

Commercial



Location	Gross Rent (\$/m2)		Sales (\$/NLA)		Yield (%)	
	2010	2011	2010	2011	2010	2011
CBD A Grade	600 – 700	500 – 700	7,000 – 8,000	6,000 – 8,000	8.00 – 9.00	8.00 – 9.00
CBD B Grade	450 - 550	300 – 500	4,000 – 5,000	3,500 – 5,000	8.00 – 9.50	8.00– 9.50
CBD Fringe	300 – 450	300 – 400	3,500 - 4,500	3,000 – 4,500	8.25 – 9.50	8.25 – 9.50
Suburbs	250 – 450	250 - 450	2,500 - 4,000	2,500 – 4,000	8.50 – 9.50	8.50 – 9.50

Industrial



Location	Net Rent (\$/m2)		Sales (\$/NLA) < 2,000m2		Yield (%)	
	2010	2011	2010	2011	2010	2011
North	80-120	80 - 120	900 – 1,750	900 – 1,500	8.50 – 10.0	8.50 – 10.0
South/West	80-120	80 - 120	900 – 1,750	900 – 1,500	8.50 – 10.0	8.50 – 10.0
TradeCoast	90-130	90 - 130	1,000 – 1,800	1,000 – 1,750	8.00 – 9.50	8.00 – 9.50

Retail



Location	Gross Rent (\$/m ²)		Outgoings (\$/m ²)		Yield (%)	
	2010	2011	2010	2011	2010	2011
CBD - Ground Floor	1,500 - 3,000	1,000 - 3,000	100 - 120	125 - 150	6.50 - 7.25	7.00 - 7.75
CBD - Queen Street	3,000 - 5,500	3,000 - 6,000	100 - 120	125 - 150	6.00 - 7.00	7.00 - 7.50
2-10km	500 - 900	500 - 900	50 - 100	60 - 110	7.50 - 8.50	7.00 - 8.50
10-20km	300 - 500	300 - 500	30 - 60	40 - 75	8.00 - 9.50	8.00 - 9.50

Residential



Brisbane Region	Median Price Last 12 Months (\$)		Days on Market 2011	Discounting 2011
	2010	2011		
House	512,000	520,000	88 days (approx. 3 months)	8.0%
Unit	400,000	410,000	89 days (approx. 3 months)	7.1%