

25th June 2021

Attention: Mr. Lindsay Rogers
LJ & JM Rogers Superannuation Fund Pty Ltd
G06/19 Collingwood Street,
Drummoyne NSW 2047.
Email: Lindsay.Rogers@aussie.com.au

Dear Mr Rogers,

RE: SALE OPINION OF – 106 KING STREET, NEWTOWN

We refer to your request for us to provide you with an opinion of the market value of the subject property.

If the property was offered for sale in the current market, we feel a reasonable sale price would be in the vicinity of \$1,350,000 (rounded). Based on current rent of \$84,000 per annum GROSS + GST (The lessor to pays all outgoings) Assuming a net rent of \$76,000 + GST and using a capitalised rate of 5.5% would equate to price of \$1,380,000 approximately (see attached recent sales in King Street).

SALE OPINION ROUNDED

One million Three Hundred & Fifty Thousand Dollars **(\$1,350,000 + GST if any)**

This opinion has been prepared solely for the information of Mr Lindsay Rogers, for the purposes of considering the sale of the subject property and not for any other third party. Although every care has been taken in arriving at these figures, we stress that this opinion is not to be taken as a valuation and is given on the basis that it will not be relied upon for any purpose.

We trust this information is of assistance to you. Should you have any queries in relation to the above, please do not hesitate to contact either Victor Kelly **(0419-212-810)** or the undersigned.

Yours faithfully

VICTOR KELLY ESTATE AGENTS

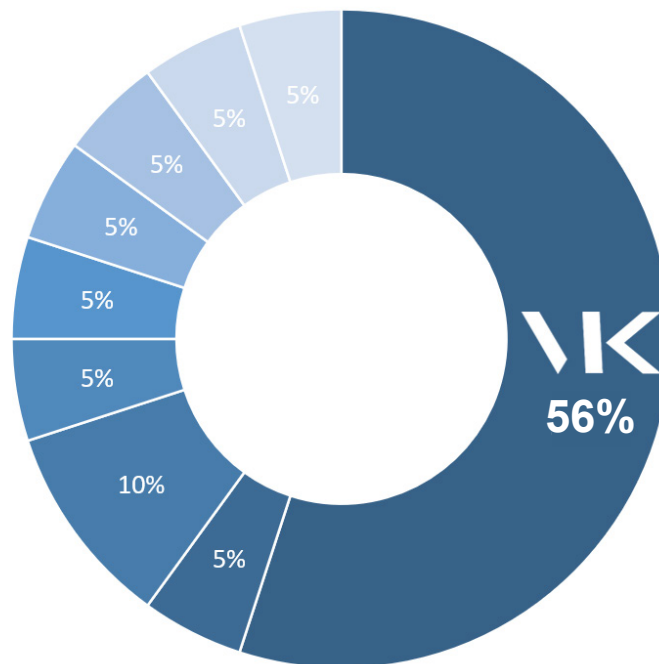


Victor Kelly
Director

Sales on King between 2020 to June 2021

Address	No. Shops	Price	Land	Rent P.A. Net	Yield	Agency	Date
234 King Street	1	\$2,200,000	158	\$82,100	3.73%	Sold By Owner	7/05/2020
195 King Street	2	\$1,900,000	202	\$74,500	3.92%	VICTOR KELLY	10/05/2020
432 King Street	3	\$1,400,000	167	\$58,490	4.18%	ADRIAN WILLIAM	12/09/2020
193 King Street	4	\$2,000,000	192	\$78,000	3.90%	VICTOR KELLY	19/09/2020
541 King Street	5	\$1,600,000	139	\$65,380	4.09%	Ray White Petersham	1/10/2020
191 King Street	6	\$2,100,000	178	\$76,954	3.66%	VICTOR KELLY	6/12/2020
403 King Street	7	\$5,300,000	260	\$288,000	5.43%	Knight Frank	6/12/2020
100 King Street [Strata]	8	\$960,000	83	\$38,000	3.96%	VICTOR KELLY	11/12/2020
421 King Street	9	\$1,400,000	170	\$48,000	3.43%	R&W Newtown	28/01/2021
387-389 King Street	10	\$5,400,000	424	\$245,000	4.54%	Colliers	1/02/2021
597 King Street	11	\$6,300,000	354	\$275,000	4.37%	VICTOR KELLY	6/02/2021
246-250 King Street	12	\$7,800,000	412	\$324,450	4.16%	VICTOR KELLY	18/03/2021
Shop 28/617 King St [Strata]	13	\$820,000	83	\$33,450	4.08%	VICTOR KELLY	19/03/2021
26 King Street	14	\$1,075,000	65	\$38,500	3.58%	VICTOR KELLY	24/03/2021
104 King Street [Strata]	15	\$1,530,000	150	VACANT	-	Belle	1/04/2021
114 King Street [Strata]	16	\$2,500,000	382	VACANT	-	Belle	3/04/2021
203-205 King Street	17	\$4,250,000	380	\$112,000	2.64%	Wiseberry	4/04/2021
551C King Street	18	\$2,070,000	140	\$65,540	3.17%	VICTOR KELLY	30/04/2021
Lot 4/294 King St [Strata]	19	\$4,350,000	284	\$179,000	4.11%	VICTOR KELLY	27/05/2021

Average Yield 4.09%



- VICTOR KELLY
- R&W Newtown
- Belle
- Colliers
- Raywhite Petersham
- Wiseberry
- Sold By Owner
- Knight Frank
- Adrian William Real Estate