

20th October, 2021

Rob Buchanan
69 O'Sullivan Beach Road
LONSDALE SA 5160

Dear Rob

Re: 24-26 Waddikee Road, Lonsdale

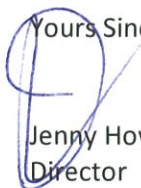
Further to your request, I am pleased to provide a market opinion with respect to a current market value of your abovementioned property on today's market.

I confirm the property comprises a large warehouse and brick office of approx.. 7260 sqm, located on a site area of 21120 sqm. The office and amenities are in average condition. The site provides good heavy vehicle access and is located in the heart of the Lonsdale Industrial Precinct.

I would suggest, taking into account current market conditions, you would realise a value of the property in the vicinity of \$4.3 to \$4.6 million + GST if applicable.

I trust this information is of assistance. Should you have any questions, please don't hesitate to contact me.

Yours Sincerely



Jenny Howkins
Director