

Attn: Kim Taylor
0439 816 156

03 June 2020

Dear Kim,

RE: A22/1 Campbell Parade, Manly Vale

This letter is to advise you of my opinion on the current market conditions regarding the sale and lease of A22/1 Campbell Parade, Manly Vale. We have taken a lot of care in providing sound advice regarding the potential price of the property. In doing so, many factors have been considered, such as:

- *Size and use of the property*
- *Strengths & weaknesses of the property*
- *Recent comparative sales & leases*
- *Demand for similar properties*
- *Economic conditions in the market*
- *Competing properties on the market*

Our opinion of a current market sale & lease price is as follows:

Sale \$450,000 - \$470,000 + GST as Vacant Possession
Lease \$23,000 Gross + GST per annum

This is an opinion only and if you wish to get a formal valuation, I can arrange a valuer with local expertise in commercial property who would be pleased to accept your instruction.

I would like to thank you for the opportunity to present you with this brief market appraisal and look forward to discussing this matter with you further.

Best,



Paul Cunningham
Sales and Leasing Agent (J.P.)
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