

8<sup>th</sup> June 2023

Tom Cyriac Joseph and Sarah Judith Joseph as trustees for the Joseph family Superannuation Fund  
PO Box 490  
Biggera Waters Qld 4216

Dear Sir/madam,

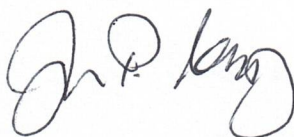
**RE: Shop 3/465 Oxley Drive Runaway Bay Qld 4216.**

I have inspected the above mentioned strata titled shop being Lot 5 on SP 148318.

This strategically located strata titled shop is a fully operational dental clinic with a current net annual income value of \$80,000.00.

Based upon the income, strength of this strata titled complex and condition of the site improvements I consider the present day value of this lot to be **\$880,000.00 (Eight hundred and eighty thousand dollars)**

Sincerely yours,



John Corby  
Corporate licence holder 4051842