



PAT BARRETT REALTY

26th November 2019

**The Directors
Kobeli Super Fund
8 Manor Drive
Wellington Point Qld 4160**

Dear Keith and Estelle,

**RE: Property at 10 / 16 Natasha Street, Capalaba.
Being Lot 10 on SP 200372.**

We thank you for the opportunity to inspect your commercial unit with a view to determining the Rental Market Value.

As a result of our inspection of the property, we would estimate that potential rental market value to be in the region of three thousand two hundred dollars to three thousand four hundred dollars per calendar month. (**\$3,200 p/m to \$3,400p/m**)

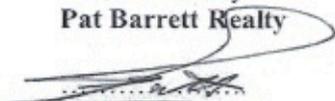
The estimated rental quoted has been ascertained by comparing the property to similar premises currently rented / for rent in the area.

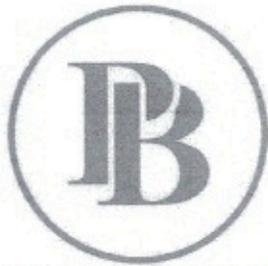
- * 1 / 11 Neumann Road, Capalaba - \$3,000 pcm
- * 5 / 1140 New Cleveland Road, Capalaba - \$3,400 pcm
- * 11 / 70-72 Redland Bay Road, Capalaba - \$3,500 pcm

We would take this opportunity to point out that we are not accredited valuers. This opinion of market worth has been prepared solely for your information and not of any third party. Whilst every care has been taken in the preparation of this estimate we must stress that it is *an opinion only and not to be taken as a sworn valuation.*

Should we be able to be of further assistance, please do not hesitate to contact me on the numbers provided.

Yours faithfully
Pat Barrett Realty


Gary Barrett



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Dear Keith and Estelle,

**RE: Property at 10 / 16 Natasha Street, Capalaba.
Being Lot 10 on SP 200372.**

Further to our recent conversation regarding the above property we would confirm that we have inspected the subject property with a view to determining the current market value.

We estimate that value to be in the region of four hundred and fifty thousand dollars (**\$450,000**).

The price quoted has been ascertained by comparing the subject property to similar sold within the last twelve months and within a five kilometre radius. Sales include:

1. 7 / 3 Industry Place, Capalaba – 04/03/19 - \$375,000
2. 6 / 42 Smith Street, Capalaba – 29/01/19 - \$380,000
3. 8 / 37 Veronica Street, Capalaba – 17/09/19 - \$470,000

We would take this opportunity to point out that the firm of Pat Barrett Realty and / or its employees are not accredited valuers. This opinion of market worth has been prepared solely for your information and not of any third party. Whilst every care has been taken in the preparation of this estimate we must stress that it is *an opinion only and not to be taken as a sworn valuation*.

Should we be able to be of further assistance, please do not hesitate to contact this office.

Yours faithfully,
PAT BARRETT REALTY



Gary Barrett