

30/06/2022

NS & SM Drogemuller Superannuation fund 2  
2 Wandilta Street  
Kadina SA 5554

Dear Sue

Thank you for the opportunity to appraise your 20 Railway Terrace Balaklava property on 30/06/2022 for Rental & Market Worth Purposes

**PROPERTY DESCRIPTION**

Lot 17 & 91 Railway Terrace Balaklava SA 5461  
Certificates of Titles Volumes 5321 Folio 992 and Volume 5322 Folio 3

**RENTAL WORTH**

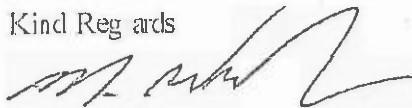
In my opinion the property has a market rental worth around the \$20,500 per annum range Gst Inclusive.

**MARKET WORTH**

In my opinion the property has a market worth around the \$220,000 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 figures, 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