

Trevor Muller

From: Neale Mackenzie <nealegmbh@yahoo.com.au>
Sent: Monday, 17 August 2020 10:14 AM
To: Trevor Muller
Subject: 4 Industry Place Capalaba qld 4157

Elizabeth Meiklejohn

Good Morning Trevor , as requested by yourself and others please find as follows our Opinion Of Value on your freehold property.

To arrive at this i have taken into account the following.

Land size (including provision for car parks and extra hard stand)

All improvements ie, buildings comprising of workshops , offices and storage .

The condition of and the uses of above .

The area and location within .

Recent sales and going rental rates taking into account the Covid 19 situation.

Taking all of this in to account i believe \$4,200,000 would be a achievable price at present .

I trust this is what you require .

Neale W Mackenzie
LREA
0411424295

Rent is at market value as discussed with real estate agent

8% of \$4,200,000 = \$336,000

50% paid to the super fund