

Team Brooks Superannuation Fund

Client ref

BROOSF

File no 369 703 980

ABN 73 603 184 958

Capital Works Expenses schedule

Asset Code	Description Commenced Date Accum Write-off	Write-Off Start Date	Cost	Opening WDV	Rate	Amount	Closing WDV
1	ADDITIONAL WORKS 04/03/1995 4763		7231	2649	2.500	181	2468
2	ADDITIONAL WORKS 15/06/2012 3891		17195	13734	2.500	430	13304
3	ADDITIONAL WORKS 15/02/2015 4618		28962	25068	2.500	724	24344
4	ADDITIONAL WORKS 29/12/2016 252		5039	4913	2.500	126	4787
5	ADDITIONAL WORKS 01/07/2017 3000		59917	58415	2.500	1498	56917
Totals			118344			2959	101820



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Po Box 481, Norfolk Island 2899 p: 0412 698 032 m: + 6723 53792 www.norfolkislandhome.com.au

Kerri-Ann & Steven Brooks

Channers

144 Taylors Road

Norfolk Island 2899

30th June 2021

Dear Kerri-Ann & Steve

Re: Lot 147, Portion 52h6 – 144 Taylors Road Norfolk Island

Thank you for allowing me to provide an appraisal for the above property.

This is a curbside appraisal as I was unable to enter the premises

The property consists of:

- . 3159 sq metres of land
- . 4 x 1 bedroom, 1 bathroom apartments plus Managers 1 bedroom apartment
- . 2 x 2 bedroom, 2 bathroom apartments
- . Outbuildings – sheds, laundry and guests laundry

In my opinion the one bedroom apartments should rent in the vicinity of \$220 - \$250 per night (with a car inclusive)

The two bedroom apartments should achieve in the vicinity of \$320 - \$350 per night.

If the property were placed on the current market for sale, it is my opinion it would achieve between **\$1.2M - \$1.4M.**

Valuation - \$1,300,000
21.8% x \$1,300,000 = \$283,400

Please let me know if you require any further information.

A handwritten signature in black ink that reads "Jane Sanders".

Jane Sanders

Property Consultant

Disclaimer: In preparing this information I have used my best endeavours to ensure the information is accurate but accept no responsibility and disclaim all liability in respect of inaccuracies herein.