

30<sup>th</sup> January 2024

Borislav and Elizabeth Antic ATF  
36 San Simeone Drive  
Clear Island Waters QLD 4226

**Re: Shop 7, 3029 The Boulevard, Emerald Lakes**

Dear Boris and Elizabeth

Further to our conversation of even date please find below with my kerb side valuation estimate for Shop 7, 3029 The Boulevard, Emerald Lakes using the net annual income and yield as shown below.

Gross Rental Income as at 1 <sup>st</sup> January 2024	\$45,894.53
Less estimated expenses for 2023/2024	<u>\$13,548.00</u>
Net income before Land Tax	\$32,346.53

Other matters that were not taken into account and unknown are:-

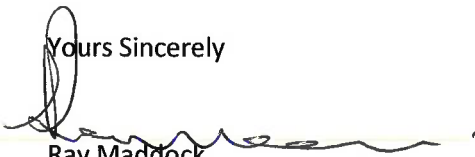
- Any development potential of the subject land and or any
- Native Title Claim registered on the subject land.

Yield                                      5.75% = \$562,548.00

Please note that this is an opinion only and must be used on that basis only and for no other purpose whatsoever. It is not a sworn valuation and should you need a sworn valuation then I am able to supply you with details of an appropriate valuer who should be able to assist.

I trust this is of assistance to you.

Yours Sincerely



Ray Maddock  
Director  
RM Realty Pty Ltd