

**REAL ESTATE**  
*Plus*

Commercial and Industrial



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18<sup>th</sup> May 2021

KGB Osborn Pty Ltd  
The Avenue (Unit 5) Property Trust and The Avenue (Unit 7) Property Trust  
C/- [gavosborn@me.com](mailto:gavosborn@me.com)

Dear Gavin

**RE: Lots 5 & 7, 16 The Avenue, Midland**

Thank you for giving us the opportunity to appraise these units as of the **30<sup>th</sup> June 2020**.

In our opinion, based on the market at that time, we believe they should attract a price of around \$585,000 (plus GST if applicable).

Unit 5 – \$295,000 and Unit 7 – \$290,000.

The current market rental rate we expect to be around:

Unit 5 – 74 sqm, \$12,000 per annum plus outgoings, plus GST if it applies.

Unit 7 – 87 sqm, \$15,500 per annum plus outgoings, plus GST if it applies.

Please don't hesitate to contact us should you require more information about this appraisal or our property services.

Yours sincerely  
**REAL ESTATE PLUS**

**MIKE PALMER**  
Licensee/Director

NB. This appraisal has been prepared solely for the information of the client. 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. If the value of the property is to be established for legal purposes, a SWORN VALUATION must be obtained from a licensed valuer.

*Your Commercial and Strata Solution*