

26TH OCTOBER 2023

Dear Frank,

RE: SALE APPRAISAL – 6 Lancaster Street, Ingleburn NSW 2565

Thank you for allowing our office to appraise your above property as to the current reasonable selling price.

We note that you have instructed us not to carry out a valuation and this letter is not to be construed as such, as various detailed enquiries have not been made.

The property is a 3000 sqm unmanned Ampol fuel station. The current income is \$365,000.00 net + outgoings + GST.

Based on reviewed comparable sales, the market indicates that a reasonable selling price for the property if offered for sale at today's date, in its present condition, would be approximately sold on a 6% net return equating to \$6,000,000.

This opinion is based on our selling and leasing experience in the area.

We thank you again for the opportunity to provide you with this market opinion and should you have any questions or queries, please don't hesitate to contact me.

Assuring you of our best attention at all times.

Yours faithfully



Anthony Rees
Director | Commercial & Industrial Division
0400 48 00 88