

31/08/2023

Pace Nominees (NSW) Pty Ltd
ATF Joseph & Agnes Pace Superannuation Fund
92 Factory Road
Regentville NSW 2750

Dear Joseph,

MARKET OPINION: LOT 12 - 55 YORK RD, SOUTH PENRITH

We have pleasure in providing a market appraisal on the above property as of today's date

Quality street facing showroom with ample visible parking on site. Main Road location amongst national traders with easy access to Penrith CBD and the M4 Motorway

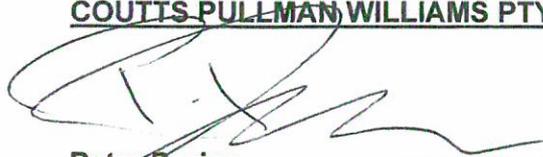
Title: Lot 12 in Strata Plan 70306
Zoning: B (5) Business Development – Penrith City Council
Strata Area: 101 sqm + 2 allocated parking spaces on title
Tenancy: Dolce Mia Patisserie in occupation since 2016
Rental: \$35,020.00 pa + GST

Our opinion on the market sale falls within the range of **\$550,000 - \$570,000** on a going concern basis.

This opinion should not be construed as a valuation and is given on the basis it will not be relied upon for any other purpose.

Yours faithfully,

COUTTS PULLMAN WILLIAMS PTY LIMITED



Peter Pazios
Associate Director

31/08/2023

Pace Nominees (NSW) Pty Ltd
ATF Joseph & Agnes Pace Superannuation Fund
92 Factory Road
Regentville NSW 2750

Dear Joseph,

MARKET OPINION: LOT 14 - 83 COX AVENUE, KINGSWOOD

We have pleasure in providing a market appraisal on the above property as of today's date.

Older style factory complex with two street frontages. Full brick & Block construction of circa 1980's. The factory has 5.2m clearance with a single roller door access. Basic amenities and office area

Title: Lot 14 in Strata Plan 62672
Zoning: IN 1 Industrial – Penrith City Council
Strata Area: 221 sqm + 3 allocated parking spaces on title
Tenancy: Iconic Concreting Service
Rental: Monthly tenancy paying \$37,000.00 + GST

Our opinion on the market sale falls within the range of **\$640,000 - \$660,000** on a going concern basis.

This opinion should not be construed as a valuation and is given on the basis it will not be relied upon for any other purpose.

Yours faithfully,

COUTTS PULLMAN WILLIAMS PTY LIMITED

A handwritten signature in black ink, appearing to read "Peter Pazios". The signature is stylized and includes a long horizontal flourish extending to the right.

Peter Pazios
Associate Director