

30/06/2022

S.Drogemuller
C/-Port Road
Kadina SA 5554.

Dear & Sue

Thank you for the opportunity to appraise your 100 Port Road Kadina property on 30/06//2022 for Rental & Market worth Purposes.

The property consists of 3x Titles, Extensive Shedding, Weighbridge, Concrete Flooring (heavy vehicle)
Secure fencing, 3 Phase Power, Kitchen and Office facilities

RENTAL WORTH

In my opinion the property has a market rental worth around the \$108,500 per annum range Gst Inclusive.

MARKET WORTH

In my opinion the property has a market worth around the \$1,300,000 Range

DISCLAIMER-This appraisal report has been prepared solely for the information of the client only and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.

Kind Regards



MICHAEL WINDOW

Principle

NYP Real Estate Copper Coast

Drogemuller Super Fund
Property valuation - separation.

Site Value = \$680,000 val/gen.

Capit Value = \$880,000 val/gen.

22.7% 1990 Middle 102 Contains 50% of shed

22.8% 2000 104 Vacant

54.5% 4773 100 Has back to back attached
& contains 50% of shed.

8763

Total Improved Value \$880,000 val/gen.

880,000
680,000 Site Value val/gen.

200,000 = Improvements

$\frac{200,000}{880,000} = 22.7\% = \text{Improvements}$

MV. = \$1,300,000 at 30/6/21

22.7% of 1,300,000 = Improvements equally
on 102 + 104 above = \$295,000

102 = \$147,500 + 100 = \$147,500

~~380,000~~

Remainder of 1,300,000 = land values
 = 1,300,000 - 295,000 = \$1,005,000

102 = 1,005,000 × 22.7% = \$228,135

104 = 1,005,000 × 22.8% = \$229,140

100 = 1,005,000 × 54.5% = \$547,725

1,005,000

102 = land 228,135 + Improvements 147,500 = \$375,635 .28.90%

104 = 229,140 + ~~47,500~~ Nil = \$229,140 17.62%

100 = ~~229,135~~ 547,725 + 147,500 = \$695,225 53.48%

1,300,000 100%