

4th November 2022

Thomson Family Superannuation Fund

Attn Mr Craig Thomson

Po Box 326

Clare SA 5453

RE: Rent Appraisal for the Thomson Family Superannuation Fund.

Dear Sir,

As per your instructions, we have now completed our inspection of the property at Unit 2/32 Guilford St Clare SA 5453 and provide the following response regarding an appraisal of property value and a recommended rental figure.

Property description and features include:

- Unit 2/32 Guilford Street Clare SA 5453, Certificate Title Volume 5039 Folio 276
- Strata Community Land approx. 283m² and zoned Neighbourhood
- A brick veneer construction consisting of 2 Bedrooms, 1 Bathroom with a single garage
- Connected to all the town services of Clare.
- Very comfortable accommodation in a proximity to the Clare township and main street shops and services.
- Demand for rentals in the area is strong.

Based on recent sales in Clare of similar properties, our Market Appraisal is:

\$280,000

With regards to the information provided above and considering the location and similar rental properties we recommend a **rental figure of \$14,000 pa. or \$270 per week** as a sound commercial return for the property.

If you or your Auditors require any further information, please don't hesitate to contact our office.

Yours Faithfully



Nedd Golding

Sales & Property Management SA Region.