



13th October 2023

Evergreen WA Pty Ltd
C/- Unit 2, 3 Langar Way
Landsdale WA 6065

Email: nicola@evergreenwa.com.au

WITHOUT PREJUDICE

Dear Nicola

RE: SELF MANAGED SUPER FUND APPRAISAL OF (STRATA LOT 1) UNIT 2, 3 LANGAR WAY LANDSDALE

Thank you for the opportunity of appraising your property. This appraisal is our opinion of the likely sale and lease price your property would achieve in the current market.

In arriving at our conclusion, we have considered the following factors:

- The age, size, layout, condition, design, and location
- Improvements of the property
- Current market activity

My expectation is that in the current market we would receive offers and negotiate a sale or lease in the following ranges:

Sale: \$750,000 to \$800,000 plus GST

Lease: \$40,000 to \$45,000 per annum plus outgoings plus GST

If you require further information, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "Leo Rizzo", written over a horizontal line.

AP

LEO RIZZO
MANAGING DIRECTOR
0418 924 075

DISCLAIMER

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