



# CHRIS GRYLLIS REAL ESTATE



74 McNamara Street, PO Box 680 Orange NSW 2800 ABN 40 577 105 608  
Phone (02) 6362 5999 Email: [info@chrisgryllisrealestate.com.au](mailto:info@chrisgryllisrealestate.com.au)

30 June, 2022

Payaso Pty Ltd Superannuation Fund  
23 Casuarina Drive  
ORANGE NSW 2800

Attention: Mr Robert Evans

Dear Bob,

**RE: MARKET APPRAISAL**  
**PROPERTY: 19 KENNA STREET ORANGE**

Thank you for giving us the opportunity to provide you with a Market Appraisal of the above property which is currently leased with rental of \$51,525.36 per annum plus GST.

The property may be briefly described as follows:-

- An Industrial complex comprising of a front office warehouse building and a second building at rear being a smaller warehouse with office and good private staff amenities including kitchen and shower.
- The total building areas are 366 m<sup>2</sup> for front building and 197m<sup>2</sup> for the rear building.
- The land area is 1,442 m<sup>2</sup>.

On today's Real Estate Market, we believe a price in the vicinity of **\$720,000 + GST** (if applicable) may be achieved.

Please do not hesitate to contact me should you require any further information.

Yours sincerely,  
CHRIS GRYLLIS REAL ESTATE

  
CHRIS GRYLLIS

***Disclaimer:** This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken at arriving at the figure we stress that it is only an opinion and not a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.*



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Attention: Mr Robert Evans

Dear Bob,

**RE: MARKET APPRAISAL**  
**PROPERTY: 23 - 25 KENNA STREET ORANGE**

Thank you for giving us the opportunity to provide you with a Market Appraisal of the above property which you have currently leased with rental of \$51,480.00 per annum plus GST.

The property may be briefly described as follows:-

- An Industrial building comprising of front offices, warehouse/factory and located on a large securely fenced block.
- The total building area is 466 m2 (approx.)
- The land area is 2883m2.

On today's Real Estate Market, we believe a price in the vicinity of **\$680,000 + GST**. (if applicable) may be achieved.

Please do not hesitate to contact me should you require any further information.

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ORANGE NSW 2800

Attention: Mr Robert Evans

Dear Bob,

**RE: MARKET APPRAISAL**  
**PROPERTY: 139 KITE STREET ORANGE NSW**

Thank you for the opportunity to provide you with a market Appraisal of the above premises.

The property may be briefly described as follows.

- A Commercial building of brick construction
- Comprising of retail/office in the front section and warehouse area at the rear plus mezzanine floor.
- The property is currently leased and receives an annual gross income of \$56,314.08 per annum plus GST.
- The land size is 423.7m<sup>2</sup>

On today's market we believe a price in the vicinity of **\$710,000 + GST** (if applicable) may be achieved.

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If you require any further assistance please do not hesitate to contact me.

Yours sincerely  
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