



Date 30/06/2020

Name: NEIL ALEXANDER MULLER & KAREN ANN MULLER

Address: 15-17 KABI CIRCUIT, DECEPTION BAY QLD 4508

To Whom it May Concern,

**RE: MARKET APPRAISAL FOR PROPERTY SITUATED AT 15-17 KABI CIRCUIT, DECEPTION BAY**

The property details are as follows:

Address:	15-17 Kabi Circuit, Deception Bay QLD 4508
Real Property description:	L47 SP193956
NLA:	1171 sqm
Net Rent Pa	\$143,460.00 (\$122.51 sqm)
Local Authority:	Moreton Bay Regional council

- Based on the current market we find that a price of \$110 - \$120 sqm is the going lease rate for the area.
- Based on the current market information the estimated yield rates in the area range from 7% to 7.5%.
- As the property is achieving a net total of \$143,460 per annum it is our opinion that the subject property appraisal to sell at this particular point in time is between \$1,900,000 - \$2,050,000.

**Use \$1,900,000**

Please feel free to contact me at any time.

Kind Regards,

Glen Davies

**Sales and Leasing Director**



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