

## Valuation Certificate

**Matter:** ABR Superannuation Fund

**Subject Property:** Unit 1, 5 Viewtech Place, Rowville, Victoria.

**Purpose of Report:** To assess the market value of the subject property for financial (asset) reporting purposes.

**Interest Valued:** Unencumbered Freehold Interest in Estate Fee Simple.

**Certificate of Title:**

Volume	9909	
Folio	725	Lot 1 on SP 32935

**Zoning:** 'Industrial 1'; Knox Planning Scheme.

**Brief Description:** The subject property comprises a semi-detached warehouse and office that has a commanding, elevated position and has been maintained to an above average standard.

Other salient features of the property include the following:

- 576 m<sup>2</sup> leasable area (GLA), including double storey offices of 96 m<sup>2</sup>, capable of separate occupancy.
- An existing fit-out within the warehouse, as well as mezzanine floors (no added value attributed).

The rounded Market Value has been assessed by:

1. Direct Comparison utilising \$1,900 / m<sup>2</sup> GLA.
2. Capitalising the market rental of \$55,105 pa (circa \$96 psmpa) @ 5.00% (adjustments made for unrecoverable outgoings and capex).

**Statutory Valuations:**

Site Value	Capital Improved Value	Net Annual Value
n/a	n/a	n/a

Statutory Valuations were not provided and are unavailable for inclusion in this report.

**Date of Valuation:** 30 June 2021

**Valuation:** **\$1,070,000**  
**(One Million and Seventy Thousand Dollars)**

**Valuer:** AdVal Property



**Christopher Rann, AAPI**  
**Certified Practising Valuer**  
**Managing Partner**

Limited Liability by a scheme approved under Professional Standards Legislation