

# *C.P.S. Thomas Ballhausen Irvine Pty Limited*

A.C.N. 000 289 805  
ABN 17 000 289 805

Stock and Station Agents

Phone (02) 6884 4688 Fax (02) 6884 4618 A/H Wes Thomas (02) 6847 2956 Mobile 0428 634 173  
(02) 6847 2025 Bryce Mobile 0429 472 957

01/07/2021

Jenkin Family Super Fund

"GOWEN"

1145 Doorroombah Road, Tooraweenah NSW 2817

Dear Client,

**RE: Valuation of "Gowen" 1145 Doorroombah Road, LOT 45 DP753414 LOT 2 DP181784**

We have considered the land size, location, dwellings, outbuildings and general demand in the area. In accessing details of these sales, we feel that to be competitive in the market we see the value of Gowen to be in the vicinity of \$1.3 Million exc GST. If the property was to be leased the rate currently is between 2.5-3.5% per annum, which would see the return being between \$32,500.00 and \$45,500.00 per annum. (The total area of the property being 388.8160Ha)

Please note that I am not a registered valuer and this valuation should only be used as a guide.

Should you have any queries please do not hesitate to contact me.

Kind Regards,



Bryce M Thomas  
Stock & Station Agent  
CPS Thomas Ballhausen Irvine Pty Ltd