



Mr Laurence Jensen

15 Ferret Street,
Eagle Farm QLD 4009

Via email: laurie@roofandbuildingservice.com.au

See L1a for full appraisal

Dear Laurence,

RE: Market Appraisal – 15 Ferret Street, Eagle Farm QLD 4009

Further to our previous discussions, we write to you to provide a brief sale appraisal in relation to the above-mentioned property. Freehold and freestanding assets within the Northern TradeCoast industrial precincts are highly sought after and off the back of very limited opportunities for sale of a comparable nature, you are well positioned to capitalise on a strong sales market.

Key Features

Property Address:	15 Ferret Street, Eagle Farm QLD 4009
RPD:	L706 SL1883
Site Area	3,415sqm
Zoning:	Industry Investigation Zone
Building Area:	Building 1: 1,286sqm Building 2: 840sqm Total: 2,126sqm

Market Appraisal – Fully Leased Investment

JLL has undertaken a financial analysis to assist in establishing a market value for 15 Ferret Street, Eagle Farm. For the basis of this analysis we have compiled a capitalisation analysis as per below:

Proposed Market Rent: (RB&S)	\$192,900 per annum net + GST (150/sqm)
Current Rent Return: (ADS)	\$114,192 per annum net + GST (\$135/sqm)
Fully Leased Rent Return	\$307,092 per annum net + GST (144/sqm)
Adopted Yield:	5.00%- 5.50%

When assessing the current market value for 15 Ferret Street, Eagle Farm, it is important to consider current market sentiment, comparable market evidence and the key features the building provides. As we are currently experiencing a supply / demand imbalance for quality freestanding buildings, we believe 15 Ferret Street, Eagle Farm, will have an abundance of potential purchasers for the subject asset. Under current market conditions, JLL are of the opinion, the following sales range is achievable:

Fully Leased Investment

\$5,580,000– \$6,150,000

*Approximately