

28 June 2018

Mr Bryan Taylor
Managing Director
Mascot Foundry (Sales) Pty Ltd
PO Box 199
Hunters Hill NSW 2110

Via Email – bt@mascoteng.com.au

Dear Bryan,

Market Appraisal for 37 Tarlington Place, Smithfield NSW

We thank you for your instructions to provide an opinion of value in relation to the above asset held within the Mascot Foundry (Sales) Pty Ltd ATF Mascot Superannuation Fund entity.

Please find our summarised opinion of value below;

37 Tarlington Place, Smithfield NSW

Tarlington Place is accessed via Gipps Road, which leads to the Great Western Highway to the north, and Hassall Street to the south. The Cumberland Highway is approximately 3.5kms to the east of the property, which allows easy access to the M4 Motorway.

A highly functional and generic building design that is likely to appeal to a wide range of users. The building has drive through and drive around access, the warehouse is column free, with a clear span of 40 metres. There is a cantilevered awning and several cranes within the building.

The office/showroom is located over two levels and is carpeted and air conditioned throughout.

Parking available for ample vehicles on site.

If the property were to be offered for sale with vacant possession, we believe it is capable of achieving approximately **\$8,050,000 - \$8,750,000 plus GST** or there about which represents a rate per square metre of **\$2,300 - \$2,500**. We anticipate there would be a large pool of prospective Purchasers the strength in the market is highly likely to carry through an outcome in accordance with our opinion.

We have based our numbers in accordance with the following building areas;

Total GLA: 3,500.00 sqm Approx.
Site Area: 6,952.00 sqm

Should these figures be inaccurate, please advise LJ Hooker Commercial and we will revise our opinion accordingly.

Telephone 02 9748 4448
Facsimile 02 9748 6667
Email: silverwater@ljhc.com.au

Should you have any queries or require further information in relation to our above opinion, as always your call is welcomed.

Thank you and regards,



Marcel Elias
DIRECTOR