



Jones Lang LaSalle (QLD) Pty Limited  
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8 November 2016

Neil & Karen Muller  
9 Macdonald Drive  
Narangba Qld 4504

Dear Neil Muller

**RE: Market Appraisal – 15-17 Kabi Circuit, Deception Bay**

JLL appreciate the opportunity to provide our estimated capital realisation for 15-17 Kabi Circuit, Deception Bay

Please find following:

- Property Description
- Market Rental
- Conclusion

**Property Description**

The subject property is positioned on Kabi Circuit in the modern Baylink Business Park approximately 35 kilometers north of the Brisbane CBD. The site benefits from excellent access to larger infrastructure networks including Gateway Motorway and Bruce Highway.

15-17 Kabi Circuit, Deception Bay comprises a total of 1,242sqm of GFA situated on a regular shaped 2,640sqm allotment. The building is modern freestanding office/warehouse providing high bay, clear span warehouse area and commercial grade office accommodation.



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### **Market Rental**

Based on comparable leasing results within the area the current property would lease between \$105 - \$110/sqm + outgoings + GST equating to \$130,410 - \$136,620 per annum net plus outgoings and GST.

### **Conclusion**

We appreciate the opportunity to provide you with this brief market appraisal and trust that the information is of assistance.

If you require further details or would like to discuss the appraisal, please contact the undersigned.

Sincerely,  
Regards

A handwritten signature in black ink, appearing to read 'Nick Bandiera', with a long, sweeping underline.

**Nick Bandiera**  
**0421 881 093**  
**Senior Executive, Industrial**