

TO WHOM IT MAY CONCERN

WITHOUT PREJUDICE

MARKET OPINION

RE PROPERTY SITUATED AT: 145 Rainbow Street, Sandgate Qld 4017

NAME OF OWNER: Robert Wasson Pty Ltd as TTE

DATE OF VALUATION: 18th January 2018

I, John Decker being a licensed real estate agent under the Property Occupations Act 2014 hereby certify that the market value of the property referred to above is:

TOTAL VALUE: \$960,000 approximately on today's market given reasonable market exposure

PROPERTY IMPROVEMENTS: Industrial building in good condition

REAL PROPERTY DESCRIPTION: Lots 1 & 2 on RP64386

LAND AREA: 678sq.mtrs

SV \$285,000

SIGNED:.....

LICENSED REAL ESTATE AGENT NO. 1008283

NOTICE: THE INFORMATION AND ADVICE CONTAINED IN THE RECOMMENDATION IS TO THE BEST OF THE AGENT'S BELIEF AND KNOWLEDGE OF CURRENT MARKET CONDITIONS. NO LIABILITY CAN BE ACCEPTED ON THE BASIS OF INFORMATION SUPPLIED. THIS IS NOT A VALUATION.