

15th March 2023

Inkpen Superfund Pty Ltd ATF
C/o Raymond Inkpen
5.05/6 North Lakes Drive,
North Lakes, Qld 4019

Dear Raymond,

RE: Market Sale Appraisal
PROPERTY: Suite 5.05/6 North Lakes Drive, North Lakes Qld.
Property Description: Lot 505 on SP283306

Thank you for your enquiry as to the current market sale price for your medical suite situated at the above address.

Property Description: Specialist Medical Centre, North Lakes.
Land Area: N/A
Tenancy Size: 67m² Level 5, North Lakes Specialist Medical Centre
Tenant: PSI Balance Psychological Sevices
Annual Rental: \$50,101.20 per annum + GST + Outgoings

Sale Appraisal: 6.0% net yield to 6.5% net yield on current rental income.

This would give an estimate selling range from \$770,000 to \$835,000 (exc GST)

SAY - \$ 800,000.

**This report and estimation has been compiled by the information given to us by the owner as to ascertain the approximate sales and rentals of the property mentioned above.



CPRM Property Group (QLD) Pty Ltd

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*This is not a valuation nor is it to be construed as such; it is a guide of price to what the property may realistically achieve if it was put to the market for Sale with the correct marketing and agency in place.
We strongly advise for further clarification to seek legal and professional advice*

We trust we have adequately addressed your current requirements for information regarding your property in this letter. We very much look forward to speaking about this further and if you have any queries, please do not hesitate to contact myself for any further information.

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Yours Faithfully,
Robert Rey

Principal / Managing Director
CPRM Property Group (Qld) Pty Ltd

A handwritten signature in black ink, appearing to be 'Robert Rey', enclosed within a circular scribble.

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