

Roof & Building...rvice (Qld) Pty Ltd SF

Related Tenant

Transactions: 15 Ferret Street, Eagle Farm - Roof & Building Service (Qld) Pty Ltd Superannuation Fund

Date Range: 01/07/2022 to 30/06/2023

15 Ferret Street, Eagle Farm

	Date	Narrative	Debit	Credit	Balance	Quantity
15 Ferret Street, Eagle Farm						
	01/07/2022	Opening Balance	\$	0.00	\$ 0.00	Cr
	28/07/2022	ROOF & BUILDING SERVICE (AUS) PTY L Monthl	\$	26,581.82	\$ 26,581.82	Cr
	08/08/2022	ROOF & BUILDING SERVICE (AUS) PTY L Monthl	\$	26,581.82	\$ 53,163.64	Cr
	07/09/2022	ROOF & BUILDING SERVICE (AUS) PTY L Monthl	\$	26,581.82	\$ 79,745.46	Cr
	07/10/2022	ROOF & BUILDING SERVICE (AUS) PTY L Monthl	\$	26,581.82	\$ 106,327.28	Cr
	15/11/2022	ROOF & BUILDING SERVICE (AUS) PTY L Monthl	\$	26,581.82	\$ 132,909.10	Cr
	13/12/2022	ROOF & BUILDING SERVICE (AUS) PTY L Monthl	\$	26,581.82	\$ 159,490.92	Cr
	10/01/2023	ROOF & BUILDING SERVICE (AUS) PTY L Monthl	\$	26,581.82	\$ 186,072.74	Cr
	10/02/2023	ROOF & BUILDING SERVICE (AUS) PTY L Monthl	\$	26,581.82	\$ 212,654.56	Cr
	06/03/2023	ROOF & BUILDING SERVICE (AUS) PTY L Monthl	\$	26,581.82	\$ 239,236.38	Cr
	12/04/2023	ROOF & BUILDING SERVICE (AUS) PTY L Monthl	\$	26,581.82	\$ 265,818.20	Cr
	22/05/2023	ROOF & BUILDING SERVICE (AUS) PTY L 21 MAY	\$	26,581.82	\$ 292,400.02	Cr
	27/06/2023	ROOF & BUILDING SERVICE (AUS) PTY L Catchu	\$	48,303.41	\$ 340,703.43	Cr
	27/06/2023	ROOF & BUILDING SERVICE (AUS) PTY L Monthl	\$	26,581.82	\$ 367,285.25	Cr
Total 15 Ferret Street, Eagle Farm		\$	0.00	\$ 367,285.25	\$ 367,285.25	Cr
Total 15 Ferret Street, Eagle Farm		\$	0.00	\$ 367,285.25	\$ 367,285.25	Cr

\$26,581.82 * 7
= \$186,072.74

Rent increased from Feb 2023
See PTO for appraisal

\$36,242.50 * 5
= \$181,212.50

Catch up

Rent from July 2022 to January 2023 = \$186,072.74
Rent from February to June 2023 = \$181,212.50
Total Rent (Ex. GST) = \$367,285.24

Agree to business accounts - see E3aa
Agrees to lease

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

APPRAISAL

Lower range to be conservative

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

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