

HME Superannuation Fund

Investment Summary Report

As at 30 June 2021



Investment	Units	Market Price	Market Value	Average Cost	Accounting Cost	Unrealised Gain/(Loss)	Gain/(Loss)%	Portfolio Weight%
<b>Cash/Bank Accounts</b>								
Heritage Bank 13395335 S1		1,240.120000	1,240.12	1,240.12	1,240.12			0.08 %
Heritage Bank Online Saver		61,671.290000	61,671.29	61,671.29	61,671.29			3.94 %
Heritage Bank Term Deposit (13)		440,000.000000	440,000.00	440,000.00	440,000.00			28.08 %
			<b>502,911.41</b>		<b>502,911.41</b>			<b>32.09 %</b>
<b>Real Estate Properties (Australian - Non Residential)</b>								
LeonardCr	1.00	1,064,116.000000	1,064,116.00	648,456.14	648,456.14	415,659.86	64.10 %	67.91 %
Brendale								
			<b>1,064,116.00</b>		<b>648,456.14</b>	<b>415,659.86</b>	<b>64.10 %</b>	<b>67.91 %</b>
			<b>1,567,027.41</b>		<b>1,151,367.55</b>	<b>415,659.86</b>	<b>36.10 %</b>	<b>100.00 %</b>

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30 June 2021

Mark & Deb Eland  
HME Superannuation Pty Ltd (TTE)  
25 Miran Road  
IMAGE FLAT QLD 4560

**Sale Pricing Guide Appraisal for: 1/7 LEONARD CRESCENT, BRENDALE Q 4500**

The property details are as follows: -

Address: 1/7 Leonard Cres, Brendale Q 4500  
Real Property Description: Lot 1 on SP265690  
Floor Area: 677 m2  
Land Area: 1547 m2  
Nett Return PA: \$83,717.92  
Local Authority: Moreton Bay Regional Council

Based on current market information this property is estimated at  
**6.5% to 6.75%.**

It is our opinion that the subject property appraisal to sell is approximately  
**\$1,040,265.00 to \$1,087,968.00.**

Yours Commercially



Grant Simpson  
Director of Sales & Leasing  
**The Commercial Guys**  
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Valued @ \$1,064,116 (middle of range)

Appraisal vs Valuation Warning/Disclaimer on Page 2 of this Document

### Appraisal vs Valuation Warning/Disclaimer

An appraisal is intended to be a guide to pricing and is often the estimate or opinion of an agent with knowledge of the local area and recent sale prices.

A valuation can only be conducted by a qualified valuer who takes into consideration all features and issues relating to the particular property. A valuation report is often obtained when a definitive value is required, such as to obtain finance to purchase a property.

*To clarify: we are not qualified to assist in providing a valuation and are not able to provide any advice regarding the value of the property. If you require a valuation, we strongly emphasise that you ought to obtain independent valuation advice in respect of all matters pertaining to the value of a property.*

This estimate price has been prepared solely for the information of the client and not for any third party.

### Who are The Commercial Guys:

Adam Leishman and Grant Simpson bring years of experience in **sales**, commercial **leasing**, **property management** and customer service to the real estate market in Queensland.

Our team not only has the industry experience but we are also landlords and investors ourselves. We know what is needed and have the professional experience necessary to handle all of your business's needs.

Chat to us today about how we can help with your Commercial Property needs and requirements. It's what we do....well!

