

B,

LJ Hooker

24 May 2017

Ray Tonellato
Po Box 755
North Adelaide SA 5006

Dear Ray,

Thank you for the invitation to appraise the properties situated at 1198, 1252 & 1254 South Road Clovelly Park SA 5042.

The properties are located on south road zoned Commercial. They are mixed amongst other retail services.

We are of the opinion the properties on the current market could achieve a price of:

1198 South Road Clovelly Park	\$530,000 - \$550,000	- 540,000
1252 South Road Clovelly Park	\$400,000 - \$420,000	410,000
1254 South Road Clovelly Park	\$450,000 - \$470,000	460,000

We trust this report meets with your approval. Should you require any further clarification on any topic, we would be happy to discuss them.

Kind Regards,



Ralph Pacillo

Principal

LJ Hooker – Flinders Park

Mob.0433 117 801

1198 - 540,000

1252 + 1254 = 870,000

- 14185 depreciable
items

855,815

APPRAISAL REPORT FOR:

SOUTH ROAD CLOVELLY PARK

CONSULTANT: Ralph Pacillo
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AGENT: LJ Hooker - Flinders Park
 240 Grange Road,
 FLINDERS PARK SA 5025
Phone 08) 8352 1155
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Email: rpacillo.flinderspark@ljh.com.au

DATE: 24 May 2017



- * * Winner of 1999 Small Business Awards - Real Estate Division * *
- * * Winner of 2000 Small Business Awards - Real Estate Division * *
- * * Finalist of 2001 Small Business Awards - Real Estate Division * *
- * * Finalist of 2002 Small Business Awards - Real Estate Division * *
- * * Finalist of 2005 Real Estate Institute of SA Excellence Award * *
- * * Winner of 2005 Small Business Awards - Real Estate Division * *