

RH:sb

18 December 2020

The Manager
Qldcom Pty Ltd
PO Box 979
CLEVELAND QLD 4163

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.

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



Richard Hall, Assoc Dip SMI
Senior Sales & Leasing Executive

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