



Date 29th June 2021

Attention Rod Maule

VALUATION FOR FREEHOLD INVESTMENT

The Property, Reef Palms Motel, 41 Digger Street, Cairns North, 4870 (L2, RP819383; Title Reference 21576031). Further to our discussions please see the following valuation for the freehold Investment.

The pricing guideline reflects the market, the business, COVID trading, comparable sales data and lease length of tenure.

Attached are four comparable sales in Regional Qld indicating yields in the range of 8 – 9%. Noting that they are prior to the onset of COVID. They would not yet appear to be comparable sales of properties with COVID-affected trade.

The current rent is \$334,314 + GST. We would anticipate an 8.5 – 9.5% return on investment.

A 9% return would equate to a market value of \$3,714,600. For valuation purposes we have adopted a price of \$3,700,000. ✓

Yours sincerely,
Off Market Hotel

Shane Mullins