



19th April 2021

**ESTIMATE OF RENTAL MARKET VALUE  
TO WHOM IT MAY CONCERN**

This estimate is given pursuant to the request by  
WKL Taylor Pty Ltd, 74 Robertson Rd, Amiens Q 4380  
On Wednesday 14th April 2021;

I refer to the properties situated at -

- **23 Quirks Rd, Amiens, Qld 4380**  
being Lot 312 BNT520, Lots 101 & 102 BNT520, L106 BNT806004, L4 SP279138  
with an area of 65.92 Ha (**'Quirks'**). Approx. 17.5ha (43 acres) of cultivation in place with permanent irrigation lines, 6 irrigation dams (registered), 3 stock dams, an approx. 2 ha curtilage area which includes an older 3 bedroom stucco home in fair condition, with carport, large packing shed, coldrooms, machinery sheds, and an old plant nursery. Balance land is natural bush and grazing land.
- **Spring Creek Road, Greenlands, Qld 4380**  
being Lot 1 on SP172483, with an area of 17.21 ha (**'Evans Block'**). A 42.5 acre block of natural bushland with large granite outcrops and spectacular views to the south west. With the nine mile creek running through the block and a large approx. 75-80ML catchment dam the property has no dwelling or formed entrance at this point. The land is not arable or fully fenced and the dam is not full.
- **245 Cannon Creek Rd, Amiens, Qld 4380**  
being L670 BNT1754, and L2 RP27139, with an area of 62.74 Ha (**'Baronios'**). Approx. 21.5ha (53 acres) of cultivation in place with solid set irrigation lines, 6 dams and multiple water licences from Cannon Creek. Dams are holding water, but not full. An older style stucco cottage in basic condition and a large machinery shed. Balance land is natural bush.
- **Butler Road, Amiens, Qld 4380**  
being Lot 230 on BNT603, with an area of 8.15 Ha (**'Dump Block'**). Approx. 2.5ha of cultivation in place with hard set irrigation lines, a large dam with a land area of approx. 2ha with holding capacity unknown. Balance land of approx. 3ha is cleared and potentially arable.

It must be noted at this point, that these properties have not been utilized and 'farmed' to their full capacity in recent years, due to the severe drought conditions this district has endured. In order to affectively farm these blocks in the future, a considerable amount of preparation will be required. In my experience, a reduced rental amount would be required in order to attract a lessee to the properties and accommodate for the considerable costs (to the Lessee) of said preparation. With this in mind, please find my appraisal as follows.

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## Rental Income Potential

I, Sally J Rowen being a Real Estate Agent in practice in Stanthorpe, Queensland, hereby declare, that in my opinion, fair rental market values for the properties listed, in their current condition, on today's current market, are as follows -

- Land -

|                     |                                    |                       |
|---------------------|------------------------------------|-----------------------|
| Quirk's Block       | \$2,000/month                      | <b>\$24,000/annum</b> |
| Baronio's Block     | \$1,000/month                      | <b>\$12,000/annum</b> |
| Dump Block          | \$ 300/month                       | <b>\$3,600/annum</b>  |
| Spring Crk Rd Block | \$ Nil (no fencing or arable land) |                       |
- Quirk's House - approx. \$250 per week = \$ 1083.33 / month (**\$13,000 / annum**)
- Baronio's Cottage - approx. \$150 per week = \$650 / month (**\$7,800 / annum**)

Total Rental Income Potential = approx. **\$60,400 per annum**

Due to the rural nature of the properties and/or location of the properties it is not possible to provide 3 comparative new rentals. This appraisal is based on my experience of rural rental properties.

Should you require any further information in this regard, please do not hesitate to contact me.

Yours faithfully



Sally Rowen  
**Granite Belt Realty**

***Disclaimer** - The appraisal has been prepared solely for the information of the client and not for any third part. Although every care has been taken in arriving at these figures, I stress that it is an opinion only and not to be taken as a sworn valuation. I must add that I shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.*

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