

MOOLOOLABA

YACHT BROKERS

30/5/2022

Rowmanz Pty Ltd as Trustee for the Masterton Superannuation Fund.
58 Buderim Ave.
Alexandra Headland
Q4572

Dear Mr Masterton,

Following instructions received, we are pleased to provide the following market value assessment of marina berth sub leases D33 and D35 being 17m berths owned by the abovementioned entity.

This assessment has been prepared for the entity that it has been addressed to and no other person or entity. We accept no duty of care to any other person or for any other purpose.

This assessment is based on the most recent sales of 17m berths at this marina.

In 2022, there have been three sales:

E10 \$115,000.00

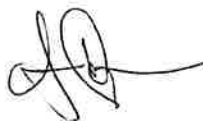
E11 \$115,000.00

A19 \$160,000.00

In 2021 there were eleven sales, the lowest price was \$105,000.00 and the highest \$154,000.00.

Based on these sales and the current market, it is our opinion that the berths referred to have a market value of \$130,000.00. (one hundred and thirty thousand dollars) each.

Yours faithfully



Ian Douglas
Director
0418 980 776