

18th November 2022

Almarg Investments Pty Ltd
C/: Margaret McGuinness

Re: Appraisal for SMSF
Property: Unit 6, 43 Corporation Circuit, Tweed Heads South NSW

We have assessed your property using two assumption methods of appraisal being, the rate per square meter for similar sold property in the immediate marketplace and, yield (cap rate) for other similar investments sold in the immediate area.

Adopted rate per square meter: \$4,200 per square meter.

Subject property value: \$806,400 (\$4,200 x 192sqm).

Adopted Yield: 5%

Subject property value: \$662,640 (\$33,132p.a / 5%)

Sales realisation : \$662,,640 to \$806,400

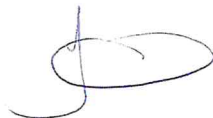
Mean Average appraisal : \$734,520

Please note, we are not registered Valuers, this is a property appraisal for Self Managed Super Fund reporting purposes.

Kind Regards,



Chris Towers
Licensee



James Francis
Managing Director



TFP

TOWERS FRANCIS
P R O P E R T Y

SMSF Property Appraisal

Subject Properties: Unit 6, 43 Corporation Circuit,
Tweed Heads South NSW 2486

Prepared For: Almarg Investments Pty Ltd SMSF
C/: Margaret McGuinness

Prepared by: Towers Francis Property Pty Ltd

Date Prepared: 18th November 2022

Subject Property Details



Unit 6, 43 Corporation Circuit, Tweed Heads South NSW 2486

- 192sqm (152sqm on ground plus 40sqm Mezzanine).
- Modern Tilt Slab construction.
- Strata Titled
- Zoned B5 Business Development
- Onsite Parking
- Leased for \$33,132p.a + Outgoings + GST

Sales Evidence



1/23-25 Corporation Circuit Tweed Heads South NSW 2486

Sale Price: \$660,000

Zoning: Residential

Owners' name: JSM PROPERTY PTY LTD

Land use:

Eq. Building Area: 248.0m2

Sale Date: 19 Apr 2021

Area: 2,982m2

Owners' address: No information available

Attributes: 2 Car Spaces



10/39-41 Corporation Circuit Tweed Heads South NSW 2486

Sale Price: \$544,500

Zoning: Industrial

Owners' name: SEND IT INVESTMENTS PTY LTD

Land use:

Eq. Building Area: 165.0m2

Sale Date: 4 Jun 2021

Area: 9,178m2 Approx

Owners' address: No information available

Attributes: 1 Car Spaces



14/39-41 Corporation Circuit Tweed Heads South NSW 2486

Sale Price: \$715,000

Zoning: Residential

Owners' name: FIREPRO ESSENTIAL SERVICES PTY LTD

Land use:

Eq. Building Area: 295.0m2

Sale Date: 12 May 2022

Area: 170m2 Approx

Owners' address: No information available

Attributes:



7/43 Corporation Circuit Tweed Heads South NSW 2486

Sale Price: \$630,000

Zoning: Residential

Owners' name: STAPLETON

Land use:

Eq. Building Area: 240.0m2

Sale Date: 22 Mar 2022

Area: -

Owners' address: No information available

Attributes:

Sales Evidence



8/43 Greenway Drive Tweed Heads South NSW 2486

Sale Price: \$750,000

Zoning: Business

Owners' name: SMCLE MEDICAL PTY LTD

Land use:

Eq. Building Area: 220.0m2

Sale Date: 17 Feb 2022

Area: 2,625m2

Owners' address: No information available

Attributes:



3 Parkside Drive Tweed Heads South NSW 2486

Sale Price: \$4,175,000

Zoning: Industrial

Owners' name: MAIN BEACH INVESTMENTS (AUST) PTY LTD

Land use:

Eq. Building Area: 1488.0m2

Sale Date: 21 Jun 2022

Area: 2,084m2

Owners' address: No information available

Attributes:



3/5 Parkside Drive Tweed Heads South NSW 2486

Sale Price: \$1,050,000

Zoning:

Owners' name: FRASER PARKSIDE PROPERTY PTY LTD

Land use:

Eq. Building Area: 450.0m2

Sale Date: 9 Nov 2021

Area: 143m2 Approx

Owners' address: No information available

Attributes: 3 Car Spaces