

Brendale Commercial & Industrial

October 23, 2019

ATTENTION: DG Pappin Properties Pty Ltd AS trustee

RE: 4/4 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 L4 SP135158:Parish of Warner. The subject strata title unit is of tilt panel construction with a total of 157m² on General industry land. With approx. 20m² of ground floor office, 85m² of 1st floor office and 4m² of mezzanine over the warehouse. Note that the roof has been fully insulated after the unit has been built, and the 1st floor office has not been council approved.

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