

8 April 2021

JCJG Superannuation

Dear Sir Or Madam,

RE: Agent's View of Likely Sales Price – Suites 2.17, 2.18 and Storeroom Lots 101 & Lot 36, 32 Delhi Road, Macquarie Park as at June 30, 2020.

Further to your request for our opinion of likely sales price for your properties at 32 Delhi Road, Macquarie Park we are pleased to provide you with the following information. Please note however that this letter is not a valuation and is for your personal interest only. The information within this letter must not be relied upon for any purpose, and Glass Property Consultants does not guarantee its accuracy in any way.

Based on our recent work in the building we believe that a realistic estimate as to likely potential sale price for each of the properties is as follows:

| Property | Category | Size | Likely sale price |
|---------------------|----------|---------------|--------------------|
| Suite 2.17 (lot 38) | Office | 26m2 internal | \$220,000.00 |
| Suite 2.18 (Lot 39) | Office | 49m2 internal | \$415,000.00 |
| Lot 101 | Storage | 7m2 internal | \$21,000.00 |
| Lot 36 | Storage | 22m2 internal | <u>\$66,000.00</u> |
| | | | \$722,000.00 |

Appraisal say \$690,000 to \$750,000
+ GST if applicable

We trust that this information will be of interest to you. Please advise if you have any other queries.

Kind Regards,
Glass Property Consultants



Jason Glass
Director

Note the agent writing this appraisal acknowledges that he is a Director of JCJG Superannuation and has an interest in these properties.

Glass Property Consultants Pty Ltd

Suite 2.18, Delhi Corporate, 32 Delhi Road, NORTH RYDE NSW 2113

T: (02) 9418 6555 F: (02) 9420 0896 www.glassproperty.com.au