

☎ 07 4153 3773

📍 1/245 Bourbong St,
Bundaberg & 45 Newton St,
Monto

✉ admin@galaxyrealestate.com.au

🌐 www.galaxyrealestate.com.au

Appraisal of Market Value
247 Bourbong Street
BUNDABERG WEST QLD 4670



Site Valuation:

Address	Property	Land Valuation 30/06/2020	Land Valuation 30/6/2023
247 Bourbong St, BUNDABERG WEST QLD 4670	L1-2, RP86714	\$800,000	\$1,000,000
76 Quay St, BUNDABERG WEST QLD 4670	L4, RP65886		

Local Authority: Bundaberg Regional Council

Services: Sewage, Water & Power

Land Use: Motel

Local Zoning: Commercial (1810)

General Zoning: Urban

Fee Code: Freehold Business

Description:

The Econo Lodge Park Lane Motel is a five minute walk to Bundaberg Central Business District, and only a 2 min (550m) walk to the Bundaberg Railway station. There is a dual access to the complex and an inground pool on the premises. The motel also features a licenced restaurant onsite. Directly across the road on Quay Street is an open park area, children's playground and a local zoo.

The Econo Lodge has 28 Units, each with air conditioning and NBN. Each room also has a King/Queen sized bed, Tea & Coffee making facilities Direct Dial Phones, ceiling fans, refrigerators, remote control television with free Foxtel Sports & Movie channels. The family unites have 2 bedrooms with cooking facilities and all necessary equipment.



Econo Lodge Park Lane

4.5/5 Tripadvisor (87) 4-star hotel

[Directions](#) [Website](#) [Nearby](#)

247 Bourbong Street, Bundaberg Queensland 4670

(07) 4151 2341



Calculation of Market Value

Annual Rental Income of \$162,550.68 (or \$13,550.62 monthly rental return) net of GST with tenant paying outgoings.

A yield of 8% was chosen as an historical Rate of Return on sales in Bundaberg.

Market Value:

$$\begin{aligned} \text{Market Value} &= \frac{\text{Net Return Per Annum}}{\text{Yield}} \\ &= \frac{\$13,550.62}{0.08} \\ &= \underline{\underline{\$2,032,592.25}} \end{aligned}$$

The owner has spent approximately \$100,000 in improvements throughout the year.

Ironically, the rental return at last valuation(2020) was \$13,814.30 per month average which was higher by approx. \$263 per month. A three month monthly reduction was allowed during Covid-19 and the valuation was at that time based on those facts and uncertain times.

General Comments:

The current economic climate is suffering with "Very High Costs of Living" which may be affecting the most recent financial year. Overall costs of expenses and outgoings have also been a contributing factor.

Property prices in Bundaberg (particularly in residential) are holding strong, cost to replace buildings is increasing and cost to replace is significantly more, however with increased costs to SME the overall profit if it is not maintaining the same growth could affect factoring when calculating commercial business/property when it is for sale.

Yours sincerely,



CHERYLE RAYSON

Licensed Real Estate Agent & Auctioneer