

	Client:	Platinum Super Fund			Account:	Direct Property	
	Client Code:	PLA1076			<i>Elizabeth Meiklejohn</i> <small>Prepared By</small>		
Item:	Commercial Property			Reviewed By			
Balance Date:	30/06/2021						
PARTNERSHIP INTEREST - GYMPIE ROAD PARTNERSHIP							
The partnership interest has been split into two accounts - land and partnership interest so that the land can be revalued.							
	Land Component of the Partnership Interest					2,494,547.81	
	Platinum Superannuation Fund - Proportion			70%	original	1,746,183.40	
	Revaluation of commercial property			9/10/2013		2,400,000.00	
	Revaluation of commercial property			19/01/2018		2,550,000.00	
	Revaluation of commercial property			7/05/2021		2,800,000.00	
	Platinum Superannuation Fund - Proportion			85%		2,380,000.00	
						B3 (See below)	
	Legal Fees - Connor Hunter Payment			18/10/2013		46,008.30	
	Change of ownership percentage payments			from 70% to 85%			
		16/09/2011			100,000.00		
		19/09/2011			100,000.00		
		15/03/2012			80,000.00		
		15/03/2012			80,000.00	360,000.00	
	Capital Works Deductions - CGT Reduction						
		Partnership		SMSF			
	30/06/2008				(14,131.00)		
	30/06/2009				(13,163.02)		
	30/06/2010				(12,468.00)		
	30/06/2011				(11,951.23)		
	30/06/2012				(11,587.45)		
	30/06/2013				(11,266.82)		
	30/06/2014				(12,162.69)		
	30/06/2015				(13,083.91)		
	30/06/2016	100%	(15,117.65)	85%	(12,850.00)		
	30/06/2017	100%	(14,875.59)	85%	(12,644.25)		
	30/06/2018	100%	(14,693.06)	85%	(12,489.10)		
	30/06/2019	100%	(14,528.49)	85%	(12,349.22)		
	30/06/2020	100%	(14,419.42)	85%	(12,256.51)		
	30/06/2021	100%	(14,251.18)	85%	(12,255.51)		
	Prior year revaluation movements					15,308.30	
	Unrealised Capital Loss/(Gain)			Accounting Cost Base		(212,500.00)	

7 May 2021

Mr Ross Marino
C/- Platinum Nominees Pty Ltd as trustee
PO Box 248
WYNNUM QLD 4178

RE: Appraisal 458-466 Gympie Rd, Kedron

Dear Ross

Thank you for the opportunity of providing our opinion as to a realistic sale price of the property at the above-mentioned address.

The subject property is a sealed concreted sales yard facility situated on a 1,821sqm block of land over 3 titles. Improvements on site include a modern office/showroom facility plus additional workshop/storage space below. The site provides excellent exposure to the main northern arterial route in Gympie Road and the SC4 Specialised Centre (Large Format Retail) Zoning provides potential future upside for possible redevelopment.

The property is currently leased to "Consign-a-Car Pty Ltd" on 5 year term until 31 August 2023 with a net return of \$162,000 pa net + outgoings + GST.

A comparable 3,090sqm property at 493 Gympie Road, Kedron was recently sold for \$4.55m or a rate of \$1,472 per sqm. We believe that if the subject property was offered for sale in the current market it would be sold for a range between \$1,500/sqm - \$1,600/sqm. This equates to an estimated sale price between \$2.7m - \$2.9m.

Use \$2.8m B3

SMSF 85% = \$2,380,000

The accuracy of any information obtained from a third party and used in the preparation of this report cannot be guaranteed. Therefore, no warranty is given or implied.

We must also point out that this letter is not to be construed as a valuation but rather, an opinion on the marketability of the property. Should you require a certified valuation we would be pleased to introduce you to a qualified valuer.

The above comments are based on our considerable experience as commercial real estate agents and are an opinion only that is not to be used for any other purpose other than the private advice of the Addressee. We accept no responsibility whatsoever for any errors or omissions contained herein.

Yours sincerely,

RAINE & HORNE COMMERCIAL BRISBANE NORTH



Trent Bruce
Managing Director
0423 591 528
tbruce@rhcommercial.com

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 37874430

Search Date: 15/07/2021 06:43

Title Reference: 12202159

Date Created: 27/08/1943

Previous Title: 11402201

REGISTERED OWNER

Interest

Dealing No: 715422889 12/11/2013

PLATINUM NOMINEES PTY LTD A.C.N. 010 878 252

TRUSTEE

17/20

UNDER INSTRUMENT 708841770

ROSS ANTHONY MARINO

NAOMI JANE MARINO

JOINT TENANTS INTER SE

3/40

JOHN ALEXANDER HUNTER STEWART

TENANT IN COMMON

3/40

AS TENANTS IN COMMON

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 53502

Local Government: BRISBANE CITY

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10080124 (POR 139)
2. LEASE No 715289814 02/09/2013 at 15:18
CONSIGN-A-CAR PTY LTD A.C.N. 150 181 650 TRUSTEE
UNDER INSTRUMENT 715289814
OF THE WHOLE OF THE LAND
TERM: 01/09/2013 TO 31/08/2018 OPTION 5 YEARS

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2021]

Requested By: D-ENQ GLOBALX