



Valuation of:
**THE LESSOR'S INTEREST IN THE
SWAGGERS MOTOR INN
35 LAIDLAW STREET
YASS
NEW SOUTH WALES**

Under instructions from and on behalf of:
**ONE OVER PTY. LTD. A.T.F.
SWAGGERS UNIT TRUST**

Our Reference:
26418

PROPERTY VALUERS AND CONSULTANTS

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PROPERTY	Lessor's Interest in the Swaggers Motor Inn, 35 Laidlaw Street, Yass, New South Wales, 2582.
PROPERTY DESCRIPTION	<p>Erected on the subject land is a single level, brick motel complex with a corrugated iron roof. The complex was originally constructed in about 1994 and extended in various stages. The buildings have mainly brick external walls; plasterboard, exposed brick and rendered internal walls; concrete floors; aluminium framed windows; and plasterboard ceilings. The property is located at Laidlaw Street, approximately 1.50 kilometres north of Yass Post Office.</p> <p>This motel comprises four main building sections and includes 30 rooms (28 accommodation units and two apartments), reception/office/manager's residence, conference/restaurant building, bitumen driveway and parking areas, and established landscaped grounds.</p> <p>The motel is located on a large, gently sloping site with an area of 1.0242 hectares.</p> <p>The subject motel is leased until 15 December 2025 at a current rental of \$264,713.</p>
DATE OF INSPECTION	12 May 2022.
PURPOSE OF VALUATION	Superannuation accounting purposes.
VALUATION	\$3,500,000 (Three Million Five Hundred Thousand Dollars). <i>G.S.T. Exclusive</i>
ZONING	B6 Enterprise Corridor.

This valuation is for the use only of One Over Pty. Ltd. A.T.F. Swaggers Unit Trust and their accountant and auditors for superannuation accounting purposes and is not to be relied on for any other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation report. This report is for valuation purposes only and is not a Structural Survey.



This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

A handwritten signature in blue ink, appearing to read 'Ch Egan', is written over a light blue rectangular background.

CHRISTOPHER J. EGAN
F.A.P.I. B.Bus. A.D.F.M.
Certified Practising Valuer.