

Friday, June 3, 2022

KS Gregory Holdings PTY LTD
Attention: Kym Gregory
21 Taylor Street
Kadina South Australia 5554

Dear Kym,

RE 21 Taylor Street Kadina South Australia 5554

Thank you for giving us the opportunity to provide a market appraisal on your property situated at 21 Taylor Street Kadina South Australia 5554. The report is as follows: -

PROPERTY

Commercial premises situated at 21 Taylor Street Kadina, South Australia 5554. Registered Certificate of Title Volume 5297 Folio 485 Allotment 2 Filed plan 161092.

ZONING

In the Copper Coast Council zoned Town Centre in their Development Plan.

METHOD OF SALE

I feel the best method of sale would be to Auction your property.

MARKET AND PRICE

I have inspected your property at 21 Taylor Street Kadina South Australia 5554 and believe that it should attract a lot of interest. I believe that this property would have a market worth of between the \$500,000 and \$510,000. If you were to sell by way of private treaty, I would suggest marketing your property at \$519,000.

SUMMARY

21 Taylor Street Kadina South Australia 5554 is in a prominent position and is the show room, offices, framing and printing for Copy King, the allotment is 1049 square, lettable area of 584square meters and rents for \$37,571 plus GST per annum and all outgoings. There has been no increase in rent due to the impact of Covid on the retail sector. As an investment your commercial property should return between 7 to 7.5 % on capital investment.

COMPARITIVE SALES

See CMA

FEES AND ADVERTISING

Our professional fee will be negotiated at the signing of the sales Agency Agreement, Statutory Government Searches are \$480.00 for each title and these are handed to the Conveyancer at settlement when the property is sold so you only pay for them once. A marketing fee of \$1500 includes window cards, weekly guides, domain.com and commercialrealestate.com. I recommend an advertising budget of \$2,500 this gives a marketing program of 6 weeks and includes 3 x adverts in the YPCT and 2 x adverts in the commercial section of the Advertiser.

DISCLAIMER

This appraisal report has been prepared solely for the information of the client only and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.

Yours sincerely



Brenton Brind
Principle
NYP Real Estate KADINA

Comparative Market Analysis



21 TAYLOR STREET KADINA SA 5554

Prepared for KS Gregory Holdings PTY LTD. on 3rd June 2022



Brenton Brind
NYP Real Estate

45 George Street
MOONTA SA 5558

m: 0408 955 182

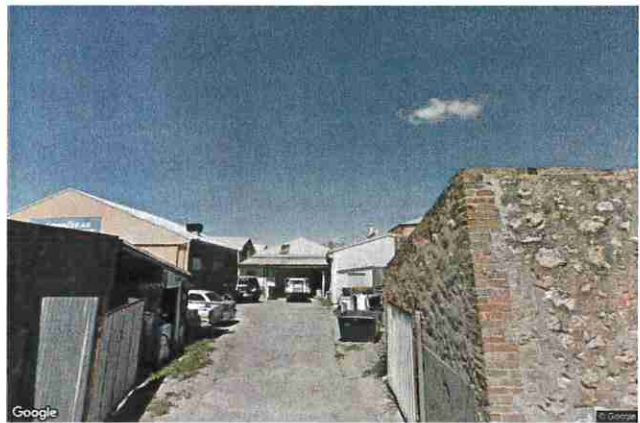
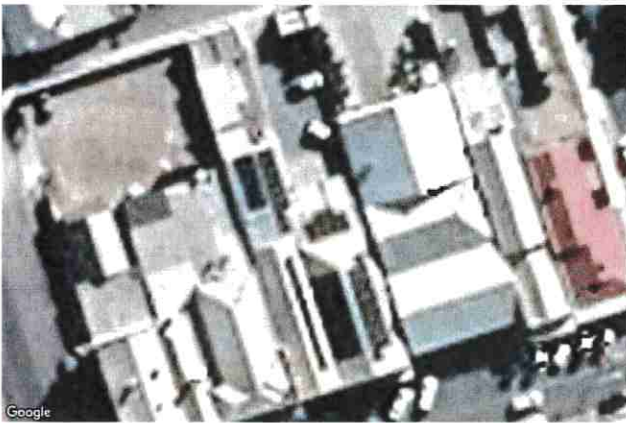
w: 08 88213666

brenton@nyprealestate.com.au

Your Property

21 TAYLOR STREET KADINA SA 5554

-  -  -  1,049m²  - 



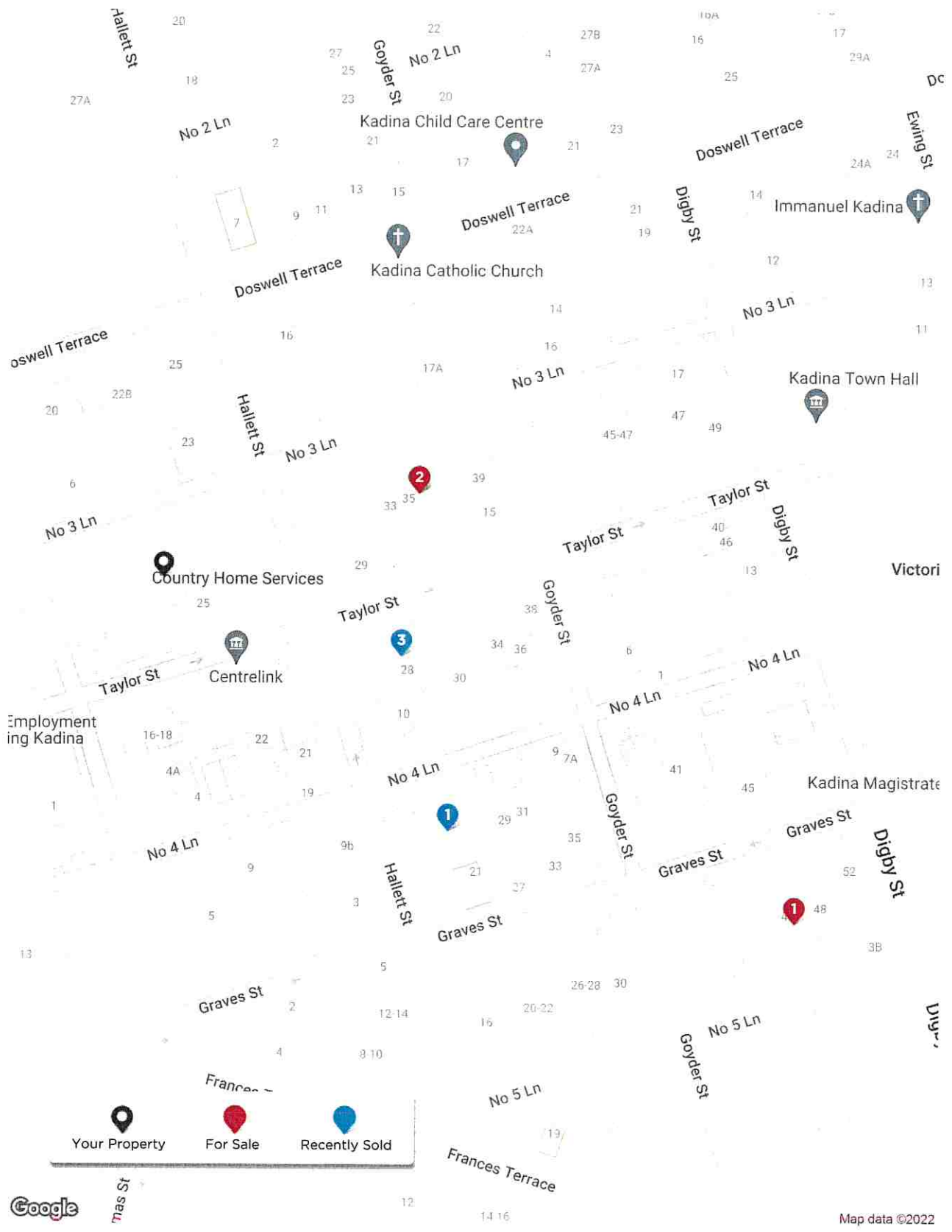
Your Property History

- 4 Oct, 2018 - Sold for \$418,000
- 31 Mar, 2008 - Sold for \$400,000
- 19 Feb, 2008 - Listed for sale as Not Disclosed
- 3 Feb, 2003 - Sold for \$225,500

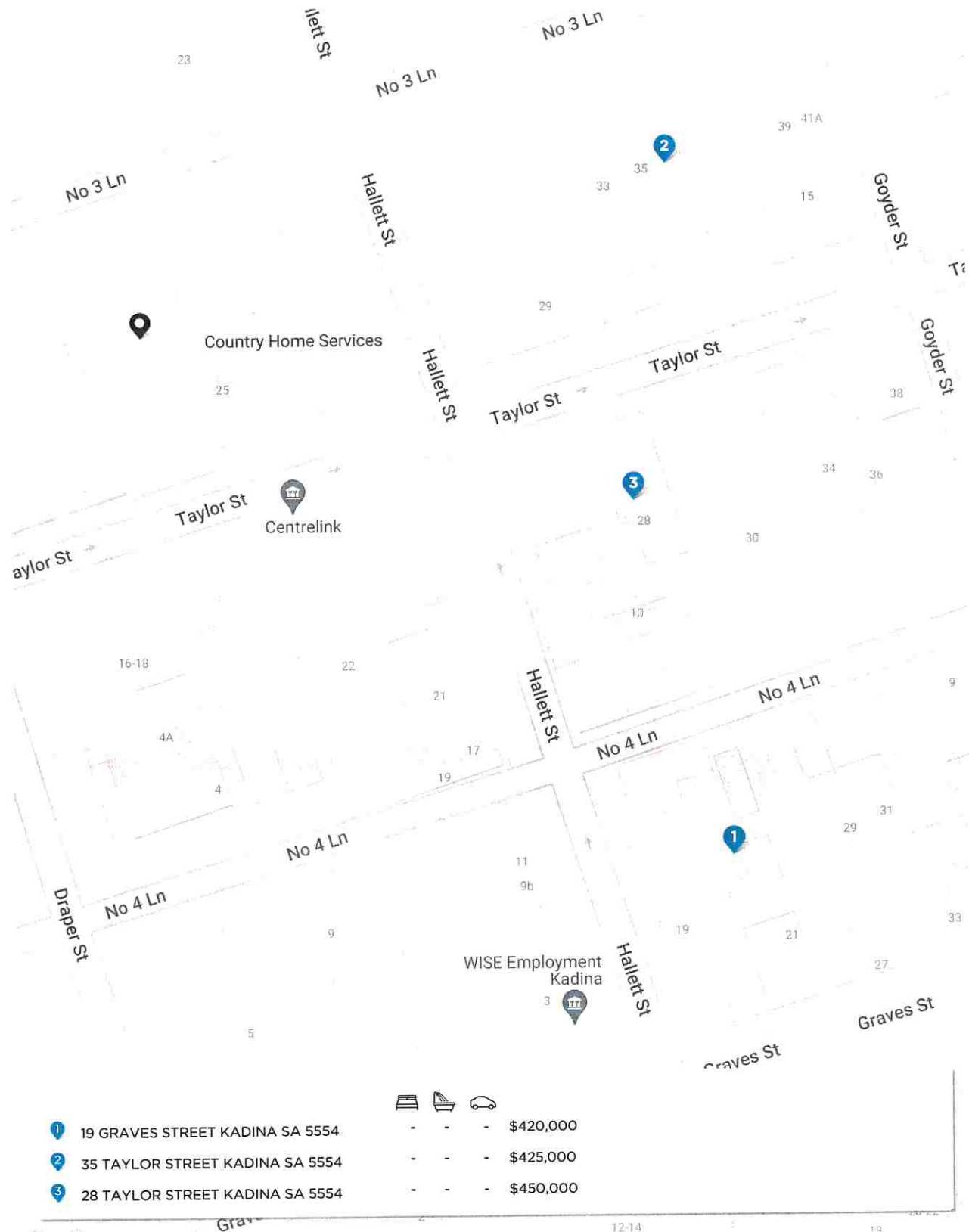


Introducing Brenton Brind

Comparables Map: Sales & Listings



Comparables Map: Sales


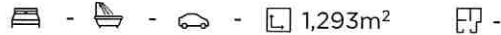


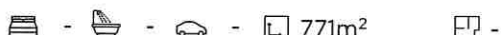






	19 GRAVES STREET KADINA SA 5554		-		-		-	\$420,000
	35 TAYLOR STREET KADINA SA 5554	-	-	-	-	-	-	\$425,000
	28 TAYLOR STREET KADINA SA 5554	-	-	-	-	-	-	\$450,000

Google 12-14 15 16 18 Map data ©2022

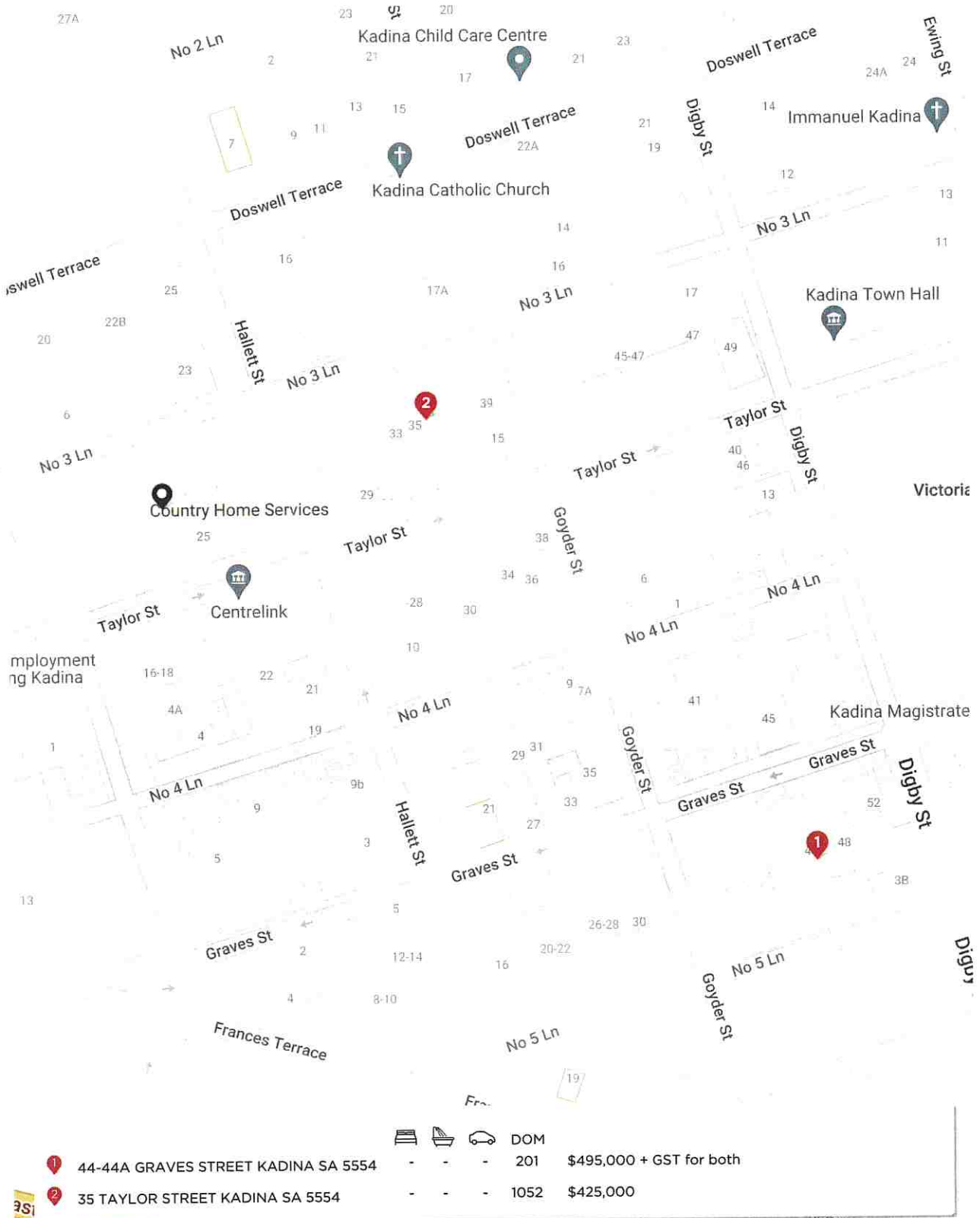
* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1	19 GRAVES STREET KADINA SA 5554	Sold Price \$420,000
	 1,293m ²  - Year Built - DOM - Sold Date 17-Dec-20 Distance 0.16km First Listing - Last Listing -	
2	35 TAYLOR STREET KADINA SA 5554	Sold Price \$425,000
	 771m ²  - Year Built 1950 DOM 1,052 Sold Date 04-Mar-22 Distance 0.11km First Listing \$425,000 Last Listing \$425,000	
3	28 TAYLOR STREET KADINA SA 5554	Sold Price \$450,000
	 389m ²  190m ² Year Built 1999 DOM - Sold Date 06-Dec-21 Distance 0.11km First Listing - Last Listing -	

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparables Map: Listings








Pin	Address	DOM	Price
1	44-44A GRAVES STREET KADINA SA 5554	201	\$495,000 + GST for both
2	35 TAYLOR STREET KADINA SA 5554	1052	\$425,000

Comparable Listings






1 44-44A GRAVES STREET KADINA SA 5554



 -
  -
  -
  518m²
 -
 Year Built - DOM 201 days
 Listing Date 02-Nov-20 Distance -
 Listing Price \$495,000 + GST for both

2 35 TAYLOR STREET KADINA SA 5554



 -
  -
  -
  771m²
 -
 Year Built 1950 DOM 1052 days
 Listing Date 18-Apr-19 Distance 0.11km
 Listing Price \$425,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Disclaimer

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