

01 June 2017



Mrs G Piovesan
80 Valetta Road
KIDMAN PARK SA 5025

240 Grange Road
Flinders Park SA 5025

t 08 8352 1155
f 08 8352 1233
e flinderspark@ljh.com.au

Dear Graziella,

RE: 1-5/109 Ledger Road, BEVERLEY

Thank you for the invitation to appraise your property at 1-5/109 Ledger Road Beverley.

You can rest assured that when you appoint LJHooker - Flinders Park as your Agents, the full spectrum of our professional services will be at your disposal to promote the property successfully.

As award-winning Real Estate Agents, the team at LJHooker - Flinders Park prides itself on its high standards of diligence, honesty and commitment. This places you in the best possible position to receive outstanding professional advice and service.

The property is made up of 5 Warehouses, Mixed construction materials of Besser Block and Iron sheets with high clearance.

Taking into consideration the current climate of the market and the current condition of the property it should achieve a sale price of \$1,700,000 to \$1,750,000.

Kind regards

Ralph Pacillo
Principal
LJHOOKER - FLINDERS PARK

Median Price = \$1,725,000
Split over warehouses based on % of
whole property (%'s per cost base reset 2018)

| | | |
|----------------|---|----------------|
| 1/109 = 14.45% | = | \$ 249,262.50 |
| 2/109 = 14.45% | = | \$ 249,262.50 |
| 3/109 = 22.93% | = | \$ 395,542.50 |
| 4/109 = 30.39% | = | \$ 524,227.50 |
| 5/109 = 17.78% | = | \$ 306,705.00 |
| | = | \$1,725,000.00 |

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Dear Graziella,

RE: Portion of land 109 Ledger Road, BEVERLEY

Thank you for the invitation to appraise your property at 109 Ledger Road Beverley.

You can rest assured that when you appoint LJHooker - Flinders Park as your Agents, the full spectrum of our professional services will be at your disposal to promote the property successfully.

As award-winning Real Estate Agents, the team at LJHooker - Flinders Park prides itself on its high standards of diligence, honesty and commitment. This places you in the best possible position to receive outstanding professional advice and service.

The proposed land will be approximately 1600 sqm of vacant land zoned industrial with services.

Taking into consideration the current climate of the market and the size of the proposed site and the zoning it should achieve a sale price of \$500,000 to \$550,000.

Median Price = \$525,000

add 2019 cost base additions: \$48,682.97
\$573,682.97

Kind regards

A handwritten signature in blue ink, appearing to read 'Ralph Pacillo', written over a horizontal line.

Ralph Pacillo
Principal
LJHOOKER - FLINDERS PARK

flinderspark.ljhooker.com.au

LJ Hooker Flinders Park
ABN 20 630 037 263