

Elizabeth Meiklejohn



RH:sb

18 December 2020

The Manager
Qldcom Pty Ltd
PO Box 979
CLEVELAND QLD 4163

**Industrial & Commercial
Real Estate Agents & Auctioneer**

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Dear Sir/Madam

Re: 36 Eagleview Place, Eagle Farm

We write in response to your recent query on a sales and rentals appraisal on the abovementioned property.

Property Details

Registered Owners: Qldcom Pty Ltd
RPD: L9 on RP898827
Building Area: 836m²
Land Area: 2,134m²

Rental Analysis:

We base our opinion on comparable rental figures, recent leases and what rental we believe the property could achieve. It is our opinion a fair and marketable rental rate at the present time would be \$145m² or \$121,220 per annum plus outgoings plus GST.

We Understand that there is a Telstra Communications Lease on-site which would return an estimate \$24,000.00 therefore total rental of \$145,220 per annum plus outgoings plus GST.

Accordingly, an achievable **sales price** would be in the bracket of \$2,200,000 to \$2,400,000 provided it is exposed to the greater section of the market. **\$2,300,000**

It should be noted that this is an appraisal only, not a valuation and cannot be used for valuation purposes.

We hope this satisfies your requirement and if you have any further queries, please do not hesitate to contact the writer.

Assuring you of our service and attention at all time

Yours faithfully

A handwritten signature in black ink, appearing to read 'Richard Hall'.

**Richard Hall, Assoc Dip SMI
Senior Sales & Leasing Executive**

**Direct: 07 3011 0826
Mobile: 0408 199 919**

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 37820155

Search Date: 09/07/2021 14:53

Title Reference: 50124654

Date Created: 15/05/1996

Previous Title: 18508136

REGISTERED OWNER

Dealing No: 715568967 29/01/2014

QLDCOM PTY LTD A.C.N. 009 881 832
TRUSTEE
UNDER INSTRUMENT 707208922

ESTATE AND LAND

Estate in Fee Simple

LOT 9 REGISTERED PLAN 898827
Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 14960120 (POR 712)
2. EASEMENT IN GROSS No 701301395 10/05/1996 at 10:58
burdening the land to
BRISBANE CITY COUNCIL
over
EASEMENT B ON RP898827
3. LEASE No 710166372 07/12/2006 at 15:45
TELSTRA CORPORATION LIMITED A.B.N. 33 051 775 556
OF PART OF THE LAND (LEASE A ON SP 194724)
TERM: 01/12/2016 TO 30/11/2026 OPTION NIL
4. LEASE No 710166374 07/12/2006 at 15:45
TELSTRA CORPORATION LIMITED A.B.N. 33 051 775 556
OF PART OF THE LAND (LEASE A ON SP 194724)
TERM: 01/12/2026 TO 30/11/2036 OPTION NIL
5. LEASE No 716341496 03/03/2015 at 15:12
QUEENSLAND RADIO SERVICES PTY LTD A.B.N. 92 164 520 067
OF PART OF THE GROUND LEVEL (LEASE B)
TERM: 01/03/2015 TO 29/02/2020 OPTION 5 YEARS

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

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Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX