

27 April 2021

Craig Ross
CA Ross & GC Ross as trustees for the Ross Superannuation Fund
3 Stoneleigh Street
Coorparoo Qld 4151

RE: Appraisal of 13, 27 Selhurst Street, Coopers Plains being Lot 7 on BUP 105623

Further to your instructions we are pleased to be given the opportunity to appraise your above located property. The building is of tilt panel construction with good road exposure.

We understand from the information you have supplied, the building is approximately 512sqm of Gross Floor Area consisting of the following:

Warehouse:	393sqm
Office:	93sqm
<u>Mezzanine:</u>	<u>56sqm</u>
Gross Floor Area:	512sqm

Accordingly, based on other similar sales in the area, it is our opinion the likely sale price vacant possession is as follows:

As at 27 April 2021: \$790,000 plus GST (if applicable)

Please note this is not an official valuation but merely an expression of our opinion. However, in the event you require a formal valuation we would be pleased to arrange a quotation from Registered Valuers.

In the event that the information provided to us proves to be inaccurate, we reserve the right to alter our opinion.

In the meantime please feel free to contact me if I can be of any further assistance.

Kind Regards



Wayne Newberry
Associate Director

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