

30/06/2022

S.Drogemuller C/-Pört Röad 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 mark et 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

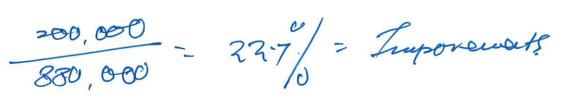
MICHAEL WINDOW Principle NYP Real Estate Copper Coast

Kadina PO Box 3, 6A Graves St Kadina SA 5554 kadina@nyprealestate.com.au 08 8821 3666 Moonta PO Box 7, 45 George St Moonta SA 5558 moonta@nyprealestate.com.au 08 8825 2007 Wallaroo 11 Owen Tce Wallaroo SA 5556 wallaroo@nyprealestate.com.au 08 8823 3633 ABN 35 758 421 640

Site	Value Value	1	Propendler Super Fiel separation. # Property inhutin separation. 680,000 Val/Gen.
Catet	Value	X	\$880,000 Val/bein.
22-7/ 1990	Midd	te	102 Contains 50% of Shed 104. Vacant
54.5% 4773 8763			100° Has bacte to lot octer obs/ & contains sof of shelf.

Tosal Immored Value 1880,000 V/Gen.

880000 site value 1/6en. 200,000 = Jupporements



MV. = \$1300000 at 30/6/21

22.7% of 1300,000 = Juprovements equally on 102 + 104 above = \$295,000

 $102 = \frac{147}{147} = 001 = 100 = \frac{147}{147} = 201$

-380 0000 Remainder vl 1300,000 = 100/volves = 1300,000 - 295,000 = \$1005,000 1005000 × 22.70/ - + 228135 10.2 $= \frac{1005000}{1005000} \times 22.8^{\circ} = \frac{1}{229},170$ = $\frac{1005000}{1005000} \times 54.5^{\circ} = \frac{1}{2577,725}$ 104 100 = 228135 + 147500 = \$375635.28.90%102 = 229,140 + 47,50 - \$229,40 17.62% 104

+ 147,500 = # 695,275 53.48 100 1300,000 1000