SUPERFUND PROPERTY VALUATIONS

Sample Report

Commercial Report + Rental Appraisal - $550 + GST

4/10 Paisley Drive
Lawnton QLD 4501

Independent Desktop Valuation Report

30th June 2025

Executive Summary

Instructing Party:	*The Accounting Firm*
Prepared For:	*The Superannuation Fund*
Subject Property:	4/10 Paisley Drive Lawnton QLD 4501
Date of Valuation:	30th June 2025
Prepared on:	17th November 2025
Visited Property:	Not required for desktop valuation.
Standard of Value:	Fair market value based on an arms' length transaction as per the standards defined in the International Valuation Standards Council (IVSC).
Basis of Valuation:	I have been instructed to provide an assessment of the estimated market value of the subject property in its current condition and under its current zoning. All investigations have been conducted independently and without influence from a third party in any way.
Purpose of Valuation:	To ascertain value of property held in an SMSF for annual tax office compliance purposes.
Prepared By:	William Spark – Independent SMSF Valuer. API Member: 116253.
Valuation Method Adopted:	Market Approach.
Information Provided:	Address.
Assumptions:	Clear title, arms' length value, value current at date of valuation.
Conclusion of Value:	$1,336,500 - $1,395,900 + GST
Industry Standard:	APES 225, IVS 105.

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1. Introduction

1.1 Scope

The client has approached Superfund Property Valuations to independently provide a desktop valuation report for 4/10 Paisley Drive Lawnton QLD 4501 as of 30th June 2025, which is required for Self-Managed Superannuation Fund (SMSF) taxation reporting. The value is a desktop assessment only and not to be considered a sworn valuation. The report follows the industry standards of market valuation defined in Section 225 of the Accounting Professional and Ethical Standards (APES 225).

1.2 Property Description

4/10 Paisley Drive Lawnton QLD 4501

Building Size: 594sqm

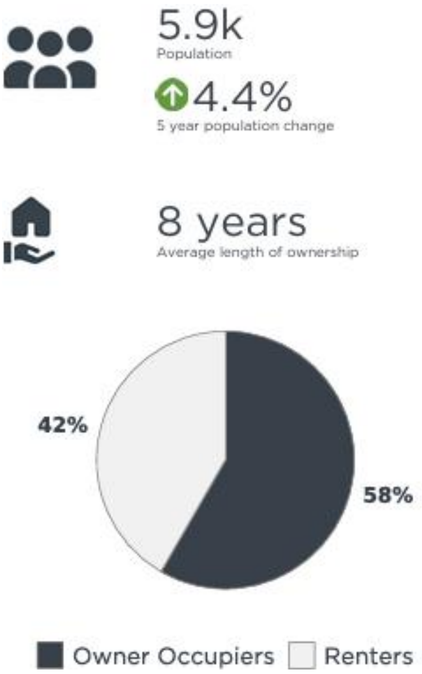

Lot/ Plan	L4 SP115433	**Property Type**	Commercial
Year Built	-	**Council Area**	Moreton Bay
Zone	881, SERVICE INDUSTRY(PR)	**Land Use Primary**	Warehouse

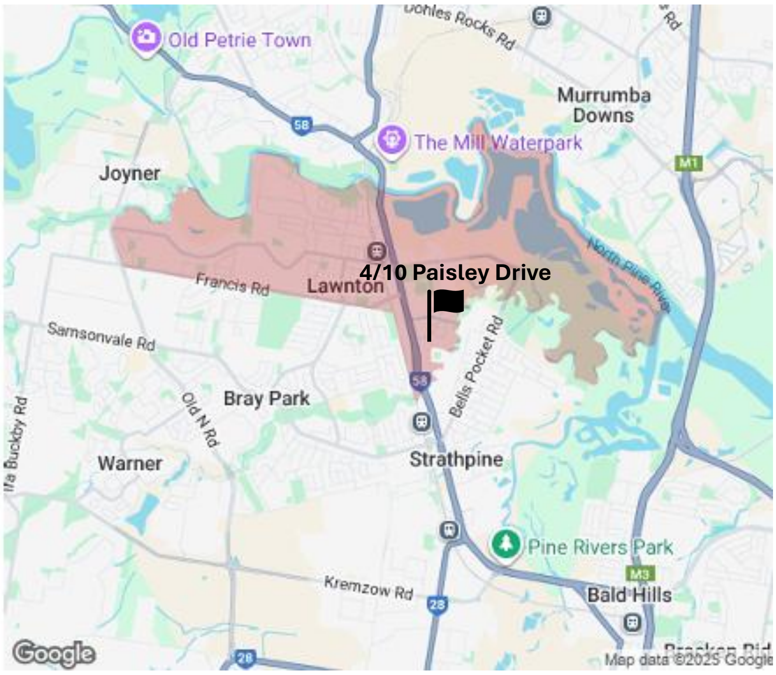
1.3 Property History

Date	Activity	Value	Details
19 Mar 2018	Sold	$725,000	Sale Method: Private Treaty, Sale Advised by: Government

1.4 Area Profile

Lawnton QLD 4501





The size of Lawnton is approximately 8.7 square kilometres. It has 34 parks covering nearly 7.7% of total area. The population of Lawnton in 2016 was 5658 people. By 2021 the population was 5905 showing a population growth of 4.4% in the area during that time. The predominant age group in Lawnton is 30-39 years. Households in Lawnton are primarily couples with children and are likely to be repaying $1400 - $1799 per month on mortgage repayments. In general, people in Lawnton work in a trade occupation. In 2021, 56.70% of the homes in Lawnton were owner-occupied compared with 59.70% in 2016.

1.5 Assumptions

The value provided in this report assumes that the property has a clear title and that the transaction be conducted in a fair market at arms-length. Arm's length transactions assert that both parties act unencumbered in their own self-interest and are not subject to pressure or collusion from the other party thereby providing a fair market value in accordance with the International Valuation Standards Council (IVSC) regulations. The valuation is current at the date provided on the cover of this report.

2. Valuation

Market Approach: $1,336,500 - $1,395,900 + GST

Annual Rental Income Appraisal: $86,130 - $92,070 + GST + Outgoings

2.1 Comparable Sales

1 1/666 GYMPIE ROAD LAWNTON QLD 4501

Sold $778,000

Bed: - Bath: - Car: - Land: 347m² Floor: 571m²

Year Built	-	DOM	172
Sold Date	10-Dec-24	Distance	0.25km
First Listing	-		
Last Listing	-		

Notes from your agent
Price/SQM: $1,363

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2 11 DAYBORO ROAD PETRIE QLD 4502

Sold $830,000

Bed: - Bath: - Car: - Land: 913m² Floor: 345m²*

Year Built	-	DOM	109
Sold Date	11-Oct-23	Distance	2.61km
First Listing	-		
Last Listing	-		

Notes from your agent
Price/SQM: $2,406

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3 1/255 LEITCHS ROAD BRENDALE QLD 4500

Sold $1,610,000

Bed: - Bath: - Car: 8 Land: 532m² Floor: 532m²

Year Built	2007	DOM	24
Sold Date	20-Oct-23	Distance	2.62km
First Listing	-		
Last Listing	-		

Notes from your agent
Price/SQM: $3,026

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4 8/60-62 KREMZOW ROAD BRENDALE QLD 4500

Sold $1,850,000

Bed: - Bath: - Car: 12 Land: 580m² Floor: 680m²

Year Built	2000	DOM	144
Sold Date	09-Apr-24	Distance	2.92km
First Listing	-		
Last Listing	-		

Notes from your agent
Price/SQM: $2,721

5 11/37 KREMZOW ROAD BRENDALE QLD 4500

Sold **$900,000**

- · - · - · 455m^2 · 391m^2*

Year Built	-	DOM	587
Sold Date	15-Aug-24	Distance	3.03km
First Listing	-		
Last Listing	-		

Notes from your agent
Price/SQM: $2,302

6 1/17 PINACLE STREET BRENDALE QLD 4500

Sold **$930,000**

- · - · 14 · 412m^2 · 567m^2

Year Built	-	DOM	98
Sold Date	16-May-24	Distance	3.34km
First Listing	-		
Last Listing	-		

Notes from your agent
Price/SQM: $1,640

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7 1/6 JOHNSTONE ROAD BRENDALE QLD 4500

Sold **$1,122,000**

- · - · 1 · 375m^2 · 375m^2

Year Built	2003	DOM	62
Sold Date	08-May-24	Distance	3.43km
First Listing	-		
Last Listing	-		

Notes from your agent
Price/SQM: $2,992

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8 5/21 DUNTROON STREET BRENDALE QLD 4500

Sold **$973,000**

- · - · 3 · 322m^2 · 437m^2

Year Built	-	DOM	57
Sold Date	19-Dec-24	Distance	3.45km
First Listing	-		
Last Listing	-		

Notes from your agent
Price/SQM: $2,227

2.2 Comparable Leases

1 2/10 PAISLEY DRIVE LAWNTON QLD 4501

- - - 333m² 333m²

Year Built -
Listing Date 15-Nov-23
Listing Price $55000/ANNUALLY
DOM 76 days
Distance 0km

Notes from your agent
Rental Price/SQM: $165

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2 2/260 LEITCHS ROAD BRENDALE QLD 4500

- - - 427m² 497m²

Year Built -
Listing Date 27-Sep-23
Listing Price $69580/ANNUALLY
DOM 76 days
Distance 2.85km

Notes from your agent
Rental Price/SQM: $140

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3 15/18 HINKLER COURT BRENDALE QLD 4500

- - - 238m² 310m²

Year Built -
Listing Date 24-Jun-24
Listing Price $39500/ANNUALLY
DOM 102 days
Distance 3km

Notes from your agent
Rental Price/SQM: $127

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4 1/666 GYMPIE ROAD LAWNTON QLD 4501

- - - 347m² 571m²

Year Built -
Listing Date 25-Nov-21
Listing Price $130000/ANNUALLY
DOM 601 days
Distance 0.25km

Notes from your agent
Rental Price/SQM: $228

5 10 PAISLEY DRIVE LAWNTON QLD 4501

- - - 1,753m² 217m²*

Year Built	-	DOM	76 days
Listing Date	10-Feb-25	Distance	0km
Listing Price	-		

Notes from your agent

Unit 3 - $32,550 PA
Rental Price/SQM: $150

6 5/25 PAISLEY DRIVE LAWNTON QLD 4501

- - - 173m² -

Year Built	-	DOM	83 days
Listing Date	08-May-24	Distance	0.46km
Listing Price	-		

Notes from your agent

$26,000 PA
Internal Area of 152sqm plus bonus 80sqm mezzanine
Rental Price/SQM: $171

7 2/34 PAISLEY DRIVE LAWNTON QLD 4501

- - 4 439m² -

Year Built	1995	DOM	296 days
Listing Date	23-Oct-23	Distance	0.47km
Listing Price	$4030/ANNUALLY		

Notes from your agent

$48,360 PA
Internal Area of 372sqm plus bonus 52sqm mezzanine
Rental Price/SQM: $130

2.3 Valuation Approach and Methodology

Careful consideration has been taken to provide an appraisal for 4/10 Paisley Drive in the market conditions of 30th June 2025. To establish a market value, I have diligently considered the premises characteristics, size, location, market conditions as well as recent comparable sales. The Australian Property Institute (API) stipulate that the Market Approach be used for means of valuation when there is reliable, verifiable and relevant data available. This report will rely on the findings of the Market Approach which will be calculated in accordance with the general standards set out in IVS 105 (International Valuation Standards, Section 105: Valuation and Methodology).

2.3.1 The Market Approach

This report uses the most recent and replicable properties available on our database for comparison. All of the comparable sales share similar defining characteristics, are within the immediate or surrounding area and were sold recently to the valuation date. The API requires that at least three comparable sales be used in an appraisal. Eight comparable sales are included herein which can be found in section 2.1. It is evident that the value of comparable sales is between $1,363/sqm - $3,026/sqm.

The comparable sales included in this report are all similarly sized commercial properties used for similar purposes. They each serve as benchmarks in understanding the value of the subject property.

Based on the market evidence at 30th June 2025, and factoring in adjustments for the property's size, location and condition, I propose that its fair market value was between $2,150/sqm - $2,250/sqm which calculates a value range of **$1,336,500 - $1,395,900 + GST** based on its 594sqm size.

2.3.2 Annual Rental Income Appraisal

Seven comparable leases are included in section 2.2 using the same selection criteria adopted for the comparable sales in section 2.1. The rental income range of these comparable properties is $127/sqm - $228/sqm PA + GST.

Based on the market conditions of 30th June 2025, and factoring in adjustments for the property's size, location and features, I propose that a rental income of $145/sqm - $155/sqm would be reflective of a fair market value which calculates an annual range of **$86,130 - $92,070 + GST + Outgoings** based on its 594sqm size.

Disclaimer

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