

Smallacombe Real Estate Pty Ltd  
ABN 78 008 006 997  
83-91 Belair Road, Kingswood  
South Australia 5062  
Sales Tel (08) 8271 4177  
Sales Fax (08) 8271 1846  
Mitcham@Smallacombe.com.au

Smallacombe Rentals  
Rentals Tel (08) 8274 8777  
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Rentals@Smallacombe.com.au

Smallacombe

30<sup>th</sup> September 2022

Tramtrax Trading Pty Ltd  
C/- 315 Unley Road  
MALVERN SA 5061

Email: les@greenrod.net

To Whom It May Concern

**RE: MARKET EVALUATION – U2, 315 UNLEY ROAD, MALVERN SA 5061**  
Certificate of Title Volume 5002 Folio 422

Subject property CT 5002/422 current ownership details – Tramtrax Trading Pty Ltd care of 315 Unley Road, Malvern SA 5061 comprises approximately 509m<sup>2</sup> of open space fronting Unley Road having a frontage of approximately 29.56m with the building proper offering approximately 400m<sup>2</sup> under main roof excluding of pergola area of approximately 96m<sup>2</sup> thus in total approximately 1008m<sup>2</sup> of Mixed Use 3 Land, Government Local Description is Commercial Shop – Second Hand and Antiques.

Current Government Valuation on the property sits at a site value of \$1,175,000 and a capital value of \$1,200,000.

Based on current market conditions together with a kerbside evaluation and we noting two current Leases, one a 5 year plus 4 year right of renewal commencing 22<sup>nd</sup> July 2022 at \$87,500 net and the other being a portion at \$20,000 plus GST inclusive of outgoings commencing 1<sup>st</sup> September 2022 thus a total passing income of approximately \$107,500 per annum.

It is our professional opinion that the property has a current market value with Leases in place and sold as a going concern (GST exempt) then a figure in the order of \$1.7m - \$1.85m could reasonably be expected.

Should the reader require any further information the writer is happy to elaborate on any points contained within the brief.

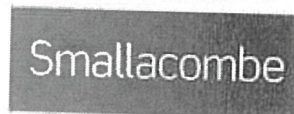
Best Regards,  
SMALLACOMBE REAL ESTATE / COMMERCIAL



**NATHAN FOX** A.R.E.I., C.C.I.P., C.P.M.  
LICENSED REAL ESTATE MANAGER

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Mobile 0412 818 208  
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Licensed Agents RLA 1520  
MREI  
MSAA Registered Agents  
Property Managers  
Auctioneers

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Tramtrax Trading Pty Ltd  
C/- 315 Unley Road  
MALVERN SA 5061

Email: les@greenrod.net

4th September 2020

To Whom It May Concern,

**RE: MARKET EVALUATION – U2, 315 UNLEY ROAD, MALVERN SA 5061**  
Certificate of Title Volume 5002 Folio 422

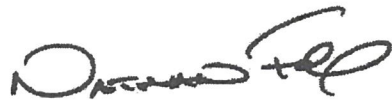
Subject property namely CT 5002/422 current ownership details – Tramtrax Trading Pty Ltd care of 315 Unley Road, Malvern SA 5061 comprises approximately 509m<sup>2</sup> of open space fronting Unley Road having a frontage of approximately 29.56m with the building proper offering approximately 400m<sup>2</sup> under main roof excluding of pergola area of approximately 96m<sup>2</sup> thus in total approximately 1008m<sup>2</sup> of Mixed Use 3 Land, Government Local Description is Commercial Shop – Second Hand and Antiques.

Current Government Valuation on the property sits at a site value of \$1,000,00m and a capital value of \$1,025,00m.

Based on presentation, current market value and kerbside evaluation together with we noting a current Lease in place at \$95,000 net per annum approximately (allowing for CPI from April 2016 and we noting expiration 31<sup>st</sup> March 2021). It is our professional opinion that the property has a current market value (with vacant possession) in the order of \$1.35-\$1.5m plus GST or securely leased for upwards of 5 years at a minimum of \$95,000 net per annum and sold as a going concern (no GST applicable) then a figure of \$1.45-\$1.55m could reasonably be expected.

Should the reader require any further information the writer is happy to elaborate on any points contained within the brief.

Best Regards,  
**SMALLACOMBE COMMERCIAL**



**NATHAN FOX A.R.E.I., C.C.I.P., C.P.M.**  
LICENSED REAL ESTATE MANAGER

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83-91 Belair Road, KINGSWOOD SA 5062

Encl. Disclaimer  
Tax Invoice  
Land Overview Image  
Government Valuation  
Historical Search

Strata Plan No. 10402  
Property Overview  
Sales Data  
Memorandum of Lease  
Nathan Fox Profile

Licence Certificate  
REISA Membership  
Court Assessor Appointment

Licensed Agents RLA 1520  
MREI  
MSAA Registered Agents  
Property Managers  
Auctioneers