



DE FREITAS RYAN COMMERCIAL

A 2/9 Parkes Street, Cockburn Central,
Western Australia, 6164

T (08) 6399 6800

E info@dfrccommercial.com.au

Tuesday 6th of September 2022

GARY EDWARD YOUNG
MARGARET ANNE YOUNG
8 Armenti Road
Roleystone WA 6111

Dear Gary,

RE: 7/7-9 Fielden Way, Port Kennedy

Thank you for giving DFR Commercial the opportunity to appraise the market value of your prime investment property in Port Kennedy.

Property Value

In the current market we believe your property to be worth in the vicinity of \$240,000 (GST as a **Going Concern**) based on the property consisting of the following attributes;

- Total lettable area 78m²
- High exposure
- Perfect for many businesses
- Good foot traffic
- 7% Return on Investment

Property Zoning

The current zoning is *Port Kennedy Business Enterprise*.

Return on Investment (ROI) chart

Net Annual Rental	\$18,000	\$18,000	\$18,000
ROI	6.5%	7%	7.5%
Property Value based on ROI	\$276,923	\$257,143	\$240,000

www.dfrcommercial.com.au