

26 November 2019

Alan & John Richmond
JC Richmond Superannuation Pty Ltd and AM Richmond
Superannuation Pty Ltd
15 Precision Drive
Molendinar, Qld, 4214

Dear Alan & John,

RE: 15 Precision Drive, Molendinar, Queensland, 4214

Following our recent conversation, Chesterton International is pleased to provide for your consideration our recommendations on the current market value of 15 Precision Drive, Molendinar, Queensland, 4214

We believe that in the current market stand alone warehouse/offices in this location sell between \$1,500 and \$1,800 per sqm depending on age of building. Also occupied properties sell with a yield around the 6.5 to 7%.

With current rental of \$52,958 at 6.5 % is \$814,738. A per sqm basis of \$1,600 relates to \$846,400 so I have adopted \$835,000 as a current market appraisal.

Trust this meets with your approval.

Yours faithfully
CHESTERTON INTERNATIONAL (QLD) PTY LTD



Warren Jopson
Senior Negotiator