescent, Morningside	1560sqm	\$4,450,000 6.29% - Yield	\$2,853/sqm	June 2021
23 Enterprise Place, Tingalpa	1,422sqm (500sqm office + 922sqm warehouse)	\$4,000,000	\$2,813/sqm	May 2021

Summary

Cushman & Wakefield is pleased to offer our summary of the asset. Please note that this is NOT a formal valuation nor should it be considered as such; it represents our opinion of market worth if the property were to be offered to the open market for lease today. Furthermore, it relies on information obtained from you, we have not conducted formal due diligence and we reserve the right to update our forecasted range accounting for any changes to the property particulars.

We trust the above correspondence is of assistance to you. We welcome the opportunity to provide additional information at your request. We look forward to discussing these recommendations and would be excited at the opportunity to work with you on this matter.

Yours Faithfully,



Cameron Heim

Manager - Industrial

0404 265 336

cameron.heim@cushwake.com

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 arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

	Area M2	Rental Rate		Rental
Ground Floor Office	251	\$200.00		\$50,200
First Floor Office	251	\$200.00	74.56%	\$50,200
Warehouse	487	\$165.00		\$80,355
Stage 2 Office	80	\$200.00		\$16,000
Stage 2 Warehouse	315	\$145.00	25.44%	\$45,675
Total	1384	\$175.17		\$242,430

Capitalisation Rate 6.50%

Capitalised Value \$3,729,692

Adopt \$3,750,000

\$3,750,000

(Three Million Seven Hundred & Fifty Thousand Dollars)

VALUATION DATE:

26 July 2019

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
Practicing Real Estate Valuer
Registered Valuer No. 1567 (Qld)

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 37977080
Search Date: 23/07/2021 17:18

Title Reference: 50652552
Date Created: 28/02/2007

Previous Title: 50334689

REGISTERED OWNER

Dealing No: 711736917 20/06/2008

MARJAN INTERNATIONAL PTY LTD A.C.N. 010 721 721
TRUSTEE
UNDER INSTRUMENT 710499413

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 191431
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 36552

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Conveyance No. 700647091 (Lot 21 on RP 859784)

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 37977078
Search Date: 23/07/2021 17:18

Title Reference: 50652551
Date Created: 28/02/2007

Previous Title: 50334689

REGISTERED OWNER

Dealing No: 712602531 17/07/2009

GM & JJ MULLER PROPERTIES PTY LTD A.C.N. 130 240 998

Purchased through bare trust
leave for land tax reasons

ESTATE AND LAND

Estate in Fee Simple

See L1c

LOT 1 SURVEY PLAN 191431
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 36552

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Conveyance No. 700647091 (Lot 21 on RP 859784)
2. MORTGAGE No 711649307 15/05/2008 at 13:15
GEORGE MARK MULLER TENANT IN COMMON 1/2
JANICE JEAN MULLER TENANT IN COMMON 1/2

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX