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Real Estate Agents and Auctioneers

CNR. ARCHER AND DENISON STREETS, ROCKHAMPTON, QLD. 4700

17 January 2023

Bresso Pty. Ltd.
PO Box 1611
ROCKHAMPTON. QLD. 4700

Dear Directors

RE: 79 Bolsover Street, Rockhampton City. Qld. 4700

We confirm that the above commercial building is known to this office and provides quality ground floor office accommodation located between the Bruce Highway and the City Centre on busy Bolsover Street.

The property is let as two separate tenancies:

Tenancy A with a large frontage to Bolsover Street has a floor area of 278m²

Tenancy B with a smaller frontage to Bolsover Street has a floor area of 253m²

The building also has breezeway between the two tenancies and limited off street car parking.

The property is situated on a 1002m² allotment described as Lot 1 and Lot 2 on RP602240 as has a statutory unimproved land value of \$305,000.00.

With the existing leases in place it is our opinion that the sum of \$1, 324,000.00 would represent a realistic selling price for this property.

Disclaimer

"This estimate of sale price has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure we stress that it is an estimate only and it is not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the estimate or any part thereof be incorrect or incomplete in any way".

Yours faithfully,

Kas Woch
Kas Woch Real Estate
(Real Estate Licence 1401832)