

Elizabeth Meiklejohn

RayWhite.



APPRAISAL

15 Ferrett Street, Eagle Farm QLD 4009

Prepared by:

Ray White Commercial
Northern Corridor Group

Date: 17/11/2022



APPRAISAL

RayWhite.

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

RayWhite.



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

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



Liz spoke to Laurie (trustees son)

15/11/2023

Laurie acknowledge the large increase in value of the asset

The \$7,750,000 figure is correct



Luke Hobman

0434 053 164

luke.hobman@raywhite.com



Trevor Nelson-Jones

0407 736 521

trevor.nelson-jones@raywhite.com

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 44945565
Search Date: 04/07/2023 14:34

Title Reference: 16044100
Date Created: 23/10/1980

REGISTERED OWNER

Dealing No: 710373522 27/02/2007

STUART WILLIAM JENSEN
MARGARET JENSEN
HILTON PAUL JENSEN
SCOTT ALAN JENSEN TRUSTEE
UNDER INSTRUMENT 710373522

ESTATE AND LAND

Estate in Fee Simple

LOT 706 CROWN PLAN SL1883
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 16044100 (POR 706)
2. EASEMENT No 704570893 05/02/2001 at 15:39
benefiting the land over
EASEMENT B ON SP127410

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2023]
Requested By: D-ENQ GLOBALX