



26th June 2019

M & K Smith Custodian Pty Ltd
C/: Michael Smith

Re: Sales & Rental Appraisal
Property: 53 Wharf Street, Tweed Heads NSW 2485

Dear Michael,

I confirm we have inspected the above-mentioned property; features of the subject property include:

- 252sqm net lettable
- Retail shop fitted for commercial office.
- Airconditioned.
- High quality office fit out.
- Street frontage

We have assessed your property for sale and for lease using the rate per square meter comparison formula for similar properties leased and sold in the immediate area.

Leasing:

Adopted rate per square meter:
\$250 to \$270psm (Plus Outgoings + GST).

Sale:

Adopted rate per square meter:
\$2750 to \$2800 psm (Plus Outgoings + GST).

Subject property rental assessment:
\$63,000 p.a to \$68,000 p.a + Outgoings + GST

Subject property sale assessment:
\$693,000 to \$705,600



TOWERS FRANCIS
P R O P E R T Y

Please note, we are not registered Valuers, and this is an agents property rental appraisal for reporting purposes.

Kind Regards,

A handwritten signature in blue ink, appearing to be 'J Francis', written over a faint circular stamp.

James Francis
Managing Director.