

St George Kart Centre Pty Ltd Retirement Fund
Investment Revaluation as at 30 June 2020

Investment		Price Date	Market Price	Quantity	Market Value	Change in Market Value
Listed Securities Market						
CBAPE	Commonwealth Bank Of Australia. - Cap Note 3-Bbsw+5.20% Perp Non-Cum Red T-10-21 (ASX:CBAPE)	30 Jun 2020	103.20000	378.00000	39,009.60	(966.97)
EQX	Equatorial Resources Limited (ASX:EQX)	30 Jun 2020	0.27000	0.00000	0.00	4,946.70
Listed Securities Market Total					39,009.60	3,979.73
Property Direct Market						
Unit23	Unit 23/244 Horsley Road Milperra	30 Jun 2020	815,000.00000	1.00000	815,000.00	62,994.45
Property Direct Market Total					815,000.00	62,994.45
Fund Total					854,009.60	66,974.18

11th February 2021

Dell Family Pty Ltd ATF St George Kart Centre Pty Ltd Retirement Fund
23/244 Horsley Rd
Milperra NSW 2214

MARKET APPRAISAL – 23/244 HORSLEY RD, MILPERRA (LOT 23/SP 64626)

Thank you for inviting iAppraise SMSF Property Services to provide you with a market appraisal of the above-mentioned property, as at 30th June 2020.

Appraisal

This appraisal is intended to be realistic, objective, professional and based on factual information.

We have taken into account a variety of important factors, including:

- The recent sale price & rental yields of similar properties
- The advertised price of properties currently on the market
- Capital growth within the area
- Current buyer & tenant demand
- The size & location of the property, including the proximity to transport
- The construction and features of the property
- The overall condition of the property

Comparable Sales

26/244 Horsley Rd, Milperra – Sold \$800,000 on 19/12/20 (260m²)

Based on the area provided of **264m²**, & taking into account these important factors, iAppraise SMSF Property Services suggests that as at 30th June 2020, the subject property would have achieved:

A sale price of around \$815,000 + GST (approx. \$3,080 p/m²)

This market appraisal has been provided solely for your information and may not be relied upon by any third party. Although every care has been taken, this appraisal cannot be relied upon for formal valuation purposes.

Please do not hesitate to contact me if you require any further information.

Yours faithfully
iAppraise SMSF Property Services



Brad Cooper
Director
PSBA Lic. # 1008420