



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

14 September, 2021

Payaso Pty Ltd Superannuation Fund
23 Casuarina Drive
ORANGE NSW 2800

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 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 **\$570,000 + 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.