

# anreps

## Appraised Valuation

**Property:** 115 Portrush Rd, Evandale

**Date:** 23<sup>rd</sup> August 2019

## Executive Summary

<b>Property</b>	115 Portrush Road, Evandale
<b>Comments</b>	The subject holding comprises one retail premises together with sundry site improvements.
<b>Property Description</b>	Certificate of Title Volume 6076 Folio 873
<b>Zoning</b>	Commercial
<b>Valuation Method</b>	Direct comparison & capitalisation.
<b>Date of Valuation</b>	23 <sup>rd</sup> August 2019
<b>Current Market Value</b>	\$375,000 on a GST exclusive basis and subject to the details contained within the body of this report.
	Sam Cole RLA207669

### Date of Valuation

The date of valuation as instructed by the client Ric Palombo, as trustee for the Umbrella Super Fund, is the 23<sup>rd</sup> August 2019.

### Basis of Valuation

This valuation has been prepared on the following basis:

#### Market Value

In accordance with the definition adopted by the Australian Property Institute, market value is defined as follows:

*"Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."*

### Legal Description

#### Title Details

The subject property is described as Certificate of Title Register Book Volume 6076 Folio 873. The property is one of three as part of a Community Plan, consisting of 113, 115 and 115b Portrush Rd

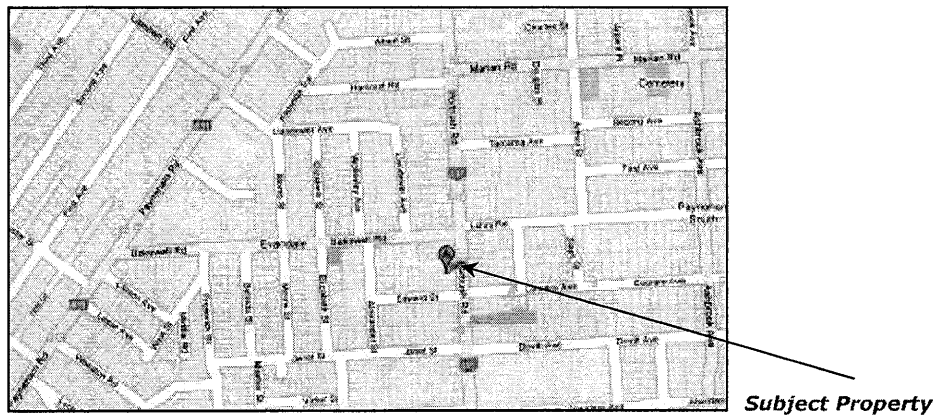
## Site Details

### Location

The subject property is located along Portrush Road, within the suburb of Evandale, situated approximately five kilometres east of the City of Adelaide.

More particularly, the subject is located on the western side of Portrush Road approximately one kilometre north from the intersection of Payneham Road and approximately one kilometre south from the intersection of Magill Road.

The surrounding area is characterised by commercial and residential properties. Sited directly opposite the subject are residential properties and professional businesses are located alongside the subject.



### Dimensions and Area

The property consists of a commercial premises, facing Portrush Road, with a lettable area of approximately 130m<sup>2</sup>, plus and car parking for 4 cars at the rear of the property.

It is currently leased to a podiatrist and is split into multiple consulting rooms, waiting room, office area, separate male and female toilets, and additional work storage area.

## Town Planning

### Council Area and Zoning

The subject property is within the bounds of the City of Norwood Payneham and St Peters, and pursuant to the Development Act 1993, as amended, and Regulations, is zoned as Local Centre (St Peters).

We are advised that the objective of this zone is to accommodate small groups of shopping, office and community facilities which cater for the day-to-day needs of nearby residents.

## Statutory Assessment

The Valuer General conducted a general valuation of the City of Norwood Payneham and St Peters as at 2nd July 2018, and determined values as they relate to the subject property as follows:

Valuation No.	Site Value	Capital Value
1600913166		\$265,000

Please note these values are used only for rating and taxing purposes.

### **Accommodation**

Accommodation comprises one retail tenancies shop one being occupied by My Family Podiatrist, and is approximately 132m2, it is split into consulting rooms, waiting room, office area, separate male and female toilets, and additional work storage area.

### **Site Improvements**

There are 4 carparks at the rear of the property, specifically for this property.

### **Repair and Condition**

#### **Building Structure**

Based on our inspection of the subject property, the improvements appear to be in a sound structural condition.

## Tenancy / Lease Details

We have sighted a copy of the Commercial Tenancy Agreement for 115 Portrush Rd, Evandale, summarised as follows:

Lessor	Enrico Palombo & Maria Di Troia both care of Umbrella Super Fund
Lessee	Jody Simon & Julie Simon of My Family Podiatrist
Property Address	115 Portrush Road, Evandale SA 5069
Original Lease Date	16 <sup>th</sup> July 2012
Current Lease End Date	15 <sup>th</sup> July 2022
Conditions	Lessee agrees to reimburse the lessor all outgoings
Rent Payable	\$2,068.64 (exc GST) per calendar month payable on the 16 <sup>th</sup> day of each month. \$24,823.68 per year.

## Financial Summary

### **Income**

The total rental income from the property amounts to \$24,823.68 per annum excluding GST outlined as follows:

### **Outgoings**

#### **Outgoings Expenditure**

Outgoings are payable by the tenants.

### **Tenancy Arrears**

The tenants are current with rental payments and there are no arrears.

## General Comments

The subject property comprises one retail outlets (Podiatrist) located along a busy major arterial road within the inner eastern suburb of Evandale. The subject property is situated within easy commuting distance to the City Centre and is easily accessible via Payneham Road and Magill Road. The subject property is located in an area comprising residential homes, professional offices and retail shops.

The subject property is considered to be reasonably well maintained however is considered dated on the outside.

**Capitalisation Approach**

The "Capitalisation of Net Income" approach has regard to the rental value of the property and requires that four essential factors be established, namely estimated market rental income, landlord's outgoings, an appropriate rate of capitalisation, and any capital adjustments that might be required in order to account for any shortfall in rental income, premium income or capital expenditure required.

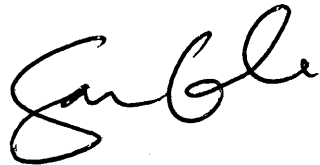
Commercial properties of this nature can expect a net yield of approximately 5.0-8.0%, depending on quality of lessee, land size of property, quality of premises and fitout, utilised space and lettable area.

Given the quality of the property, that the land size is only small, but the exposure and street frontage is good, we have capitalised the value of the property based on a yield of 6.5%. this would equate to a valuation of \$382,000, and we have rounded this down to \$375,000.

Valuation/Appraisal

**\$375,000 (Three Hundred and Fifty thousand dollars)**

**Anreps Real Estate**



**Sam Cole  
RLA 240779**