

15 August 2023

Malcolm Nairn and Beverly Nairn
15 Harris Road
Vale Park SA 5081

Dear Malcolm and Beverly,

69 SIR ROSS SMITH BOULEVARD, OAKDEN SA 5086– OPINION OF VALUE

We have been requested to provide an opinion of value on your property at the above address.

The property is described within Certificate of Title Volume 5188 Folio 797 with the ownership details as detailed within the annexed Certificate of Title extract. The title extract shows that this property is owned freehold and the only encumbrance registered on Title is to the South Australian Housing Trust and the South Australian Urban Land Trust. This encumbrance is an annual fee of \$0.10 payable by the Lessor to the parties mentioned above and to adhere to the covenants set out by the parties in relation to building requirements. Records show a purchase price of \$520,000 on 23rd April 2003. This property was classified Commercial – Shop when purchased.

The land zoning is General Neighbourhood in the City of Port Adelaide Enfield. The Land use is still classified as Retail Trade – Shops.

The total land area is 1001 square meters and the property has 15 carparks attached. We note the property has not been inspected internally, so we will assume the property is in good condition and the current tenants will repaint the property on vacation of premises.

There are two leases in place. The first is to Victoria Degioia who operates as a Hairdressing Salon trading as 'Sir Fletcher'. This tenant has been in occupation since 14 April 2018. The current extension of Lease expires on 13 April 2024 with a further option of renewal of three (3) years. The current rental is \$25,337.64 per annum plus Outgoings of approximately \$4,848.36 per annum. With a lettable area of 89.78 sqm this equates to a rental rate of \$282.21 per square metre. The rent is to be reviewed annually by CPI Adelaide with Market Review on the commencement of the renewed term.

The second is a Lease to Kaijun Wang who operates as the 'Lakeside Café'. This is for a three (3) year term from 01 July 2023 with a further option of renewal of three (3) years from 01 July 2026. The current rental is \$50,343.52 per annum plus Outgoings of approximately \$13,072.28 per annum. With a lettable area of 145.42 sqm this equates to a rental rate of \$346.19 per square metre. The rent is to be reviewed annually by CPI Adelaide with Market Review on the commencement of the renewed term.

We have not undertaken a detailed review of market rentals for comparable properties, but as the premises currently present, we are of the opinion that the rates received are reflective of market rates. We are not aware of any directly comparable sales. Given the encumbrance in place is restrictive on development potential the property will continue to remain as is for the foreseeable future. This provides a barrier for capital growth and could be detrimental when it comes to sale or re-letting the property.

Considering factors including the moderate lease covenant, term, location of the property and its condition, we consider a capitalisation rate in the order of 6 – 6.5% to apply.
On this basis, our calculations are:

Net income \$75,680
Capitalised at 6 – 6.5% \$1,164,307 - 1,261,333

We would suggest it would be reasonable to appraise this property at **\$1,200,000.**

For reference, we note the statutory valuation figures based on are:

	Site value	Capital value
2023	\$740,000	\$750,000
2022	\$630,000	\$640,000

Please note that the data provided above is provided as an opinion of value and is not intended to be a valuation of the property.

We are happy to discuss any detail included in this letter in further detail on 0435 094 219.

Yours Sincerely



Chris Maio

COMPARATIVE MARKET ANALYSIS

69 SIR ROSS SMITH BOULEVARD, OAKDEN, SA 5086

PREPARED BY CHRIS MAIO, PROREALTY, PHONE: 0435094219

69 SIR ROSS SMITH BOULEVARD, OAKDEN, SA 5086



Owner Details

Owner Name(s):

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

Property Type: Unit - N/A

RPD: A366//D39600 (CT5188797)

Valuation Amount: \$210,000 - Substantive Capital on 01/01/2002

Valuation Amount: \$193,000 - Substantive Site on 01/01/2002

Land Use: RETAIL TRADE, SHOPS, SHOPPING CENTRE

Zoning

Council: PORT ADELAIDE ENFIELD (1061 / YATALA)

Features: Storeys: 1, Improvements: SHOP



Area: 1,001 m² (0 m²)

Area \$/m²: \$519 ()

Water/Sewerage:

Property ID: 3244515 /

UBD Ref: UBD Ref: 95 G11

Sales History

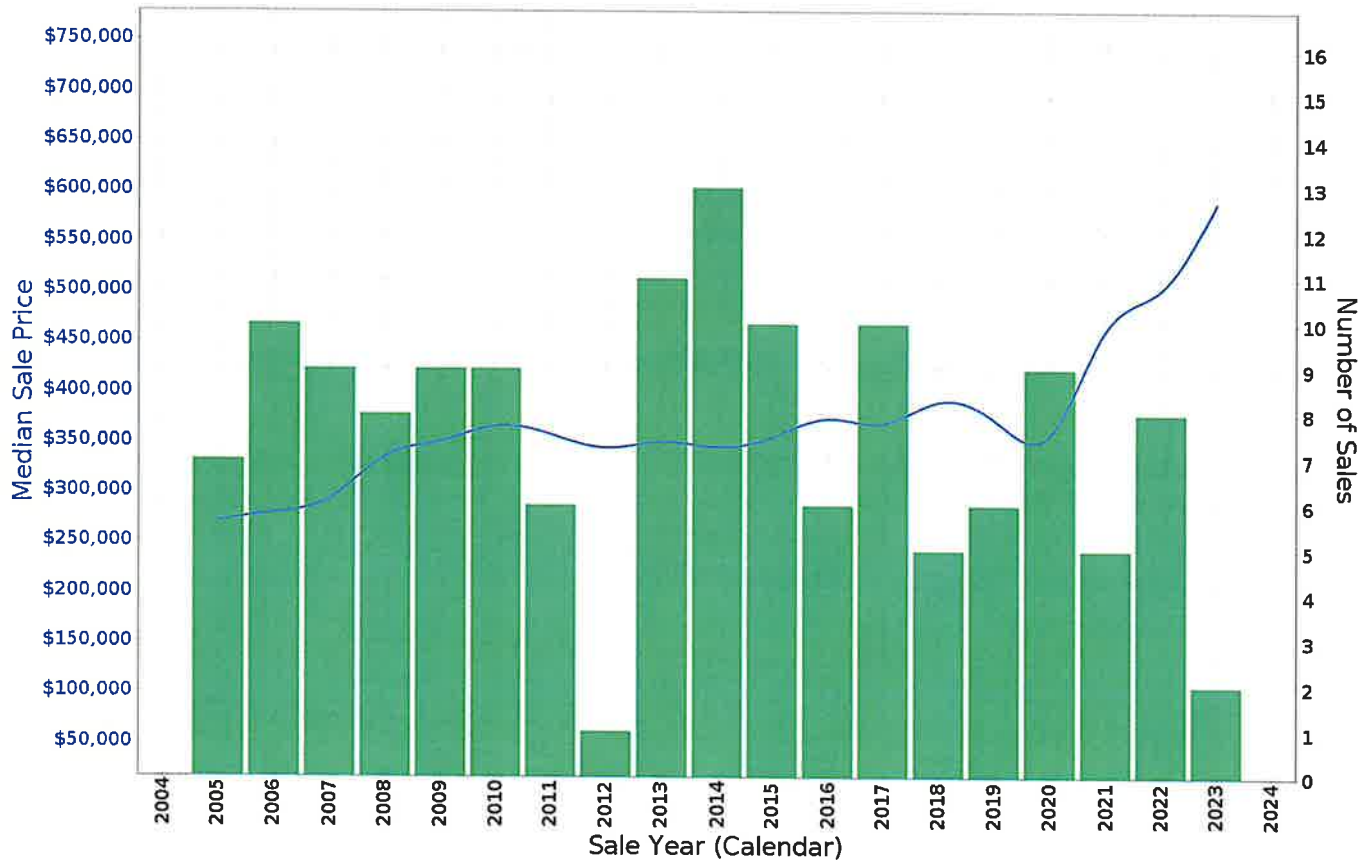
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 520,000	23/04/2003	SCAMMELL ENTERPRISES PTY LTD	1,001 m ²	Normal Sale	No
\$ 470,000	08/04/2002		1,001 m ²	Normal Sale	No
\$ 135,000	22/09/1994	S A URBAN LAND TRUST & ANR	1,001 m ²	Portion of Land	No

Nearby Properties For Sale



Sales & Growth Chart (Unit)

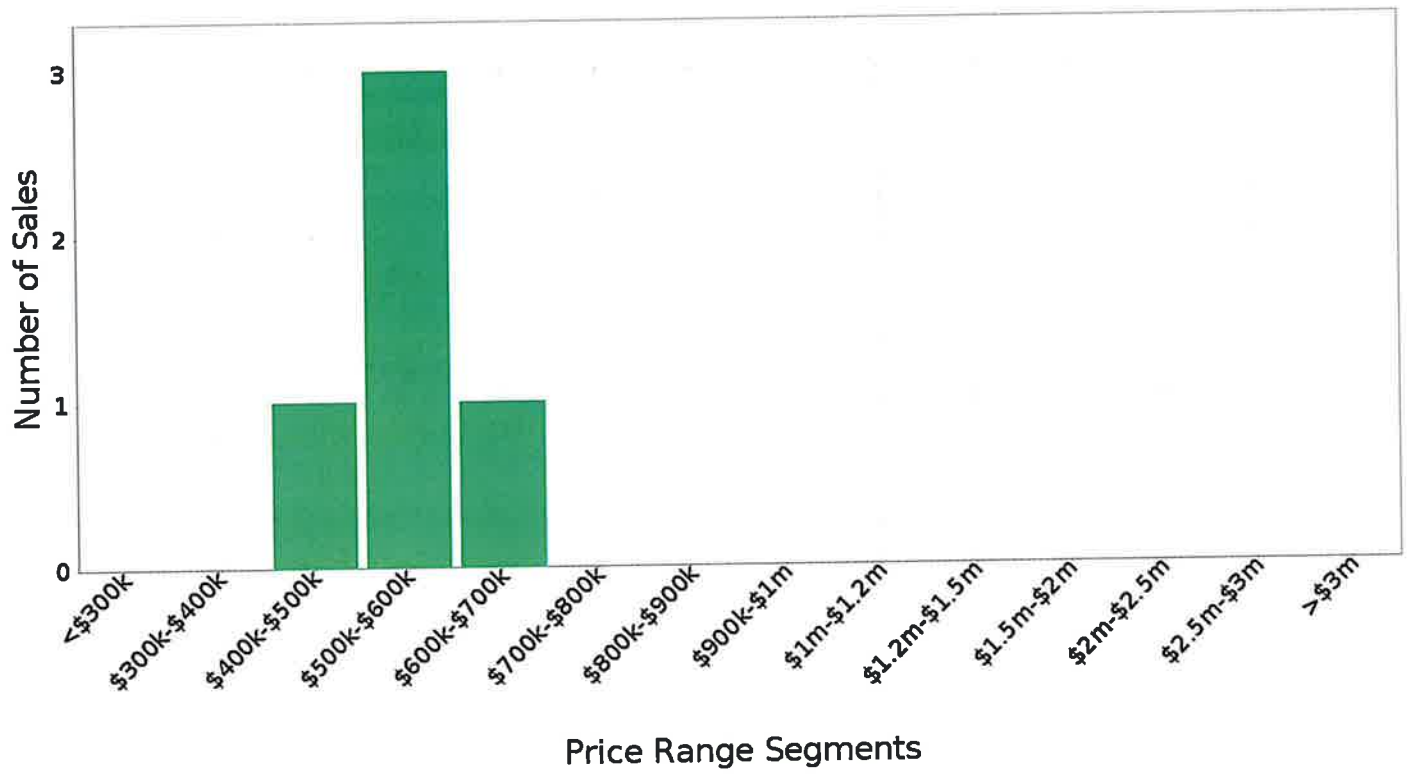
Year	No. of Sales	Average	Median	Growth	Low	High
2005	7	\$ 265,857	\$ 270,000		\$ 250,000	\$ 282,500
2006	10	\$ 260,767	\$ 278,500	3.1 %	\$ 149,671	\$ 307,000
2007	9	\$ 290,278	\$ 293,000	5.2 %	\$ 188,500	\$ 342,000
2008	8	\$ 327,312	\$ 335,000	14.3 %	\$ 292,500	\$ 350,000
2009	9	\$ 344,731	\$ 350,000	4.5 %	\$ 295,000	\$ 378,000
2010	9	\$ 361,556	\$ 365,000	4.3 %	\$ 337,500	\$ 381,000
2011	6	\$ 346,250	\$ 357,000	-2.2 %	\$ 266,000	\$ 382,500
2012	1	\$ 344,000	\$ 344,000	-3.6 %	\$ 344,000	\$ 344,000
2013	11	\$ 345,182	\$ 350,000	1.7 %	\$ 291,500	\$ 365,000
2014	13	\$ 319,615	\$ 345,000	-1.4 %	\$ 232,000	\$ 390,000
2015	10	\$ 335,800	\$ 355,000	2.9 %	\$ 235,000	\$ 402,500
2016	6	\$ 371,333	\$ 373,000	5.1 %	\$ 345,000	\$ 390,000
2017	10	\$ 364,890	\$ 368,500	-1.2 %	\$ 305,000	\$ 427,000
2018	5	\$ 374,100	\$ 390,000	5.8 %	\$ 305,000	\$ 405,000
2019	6	\$ 361,000	\$ 372,500	-4.5 %	\$ 270,000	\$ 410,000
2020	9	\$ 365,456	\$ 357,500	-4.0 %	\$ 293,101	\$ 425,000
2021	5	\$ 448,960	\$ 462,000	29.2 %	\$ 410,800	\$ 477,000
2022	8	\$ 507,875	\$ 502,500	8.8 %	\$ 430,000	\$ 600,000
2023	2	\$ 588,000	\$ 588,000	17.0 %	\$ 585,000	\$ 591,000



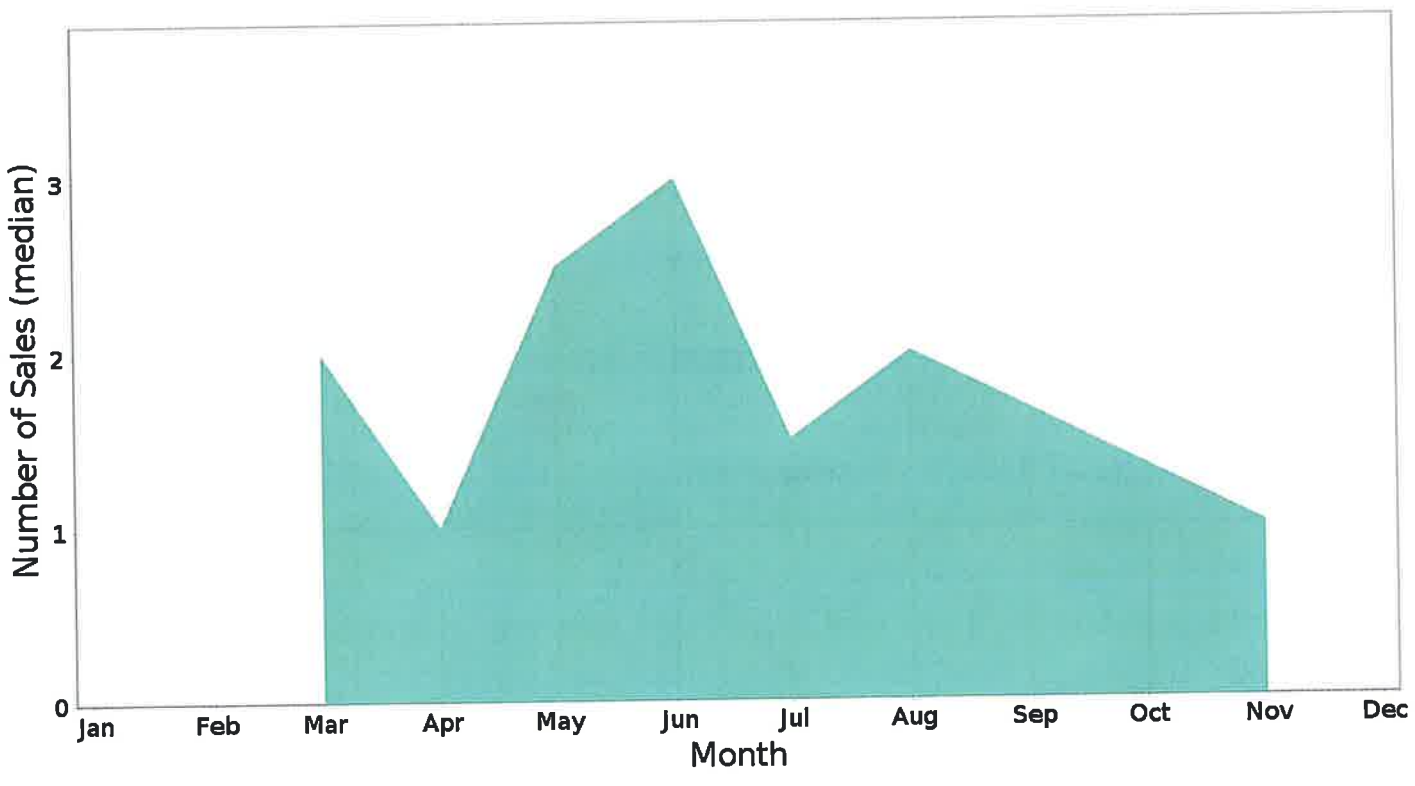
Prepared on 15/08/2023 by Chris Maio, 0435094219 at Prorealty. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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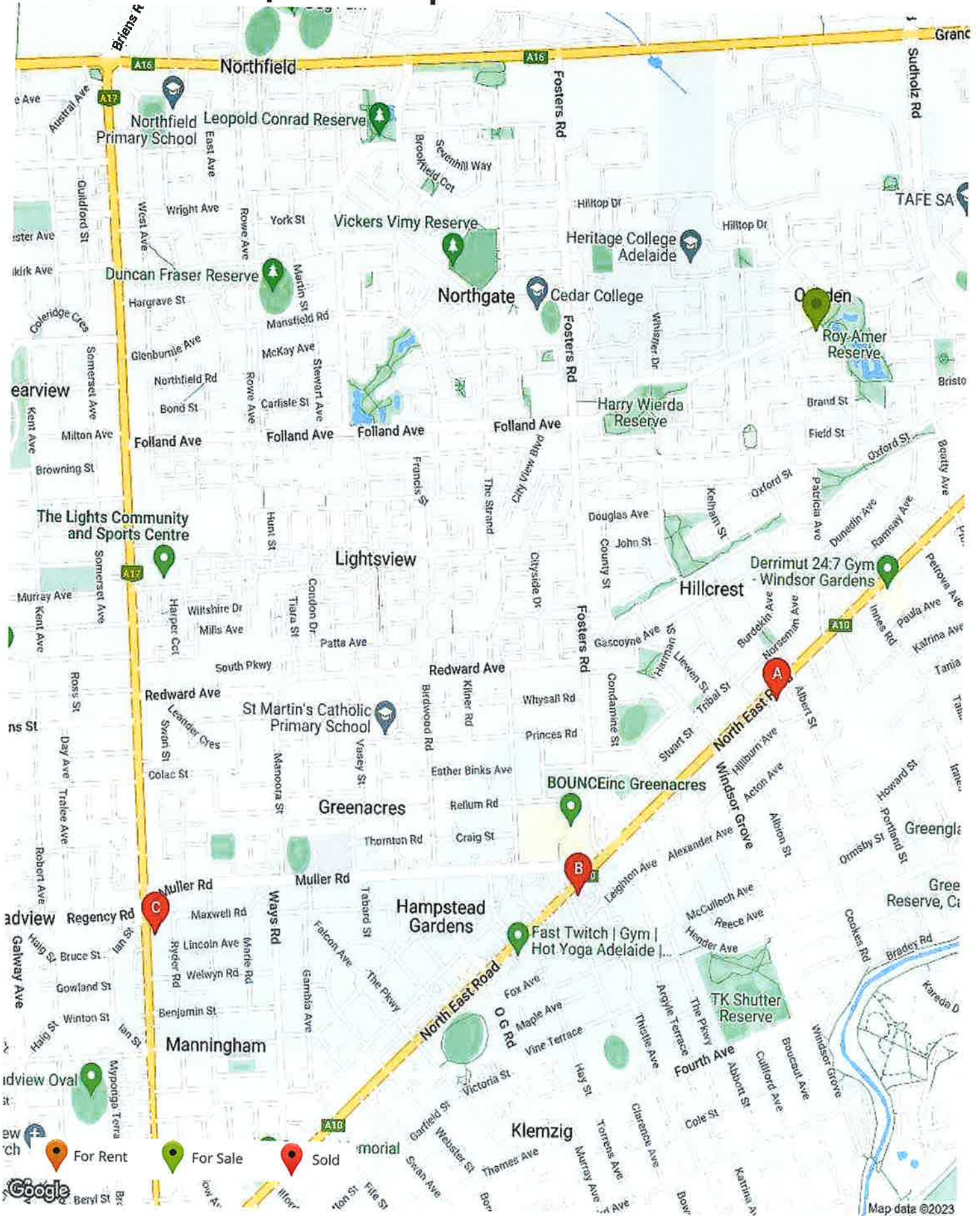
Price Segmentation



Peak Selling Periods


















Comparable Properties Map



Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 3000.0m from the focus property. The lowest sale price is \$1,100,000 and the highest sale price is \$1,621,000 with a median sale price of \$1,250,000. Days listed ranges from 91 to 138 days with the average currently at 115 days for these selected properties.

394 NORTH EAST RD, WINDSOR GARDENS, SA 5087	UBD Ref: Adelaide - 95 G16 Distance from Property: 1.2km  -  -  15									
	Property Type: Commercial Area: 1,045 m ² Area \$/m ² : \$1,551 RPD: AL28//F128462	<table border="1"> <tr> <td colspan="2">Sale Price: \$1,621,000 (Normal Sale)</td> </tr> <tr> <td>Sale Date: 24/08/2022</td> <td>Days to Sell: 91 Days</td> </tr> <tr> <td>Last Price: Auction 17/6/22 at 3pm</td> <td>Chg %:</td> </tr> <tr> <td>First Price: Auction 17/5/22 at 3pm</td> <td>Chg %:</td> </tr> </table>	Sale Price: \$1,621,000 (Normal Sale)		Sale Date: 24/08/2022	Days to Sell: 91 Days	Last Price: Auction 17/6/22 at 3pm	Chg %:	First Price: Auction 17/5/22 at 3pm	Chg %:
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Last Price: Auction 17/6/22 at 3pm	Chg %:									
First Price: Auction 17/5/22 at 3pm	Chg %:									
Features: STOREYS: 1, IMPROVEMENTS: SHOP SURGERY										
304 NORTH EAST RD, KLEMZIG, SA 5087	UBD Ref: Adelaide - 107 D3 Distance from Property: 2.1km  -  -  8									
	Property Type: Commercial Area: 877 m ² Area \$/m ² : \$1,425 RPD: AL61//D3467	<table border="1"> <tr> <td colspan="2">Sale Price: \$1,250,000 (Normal Sale)</td> </tr> <tr> <td>Sale Date: 30/11/2022</td> <td>Days to Sell: 138 Days</td> </tr> <tr> <td>Last Price: Contact Agent</td> <td>Chg %:</td> </tr> <tr> <td>First Price: Contact Agent</td> <td>Chg %:</td> </tr> </table>	Sale Price: \$1,250,000 (Normal Sale)		Sale Date: 30/11/2022	Days to Sell: 138 Days	Last Price: Contact Agent	Chg %:	First Price: Contact Agent	Chg %:
Sale Price: \$1,250,000 (Normal Sale)										
Sale Date: 30/11/2022	Days to Sell: 138 Days									
Last Price: Contact Agent	Chg %:									
First Price: Contact Agent	Chg %:									
Features: STOREYS: 1										
105 HAMPSTEAD RD, MANNINGHAM, SA 5086	UBD Ref: Adelaide - 106 N4 Distance from Property: 3.1km  -  -  8									
	Property Type: Commercial Area: 740 m ² (273 m ²) Area \$/m ² : \$1,486(\$4,029) RPD: A38//D3033	<table border="1"> <tr> <td colspan="2">Sale Price: \$1,100,000 (Agents Advice - Sale)</td> </tr> <tr> <td>Sale Date: 23/03/2023</td> <td>Days to Sell:</td> </tr> <tr> <td>Last Price:</td> <td>Chg %:</td> </tr> <tr> <td>First Price:</td> <td>Chg %:</td> </tr> </table>	Sale Price: \$1,100,000 (Agents Advice - Sale)		Sale Date: 23/03/2023	Days to Sell:	Last Price:	Chg %:	First Price:	Chg %:
Sale Price: \$1,100,000 (Agents Advice - Sale)										
Sale Date: 23/03/2023	Days to Sell:									
Last Price:	Chg %:									
First Price:	Chg %:									
Features: STOREYS: 1, IMPROVEMENTS: PHOTO STUDIO										

69 SIR ROSS SMITH BOULEVARD, OAKDEN, SA 5086



Contact your agent for further information:

Agent Name: Chris Maio
Mobile: 0435094219
Office: Prorealty
Office Phone: (08) 8362 1555
Email: chris@prorealty.com.au