

29/04/2020

Kelcam Super Pty Ltd ATF Kelcam Superannuation Fund
PO Box 2160,
Fortitude Valley, QLD 4006

RE: PROPERTY APPRAISAL – 54 HYNES ST, FORTITUDE VALLEY, QLD 4006

To Whom It May Concern,

Thank you for engaging Netrent Commercial's services to appraise the above premises.

Please see below for an opinion formulated through local market knowledge and comparable properties in the surrounding area.

Property Particulars: L54 RP883643 PAR: NORsH BRISBANE
Original Purchase Price: \$990,029
Settlement Date: 27 Jun 2011
Land Area: 424sqm

Sales Evidence

30 Costin Street Fortitude Valley, QLD, 4006

- Sale: April 2019 \$1,650,000
- Superior

58 Hynes Street Fortitude Valley, QLD, 4006

- Sale Price: September 2019 \$925,000
- Inferior

27 Prospect Street Fortitude Valley, QLD, 4006

- Sale: June 2019 \$850,000
- Inferior

50 Hynes Street Fortitude Valley, QLD, 4006

- Sale: April 2019 \$1,567,500
- Superior

96 Breakfast Creek Road Newstead, QLD, 4006

- Sale: November 2019 \$830,000
- Inferior

Estimate Worth

On Sale - \$1,400,000. This figure is supported by the known recent sale in this region for which the sale price taking into account location, building & land size, improvements and parking.

Rental Appraisal

When assessing the rental value of a property, we take into account factors that assist in leasing a property promptly. This includes comparison of similar properties, current vacancies and market trends. Based on these considerations, it is believed that the subject property should achieve \$100,000p.a. +/-10% plus outgoings, in the current market.

Please contact me should you have any questions, and I will be happy to elaborate further if need be.

Regards,



Thor Harrison
Sales & Leasing - Netrent Commercial