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July 25th 2019

Hope Investment Unit Trust
c/- Fallons Road
IONA VIC 3815

Dear Brian,

RE: OPINION OF CURRENT MARKET VALUE
PPTY: 365 BENNETTS ROAD, CATANI 3981

As discussed, I write to express an Opinion of Current Market Value for the
aforementioned property.

A 200 acre (or 81 hectare) farm that comprises of 3 Titles, namely 2 x 80 acre
allotments and 1 x 40 acre allotment, currently used for production of
potatoes. It is enhanced by a 30 mega litre dam.

It also boasts a tired weatherboard residence that comprises of two to three
bedrooms, lounge and kitchen.

Based upon past comparative sales, the property would appeal to purchasers
in the range of **\$2,700,000 - \$2,800,000.**

Should you have any queries please contact me.

Yours Faithfully,

Todd McKenna
Licensed Estate Agent
0418 391 182

Average Price
\$ 2,750,000 - 00

Unit Price
\$ 2 = 53