

23rd August 2019

BM & RV Waters ATFT Waters Superannuation Fund
17 Waterside Drive
Dudley Park WA 6210

Attention Bryan & Rosemary,

Re: Market Appraisal.
Property: 1 Dorothy Avenue, Erskine.

Thank you very much for the opportunity to provide a market appraisal for your Commercial Property at the above address.

Taking into account current market conditions, comparable sales evidence and the current rental return this property is achieving, it would be in the opinion of this office that a fair market value for the property would fall at **approx. \$265,000** plus any GST commitments if applicable.

This figure is based on the following rates per sqm:

- Land component: 875 sqm @ approx. **\$300 per sqm** (\$262,500)
- **Total: Approx \$265,000**

Kevin Green Real Estate are specialists in all aspects of Commercial Real Estate and would revel in the opportunity to represent you as Exclusive Agents in the sale of your property should you choose to list on the open market.

Yours faithfully
KEVIN GREEN REAL ESTATE


Jeremy Malkovic
Commercial Manager
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17 Waterside Drive
Dudley Park WA 6210

Attention Bryan & Rosemary,

Re: **Market Appraisal.**
Property: **Lot 501 Galbraith Loop, Erskine.**

Thank you very much for the opportunity to provide a market appraisal for your Commercial Property at the above address.

Taking into account current market conditions, comparable sales evidence and the current rental return this property is achieving, it would be in the opinion of this office that a fair market value for the property would fall at **approx. \$1,450,000 - \$1,500,000** plus any GST commitments if applicable.

This figure is based on the following rates per sqm:

- Land component: 2,803 sqm @ approx. **\$180 per sqm** (\$504,540)
- Building component: 1,110 sqm @ approx. **\$850 per sqm** (\$943,500)
- Improvements: Approx \$50,000
- **Total: Approx \$1,498,040 x 50% = \$749,020**

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