



RayWhite.

APPRAISAL

15 Ferrett Street, Eagle Farm QLD 4009

Prepared by:

Ray White Commercial
Northern Corridor Group

Date: 17/11/2022



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Date: 17/11/2022

STUART WILLIAM JENSEN
SCOTT ALAN JENSEN
MARGARET JENSEN
HILTON PAUL JENSEN

RE: 15 Ferrett Street, Eagle Farm QLD 4009

Thank you for your recent request for an appraisal on the above mentioned property. In accordance with your instructions, we have reviewed the property outlined below to estimate its sale and lease value if offered on the current market.

PROPERTY DETAILS

Building A Area:	1,340sqm approx.
Building B Area:	949sqm approx.
Total Building Area:	2,289sqm approx.
Total Land Area:	3,415sqm approx.
Zoning:	II Industry investigation
Building Description:	Lot 706 on SL1883

INDUSTRIAL SALES

RECENT SALES IN THE COMPLEX

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67 Links Avenue N, Eagle Farm Q 4009
Building Area: 1,187m²
Land Area: 2,500m²
Sale Price: \$3,650,000
Building Use: Industrial
Price Per m²: \$3,074/m²
Sold: Early 2021



18-22 Orient Avenue, Pinkenba Q 4008
Building Area: 1,395m²
Land Area: 2,025m²
Sale Price: \$4,950,000
Building Use: Industrial
Price Per m²: \$3,548/m²
Sold: Mid 2021



30 Eagleview Place, Eagle Farm Q 4009
Building Area: 1,396m²
Land Area: 2,146m²
Sale Price: \$5,200,000
Building Use: Industrial
Price Per m²: \$3,724/m²
Sold: Mid/Late 2021



655 MacArthur Ave Central, Pinkenba Q 4008
Building Area: 3,295m²
Land Area: 10,600m²
Sale Price: \$9,000,000
Building Use: Industrial
Price Per m²: \$2,731/m²
Sold: Late 2020

\$434,910 / 12 = \$36,242.50 / month + outgoings + GST
from February 2023

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APPRAISAL

We can always expect a diverse range of opinion from different buyers and tenants on the sale and lease value, depending on their intended use, risk and ability to utilise existing infrastructure and fit out. However, based on the information highlighted in this report, we can anticipate the majority of reasonable purchasers and tenants will see the value in the following range:

Lease: \$190/sqm - \$200/sqm net p/a (434,910) \$457,800 + Outgoings + GST p/a

Building A Lease: \$254,600 - \$268,000 + Outgoings + GST p/a

Building B Lease: \$180,310 - \$189,800 + Outgoings + GST p/a

Sale: \$7,750,000 - \$8,250,000 + GST (if applicable)

We trust that this appraisal will satisfy your immediate requirements. If you do have any questions or require any assistance in the future please do not hesitate to contact me.

Yours sincerely,

Luke Hobman



Luke Hobman

0434 053 164
luke.hobman@raywhite.com



Trevor Nelson-Jones

0407 736 521
trevor.nelson-jones@raywhite.com



Elizabeth Meiklejohn SSA CA 

Senior Associate

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From: Elizabeth Meiklejohn

Sent: Wednesday, April 5, 2023 4:00 PM

To: Laurence Jensen | Roof and Building Service <laurie@roofandbuildingservice.com.au>

Cc: Edward Glasson <EdwardG@mtaccountants.com.au>

Subject: FW: Superfund lease and rent

Hi Laurie

How did you go with the lease? Can you please email through a copy for my records?

Should the February & March rent amounts have been increased to \$39,866.75 (incl GST)?

Kind regards

Liz

From: Elizabeth Meiklejohn

Sent: Wednesday, March 1, 2023 8:38 AM

To: Laurence Jensen | Roof and Building Service <laurie@roofandbuildingservice.com.au>

Subject: FW: Superfund lease and rent

Hi Laurie

How did you go with the lease? Can you please email through a copy for my records?

Should the February rent amount have been increased to \$39,866.75 (incl GST)?

Kind regards

Liz

From: Laurence Jensen | Roof and Building Service <laurie@roofandbuildingservice.com.au>

Sent: Monday, 21 November 2022 9:58 AM

To: Elizabeth Meiklejohn <ElizabethM@virtusuper.com.au>

Cc: Ed Glasson (edwardg@mtaccountants.com.au) <edwardg@mtaccountants.com.au>

Subject: RE: Superfund Appraisal

Thanks Liz

Will get the docs drafted up at that

Thanks heaps

Kind Regards,
Laurence Jensen
Finance Manager



e laurie@roofandbuildingservice.com.au
m 0488 700 692 p 1800 550 037
w roofandbuildingservice.com.au



SCI QUAL
INTERNATIONAL



From: Elizabeth Meiklejohn <ElizabethM@virtusuper.com.au>
Sent: Monday, 21 November 2022 9:38 AM
To: Laurence Jensen | Roof and Building Service <laurie@roofandbuildingservice.com.au>
Cc: Ed Glasson (edwardg@mtaccountants.com.au) <edwardg@mtaccountants.com.au>
Subject: RE: Superfund Appraisal

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Hi Laurie

Yes, that is fine.

I suggest you use the lower range (\$434,910 + outgoings + GST) to be conservative.

Kind regards

Liz

From: Laurence Jensen | Roof and Building Service <laurie@roofandbuildingservice.com.au>
Sent: Friday, 18 November 2022 2:53 PM
To: Elizabeth Meiklejohn <ElizabethM@virtusuper.com.au>
Cc: Ed Glasson (edwardg@mtaccountants.com.au) <edwardg@mtaccountants.com.au>
Subject: Superfund Appraisal

Hey Liz

Does this suffice for the rental agreement?

Cheers
Laurie

Kind Regards,

Laurence Jensen
Finance Manager



e laurie@roofandbuildingservice.com.au

m 0488 700 692 p 1800 550 037

w roofandbuildingservice.com.au



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