



30<sup>th</sup> June 2023

To Whom It May Concern,

**RE: Shop 14, The Village Square, 168-179 Main Street, Montville Qld 4560**  
**Lot 14 on BUP 104141**  
**Local Gov: Sunshine Coast**  
**Area: 22m2**

I have been asked to give my opinion of the value of the above property operating as a commercial retail space (kiosk) as of the above date.

This property is in good condition and is in a premium position in Montville. It is a well constructed brick building.

Currently tenanted on a \$25,142.60 per annum lease.

A current yield of around 6% is realistic and represents a market value of \$400,000. / 2 = 200,000

Comparable sales include:

- 1/182 Main Street, Montville – Sold for \$385,000 in 01/2023 – 59m2 shop
- 7/171-183 Main Street, Montville – Sold for \$300,000 in 09/2022 – 40m2 shop

Signed at Mapleton on this 30<sup>th</sup> day of June 2023.

  
Roger N Loughnan

*Disclaimer: Please note that I am not a registered valuer, and this appraisal is based on my experience with Real Estate sales on and around the Blackall Range over the past 30 years. Figures and dates are to the best of my knowledge but are not guaranteed.*