



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: 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 around \$51,255 per annum plus GST.
- The land size is 423.7m²

On today's market we believe a price in the vicinity of **\$670,000** may be achieved.

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

Yours sincerely
CHRIS GRYLLIS REAL ESTATE


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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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15 September, 2021

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 \$50,000 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 m2 for front building and 197m2 for the rear building.
- The land area is 1,442 m2

On today's Real Estate Market, we believe a price in the vicinity of **\$660,000 + GST** (if applicable) may be achieved.

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

Yours sincerely,
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Dear Bob,

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PROPERTY: 139 KITE STREET ORANGE NSW

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The property may be briefly described as follows.

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- The property is currently leased and receives an annual gross income of around \$51,255 per annum plus GST.
- The land size is 423.7m²

On today's market we believe a price in the vicinity of **\$670,000** may be achieved.

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Yours sincerely
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