

Thursday 7th March 2019

Ryan Langham  
Ray White Commercial Southport

The Ray White logo, featuring the brand name in a bold, italicized sans-serif font.

Dear Fiona Donnelly,

Your property details:

Address: Lot 2+3 / 82 Ferry Road, Southport (BUP 8988)

Current market rents:

Mixed-use fringe business commercial properties have varying rents from \$90-\$150psm of NLA.

It is our considered opinion that the above property should get \$2000 incl gst per month in rent and from a value sales perspective, the values range from \$345,00 - \$430,000.

Rents and sales have been rare to come by and the values have been stable for this type of property although we have seen some recent sales in the area this are ultimately a different type of property and offering.

It is our opinion based on similar properties in the area that the values have not changed a great deal since you last had them appraised in November of 2015. We have taken into consideration the unit size, location, access, aspect and frontage.

We have assessed the rent of these similar properties in the immediate vicinity:

82 Ferry Road, Southport  
43 Egerton Street, Southport  
11 Nesbit Street, Southport  
41 Egerton Street, Southport

Kind regards

A handwritten signature in black ink, appearing to read 'Ryan Langham'.

Ryan Langham  
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