

29/06/2019

Kelcam Super Pty Ltd ATF Kelcam Superannuation Fund  
PO Box 2160,  
Fortitude Valley, QLD 4006

**RE: PROPERTY APPRAISAL – 54 HYNES ST, FORTITUDE VALLEY, QLD 4006**

To Whom It May Concern,

Thank you for engaging Netrent Commercial's services to appraise the above premises.

Please see below for an opinion formulated through local market knowledge and comparable properties in the surrounding area.

**Property Particulars:** L54 RP883643 PAR: NORTH BRISBANE  
Original Purchase Price: \$990,029  
Settlement Date: 27 Jun 2011  
Land Area: 424sqm

**Sales Evidence**

51 Amelia Street Fortitude Valley, QLD, 4006

- Sale: July 2018 \$830,000
- Inferior

10 Prospect Street Fortitude Valley, QLD, 4006

- Sale: April 2018 \$1,100,000
- Inferior

28 Church Street Fortitude Valley, QLD, 4006

- Sale: May 2018 \$1,320,000
- Comparable

**Estimate Worth**

On Sale - \$1,350,000. This figure is supported by the known recent sale in this region for which the sale price taking into account location, building & land size, improvements and parking.

**Rental Appraisal**

When assessing the rental value of a property, we take into account factors that assist in leasing a property promptly. This includes comparison of similar properties, current vacancies and market trends. Based on these considerations, it is believed that the subject property should achieve \$100,000p.a. +/-10% plus outgoings, in the current market.

Please contact me should you have any questions, and I will be happy to elaborate further if need be.

Regards,



Thor Harrison  
**Sales & Leasing - Netrent Commercial**