

# Brendale Commercial & Industrial

October 23, 2019

ATTENTION: DG Pappin Properties Pty Ltd AS trustee

RE: 1/4 Combarton St, Brendale



07 3205 3000



07 3205 3555



0416 114 215 | 0411 393 170



18-22 Dixon St, Strathpine, 4500



Po Box 6, Strathpine Centre, 4500

Thank you for your enquiry in respect of the above property which is also known as L1 SP135158:Parish of Warner. The subject strata title unit is of tilt panel construction with a total of 156m<sup>2</sup> on General industry land. With approx. 20m<sup>2</sup> of ground floor office and 42m<sup>2</sup> of mezzanine over the office. Note that the roof has been fully insulated after the unit has been built.

We are of the opinion that the current fair market sales and leasing estimate of this property is, for sale: \$260,000.00 - \$265,000.00 exclusive of GST, for leasing: \$1,500.00 - \$1,600.00 per month as a net rental plus outgoings plus GST.

In accordance with our normal policy in these matters we strongly suggest that you verify the accuracy of the above estimate by your own further enquiries prior to undertaking any financial decisions. We are not registered valuers and this is not a valuation.

Thank you for the opportunity to have been of service to you in this matter.

Regards,

Stan Topp  
Principal