

10 February 2023



240 Grange Road  
Flinders Park SA 5025

t 08 8352 1155  
f 08 8352 1233  
e flinderspark@ljhfp.com.au

Mrs G Piovesan  
80 Valetta Road  
KIDMQAN PARK SA 5025

Dear Graziella,

**RE: 1-5/109 Ledger Road, BEVERLEY SA 5009**

Thank you for the invitation to appraise the properties situated at 1-5 Ledger Road BEVERLEY SA 5009.

There are five warehouses sited on the corner of Ledger Rd & Alfred Rd Beverley. Each offers office & warehouse area of differing sizes. They feature over 4 metre high roller doors (entering the warehouses), own WC' and off street parking, mixed construction of bricks & mortar & steel.

Taking into consideration the current market conditions and age of the properties we believe the properties would sit in the \$1,775,000 to \$1,825,000 range.

Split over the warehouses based on % of the whole property average would be as follows:

1/109 Ledger Road Beverley SA 5009	14.45%	\$256,480 to \$263,720
2/109 Ledger Road Beverley SA 5009	14.45%	\$256,480 to \$263,720
3/109 Ledger Road Beverley SA 5009	22.93%	\$407,000 to \$418,470
4/109 Ledger Road Beverley SA 5009	30.39%	\$539,420 to \$554,620
5/109 Ledger Road Beverley SA 5009	17.78%	\$315,600 to \$325,485

Kind regards

A handwritten signature in dark ink, appearing to read 'Ralph Pacillo', with a large, stylized flourish above it.

Ralph Pacillo  
Principal  
LJHOOKER - FLINDERS PARK