

# PROPERTY APPRAISAL

## 19-21 KABI CIRCUIT, DECEPTION BAY

PREPARED FOR: Neil Muller (Duratray Northside QLD Pty Ltd)



### MORETON BAY

3/125 Morayfield Road  
Morayfield QLD 4506

### SUNSHINE COAST

1/172 Brisbane Road  
Mooloolaba QLD 4557

### PINE RIVERS

Level 1, 104 Gympie Road  
Strathpine, QLD 4500

T 1300 255 075

F 1300 778 887

W [raywhitecommercialnortherncorridorgroup.com.au](http://raywhitecommercialnortherncorridorgroup.com.au)

# WELCOME

14/01/2021

Neil,

Thank you for the opportunity to submit our appraisal for the potential sale or leasing of this asset.

As per your request, we have reviewed the property details in order to gauge the current market value and identify any potential strategic opportunities to maximise the achievable sale and/or lease price. We appreciate you are in the early stages of decision making around this property and will make ourselves available to assist with this process in whatever way we can.

Once you are comfortable with our analysis and likely outcome range and want to explore the sale and/or lease process further, we will prepare a more detailed strategy document detailing marketing elements we know to have proven results.

No wise choice happens quickly with commercial property, so we are comfortable working at your pace to help you make informed decisions at each step. Thank you again for the opportunity and please feel free to contact us to discuss or arrange a meeting.

Yours sincerely,



CHRIS MASSIE  
ELITE  
PERFORMER 18-19



AARON CANAVAN  
PREMIER





Address	19-21 Kabi Circuit, Deception Bay QLD 4508
Lot Description	L48 on SP193956
Local Authority	Moreton Bay Regional Council
Land area	2,817m2 approx.
Zoning	Industry

Features	<ul style="list-style-type: none"> <li>- Cleared hardstand site</li> <li>- Low-vacancy rate area</li> <li>- Good access</li> <li>- Potential future development</li> </ul>
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### Appraisal

Based on our assessment of the property, target market and recent relevant sales and leases, we can expect a diverse range of opinion from the different buyer/tenant groups in terms of value, however based on our market knowledge we anticipate an achievable sale price of circa \$775,000 - \$790,000 + GST and lease price of circa \$42,000 - \$45,000 net per annum.

Use \$782,500



Per client

# G N I S C L O S I N G

We trust this gives you some more insight into what might be achievable for your property in today's market and are happy to discuss in more detail as required.

So you are better prepared for what is to come, when you do decide to progress with selling or leasing your property, we will prepare a detailed **Marketing Strategy** with you that will include:

- Sales and/or Lease process steps
- Our Competition Creation techniques
- Marketing material and budget
- Timelines
- Method of Sale (*EOI/Auction/Private Treaty*)
- Team summary

Each step of our process is designed to ensure you remain well informed, so you can make educated decisions throughout the process.

Thank you again for the opportunity and we are genuinely excited about the prospect of working with you to achieve a premium result for your property.



CHRIS MASSIE

ELITE  
PERFORMER 19-20



AARON CANAVAN

PREMIER





At the Ray White Commercial International Conference and Awards Night the Northern Corridor Group took out, not one, not two, not three, but six, yes SIX awards for 2018-19.

Our award-winning team is driven to excellence by our strong culture of integrity, a shared passion for the industry and the fact we don't wait, we go out there and hunt! it's a true team effort and these 6 awards are in recognition of this

**ELITE BUSINESS LEADER  
TEAM OF THE YEAR  
ADMIN TEAM OF THE YEAR**

**CUTTING EDGE AWARD  
TOP 4 LEASING FEES  
TOP 5 SALES AND LEASING FEES**

In addition to these amazing awards, the following agents were recognised for their outstanding performances. Chris Massie, Michael Shadforth and Emily Pendleton achieving Elite Status and Aaron Canavan reaching Premier Status and our Major Asset Specialist Julie Ryan, took out a special award for her contribution to the skills and development of the Ray White Commercial network.

Contact your award-winning team today for all your commercial, industrial, project marketing and commercial property management needs on 1300 25 50 75.



North Coast Commercial Properties Pty Ltd, ACN 615 941 430, trading as Ray White Commercial Northern Corridor Group ("we, us") have prepared this report as a means of adopting a starting point for an organised strategy for the sale / lease of this property.

We make no representation or warranty as to the accuracy, reliability or completeness of the information relating to the property. Some information has been obtained from third parties and has not been independently verified.

Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this report, or any further information supplied by or on our behalf, whether orally or in writing.

No entity or person guarantees the performance of the property. This information is general information only and does not consider your individual objectives, financial situation or needs.

We recommend that you obtain financial, legal and taxation advice before making any decision. Any price is not a valuation and should not be relied on or treated as such. If a valuation is required, we recommend that you obtain the advice of a registered valuer.

The Prices, if indicated, have been estimated based on recent market evidence in the locality for comparable properties, to the extent available. Prices may not include GST.

Marketing strategies are suggested in accordance with the marketing budget you have set. No guarantee or warranty is given that any or any combination of, strategies will produce a given result or level of result and all marketing fees and outlays are at your cost (unless agreed otherwise).

We reserve the right to revise pricing or any marketing strategy at any time and from time to time, based on market influencers.

This document has been prepared for the use only of the party to whom it is addressed (as stated in this document) and we accept no responsibility or liability to any other party who might use or rely on this report and its contents in whole or part.

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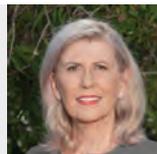
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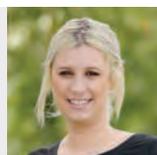
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MORETON BAY

SUNSHINE COAST

PINE RIVERS

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 41620321  
Search Date: 08/07/2022 11:40

Title Reference: 50659210  
Date Created: 17/04/2007

Previous Title: 13919244

REGISTERED OWNER

Dealing No: 720805070 20/05/2021

NEIL ALEXANDER MULLER  
KAREN ANN MULLER TRUSTEE  
UNDER INSTRUMENT 720805070

ESTATE AND LAND

Estate in Fee Simple

LOT 48 SURVEY PLAN 193956  
Local Government: MORETON BAY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10437133 (POR 510)
2. EASEMENT IN GROSS No 710482651 05/04/2007 at 14:50  
burdening the land  
CABOOLTURE SHIRE COUNCIL  
over  
EASEMENT G ON SP193981

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