

Wednesday, 12 April 2023

Karala Pty Ltd ATF The Trustee of the Tonini Super Fund
Attn: Lillian Tonini
115/11 Spurway Drive
NORWEST NSW 2153
E: l.tonini@bigpond.com

Dear Lillian,

RE: SALES APPRAISAL
PREMISES: 29 PADSTOW PARADE, PADSTOW NSW 2211

We write to confirm that we recently assessed the sale market for the subject property.

THE PROPERTY

| | |
|----------------------|------------------------------|
| Property Type: | Retail Shop |
| Total Building Area: | 280 m ² (Approx.) |
| Land Area: | 235 m ² (Approx.) |

It is our opinion that if this property were available for sale on today's market, an achievable sale price would be in the vicinity of **\$1,400,000.00 - \$1,500,000.00.**

If you have any questions in relation to this appraisal, please feel free to contact the undersigned.

Yours Faithfully,



Mitchell Owen
Sales & Leasing Manager
Email: mitchello@commerical.net.au
Mob: 0401 451 889

PS: This is not a valuation and cannot be relied upon as a valuation.