

2 May, 2023

Comm Prop No. 1 Pty Ltd
Att: Sharon Hamilton
PO Box 260
AVALON NSW 2107

Dear Sharon

RE: 9/9 Apollo Street, Warriewood

Thank you for the opportunity to advise you of the current market conditions regarding your property.

Several key factors have been considered, including:

- The present economic conditions in the marketplace
- The level of mortgage interest rates
- The demand for properties similar to yours from existing purchasers/lessees
- Other properties for sale/lease in your price range (your competition)
- Recent sales of properties similar to yours in this immediate vicinity
- Special "one off" buyers we have who may specifically require your type of property

Based on these aspects and on a vacant possession basis, our opinion of market price as at 30 June, 2022 is:

Sale Price: \$695,000 +/- plus GST if applicable
Lease Price: \$35,000 +/- pa gross plus GST

gross market value

This is an opinion of selling/leasing prices in the current market and is not to be construed as a valuation nor should it be relied upon for any purpose. However, should you wish a formal valuation to be undertaken, we would be pleased to arrange a valuer with expertise in this type of property to assist you.

We thank you once again for the opportunity to view your property and present this brief appraisal.

If you require anything further, please do not hesitate to contact me.

Yours sincerely
NORTHERN BEACHES COMMERCIAL PTY LTD


DAVID HAYNES
Director

Recap
gross M. Value ~~(*)~~
\$695,000
(19,112.50) selling costs
2.75%!
(29,025.44) CGT/cak tax
Net Market Val. } \$646,862.06
- Before selling costs + CGT/tax
- PTO for details.

Locally Owned & Operated
Suite 110, 658 Pittwater Road Brookvale NSW 2100
PO Box 331 Dee Why NSW 2099
T 02 9905 4000 F 02 9905 4211
www.northernbeachescommercial.com.au
ABN 17 141 877 465

Treehouse Superannuation Fund								
30-06-22								
INVESTMENT PROPERTY - 9/9 Apollo Street, Warriewood NSW 2102								
Description	W/Paper	Ref	2022	2021	2020	2019	2018	2017
			Purchase Price	PY		\$ 395,000.00	\$ 395,000.00	\$ 395,000.00
Stamp Duty	PY		\$ 15,052.50	\$ 15,052.50	\$ 15,052.50	\$ 15,052.50	\$ 15,052.50	\$ 15,052.50
Legal Fees	PY		\$ 3,068.59	\$ 3,068.59	\$ 3,068.59	\$ 3,068.59	\$ 3,068.59	\$ 3,068.59
Professional Fees								
Section 109 Certificate	PY		\$ 109.00	\$ 109.00	\$ 109.00	\$ 109.00	\$ 109.00	\$ 109.00
Bank Fee- Stamp Duty	PY		\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
Purchase Price - Total			\$ 413,250.09	\$ 413,250.09	\$ 413,250.09	\$ 413,250.09	\$ 413,250.09	\$ 413,250.09
Less: BMT Depreciation Amount (transferred to w/paper 11-1-4)	PY		(\$ 7,429.00)	(\$ 7,429.00)	(\$ 7,429.00)	(\$ 7,429.00)	(\$ 7,429.00)	(\$ 7,429.00)
Less: BMT Capital Works Amount (moved to calculation below)	PY		(\$ 61,397.00)	(\$ 61,397.00)	(\$ 61,397.00)	(\$ 61,397.00)	(\$ 61,397.00)	(\$ 61,397.00)
Adjusted Purchase Price Total of Property			\$ 344,424.09	\$ 344,424.09	\$ 344,424.09	\$ 344,424.09	\$ 344,424.09	\$ 344,424.09
BMT Capital Works Total	Above		\$ 61,397.00	\$ 61,397.00	\$ 61,397.00	\$ 61,397.00	\$ 61,397.00	\$ 61,397.00
Less: Accumulated Amortisation	Calc'd		(\$ 20,188.00)	(\$ 16,943.00)	(\$ 13,698.00)	(\$ 10,453.00)	(\$ 7,208.00)	(\$ 3,963.00)
BMT Capital Works Balance C/Fwd:	1-4		\$ 41,209.00	\$ 44,454.00	\$ 47,699.00	\$ 50,944.00	\$ 54,189.00	\$ 57,434.00
Capital Improvements:								
Total			385,633.09	388,878.09	392,123.09	395,368.09	398,613.09	401,858.09
Less: Accumulated Amortisation (items outside BMT Depreciation)			\$ 385,633.09	\$ 388,878.09	\$ 392,123.09	\$ 395,368.09	\$ 398,613.09	\$ 401,858.09
Market Revaluation:								
Adjustment to Bring Cost Price to match Market Value			\$ 210,169.76	\$ 210,169.76	\$ 145,981.66	\$ 112,186.76	\$ 69,900.21	\$ 28,435.46
Total: Net Market Value of Property	Below		\$ 599,047.85	\$ 599,047.85	\$ 538,104.75	\$ 507,554.85	\$ 468,513.30	\$ 430,293.55
Change in Market Value of the Property	1-4		\$ 64,188.10	\$ 64,188.10	\$ 33,794.90	\$ 42,286.55	\$ 41,464.75	\$ 43,165.55
Capital Works Claim/Amortisation								
Capital Works - BMT Report	11 - 1 (2)		\$ 3,245.00	\$ 3,245.00	\$ 3,245.00	\$ 3,245.00	\$ 3,245.00	\$ 3,963.00
			\$ 3,245.00	\$ 3,245.00	\$ 3,245.00	\$ 3,245.00	\$ 3,245.00	\$ 3,963.00
	2.50%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	2.50%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Market Value								
Net Market value calculation:								
Market Value per real estate agent	10 - 1		695,000.00					
Less: Selling costs	10 - 2		(19,112.50)	2.75% of market value				
Less: CGT	Below		(29,025.44)	<Recap>	<Recap>			
Net Market Value			\$ 646,862.06	Above	\$ 41,209.00	\$ 605,653.06	\$ 646,862.06	
				1 - 4	1 - 4	1 - 4		
CGT Calculation								
Purch Price			\$ 385,633.09					
Net Capital Works (net of capital works claims)								
Add: Selling Costs	Above		\$ 19,112.50					
Total Cost			\$ 404,745.59					
Less: Sale Proceeds			\$ 695,000.00					
Gross Capital Gain			\$ 290,254.41					
Less: 1/3rd Discount			\$ 96,751.47					
Net Capital Gain			\$ 193,502.94					
Estimated Tax on Net Capital Gain at 1	Above		\$ 29,025.44					

Net
Mkt
Value

CGT
tax calc

Treehouse Superannuation Fund Investment Movement Report

As at 30 June 2022

Investment	Opening Balance		Additions		Disposals		Accounting Profit/(Loss)		Closing Balance	
	Units	Cost	Units	Cost	Units	Cost	Units	Cost	Units	Market Value
Bank Accounts										
ANZ Business Premium Saver a/c #81578				42,454.04		(46,776.13)			8,980.93	8,980.93
Westpac DIY Super Working a/c #3801				24,720.24		(24,720.00)			2,046.38	2,046.38
		15,349.16		67,174.28		(71,496.13)			11,027.31	11,027.31
Building										
BMT3 - Building - 9/9 Apollo Street (BMT)	1.00	51,662.00				(3,245.00)	1.00	48,417.00		41,209.00
		51,662.00				(3,245.00)		48,417.00		41,209.00
Fixed Interest Securities (Australian)										
ANZTD335 - ANZ Term Deposit #335		25,268.49		67.11				25,335.60		25,335.60
		25,268.49		67.11				25,335.60		25,335.60
Plant and Equipment (at written down value)										
BMT2 - Assets - 9/9 Apollo Street (BMT)		807.00				(303.00)		504.00		504.00
		807.00				(303.00)		504.00		504.00
Real Estate Properties (Australian - Non Residential)										
TREEHOUSE11 - 9/9 Apollo Street, Warriewood, NSW	1.00	344,424.09					1.00	344,424.09		605,653.06
		344,424.09						344,424.09		605,653.06

Handwritten: 588
\$646,862.06