



22<sup>nd</sup> April 2021

Almarg Investments Pty Ltd. c/: Margaret McGuiness

Re: Agent Appraisal for SMSF Almarg Investments Pty Ltd  
C/: Margaret McGuiness  
Property: Unit 6, 43 Corporation Circuit, Tweed head South NSW 2486

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Features of the subject property include:

- 192sqm NLA (152sqm on the ground plus 40sqm approved mezzanine).
- Net rental return \$2761 per month + GST including outs (\$33,132 per annum ++)
- Positioned at front of complex with good exposure to the street.
- High Clearance warehouse.
- Reception and office
- Mezzanine.

We have assessed your property using two assumption methods of appraisal being, rate per square meter for similar sold property in the immediate market place and, yield (cap rate) for other similar investments sold in the immediate area.

Adopted rate per square meter: \$2600 per square meter.  
Subject property value: \$499,200 (\$2600 x 192sqm).

Adopted Yield: 6.5%  
Subject property value: \$509,723 (\$33,132p.a / 6.5%)

Sales realisation : \$500,000 to \$510,000

Please note, we are not registered Valuers, and this is purely a property appraisal for reporting purposes.

Kind Regards,

Chris Towers  
Licensee

James Francis  
Managing Director