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Mr. Bruce Curran

To Bruce,

RE: Market Appraisal: 20/10 Depot Street, Banyo

We have taken the liberty to provide you with my thoughts on a likely sale and lease realisation for your asset at the above address.

Market Rates

We have assessed the potential prices based off recent transactions, along with competing stock in the area to formulate an expected sale and lease range.

I trust at this time that the below information is of use to you. We welcome the opportunity to discuss this appraisal in further detail and can be contacted at any time on the details below. We must stress that this is not a valuation only an opinion of market worth at the current time.

Potential Leasing range:

Based on recent comparable lease transactions within the area, we believe should the property be offered for lease to the open market it would achieve the following range:

Building:

Total Gross Floor Area:

322sqm	@	\$200/sqm =	\$64,400pa + outgoings + GST
	@	\$220/sqm =	\$70,840pa + outgoings + GST

Potential Sales range:

Based on recent comparable lease transactions within the area, we believe should the property be offered for lease to the open market it would achieve the following range:

Building:

Total Gross Floor Area:

322sqm	@	\$2,500/sqm	=	\$805,000 + GST
	@	\$2,800/sqm	=	\$901,600 + GST

Kind Regards,

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