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Date: 23 April 2021

Name: Danmere Pty Ltd  
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Number: 0400 701 070

Re : 26/50 Anderson St, Fortitude Valley QLD 4006

Dear Ms. Fleming,

On recent sales and leasing comparables around Fortitude Valley and nearby suburbs the valuation for your property is approx. \$600,000

Current Rental income \$48,500 minus outgoings \$9300 = Net Income \$39,200

based on a 6.5% capitalisation rate/yield in the area \$603,076.

Sales figures attached gives a range from \$5,500 to \$4,900 per square metre. Your disadvantage is the car parks, so unfortunately at the lower end of the sqm range and that would be around \$4,800 as all of the attached properties have one to two car spaces.

\$4,800 by 124 sqm = \$595,200.

Valuation \$600,000

Christopher Yiallourous