

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

50% of \$4,200,000 = \$2,100,000

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 41620284

Search Date: 08/07/2022 11:39

Title Reference: 50205292

Date Created: 03/02/1998

Previous Title: 50197933

REGISTERED OWNER

Interest

Dealing No: 714599441 31/07/2012

T & G SUPER PTY LTD A.C.N. 133 063 984

TRUSTEE

1/2

UNDER INSTRUMENT 714599441

MULLER FAMILY INVESTMENTS PTY LTD A.C.N. 156 490 318

TRUSTEE

1/8

UNDER INSTRUMENT 714599441

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AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 7 SURVEY PLAN 100547
Local Government: REDLAND

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12852210 (POR 6)
2. EASEMENT No 601277870 (K540075G) 07/02/1991
BURDENING THE LAND
TO LOT 11 ON RP221597
OVER EASEMENT A ON RP809345

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX

Page 1/1

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