

671,408 total units issued at \$1 each

SIXTH SCHEDULE

TRUSTEES: RICTON INVESTMENTS PTY LTD  
ACN; 629 598 992

CERTIFICATE

THIS IS TO CERTIFY THAT:  
ANTONIO LORDI & FAUSTINA LORDI AS TRUSTEE FOR LORDI FAMILY SUPER  
FUND ABN 83 514 896 564

is/are unit holder(s) of the Units shown on the following  
Schedule subject to and with the benefit of the terms and  
conditions of the Trust Deed described hereunder.

SCHEDULE

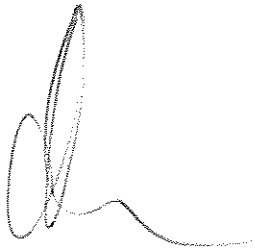

Date of Issue	Certificate No.	Number of Units Words and figures
31/10/2018	6	334,825 ORDINARY \$1.00 UNITS

This certificate is issued by "THE RICTON UNIT TRUST"

the Trustee of a Trust Deed made the 31st day of October, 2018  
between ALFIO ROMANO

as Settlor and RICTON INVESTMENTS PTY LTD ACN; 629 598 992

as Trustee.  
Executed by  
RICTON INVESTMENTS PTY LTD  
ACN; 629 598 992

  
\_\_\_\_\_  
The Director- Antonjo Lordi  
  
\_\_\_\_\_  
The Director- Ricardo Chiarelli

Payment in full for units is hereby acknowledged.

## FOURTH SCHEDULE

TRUSTEES: RICTON INVESTMENTS PTY LTD  
ACN; 629 598 992

### CERTIFICATE

THIS IS TO CERTIFY THAT:  
ANTONIO LORDI & FAUSTINA LORDI AS TRUSTEE FOR LORDI FAMILY SUPER  
FUND ABN 83 514 896 564

is/are unit holder(s) of the Units shown on the following

Schedule subject to and with the benefit of the terms and  
conditions of the Trust Deed described hereunder.

### SCHEDULE

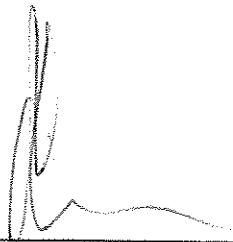

Date of Issue	Certificate No.	Number of Units Words and figures
31/10/2018	4	879 ORDINARY \$1.00 UNITS

This certificate is issued by "THE RICTON UNIT TRUST"

the Trustee of a Trust Deed made the 31st day of October, 2018  
between ALFIO ROMANO

as Settlor and RICTON INVESTMENTS PTY LTD ACN; 629 598 992

as Trustee.  
Executed by  
RICTON INVESTMENTS PTY LTD  
ACN; 629 598 992

  
The Director- Antonio Lordi  
  
The Director- Ricardo Chiarelli

Payment in full for units is hereby acknowledged.

### THIRD SCHEDULE

TRUSTEES: RICTON INVESTMENTS PTY LTD  
ACN; 629 598 992

#### CERTIFICATE

THIS IS TO CERTIFY THAT:  
BELLA VISTA SMSF PTY LTD ACN; 627 970 816 as Trustee for BELLA VISTA SUPER  
FUND

is/are unit holder(s) of the Units shown on the following

Schedule subject to and with the benefit of the terms and

conditions of the Trust Deed described hereunder.

#### SCHEDULE

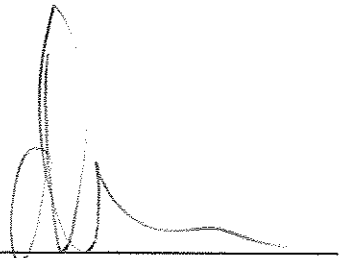

Date of Issue	Certificate No.	Number of Units Words and figures
31/10/2018	3	879 ORDINARY \$1.00 UNITS

This certificate is issued by "THE RICTON UNIT TRUST"

the Trustee of a Trust Deed made the 31st day of October , 2018  
between ALFIO ROMANO

as Settlor and RICTON INVESTMENTS PTY LTD ACN; 629 598 992

as Trustee.  
Executed by  
RICTON INVESTMENTS PTY LTD  
ACN; 629 598 992

  
The Director- Antonio Lordi  
  
The Director- Ricardo Chiarelli

Payment in full for units is hereby acknowledged.

## FIFTH SCHEDULE

TRUSTEES: RICTON INVESTMENTS PTY LTD

ACN; 629 598 992

### CERTIFICATE

THIS IS TO CERTIFY THAT:

BELLA VISTA SMSF PTY LTD ACN; 627 970 816 as Trustee for BELLA VISTA SUPER FUND

is/are unit holder(s) of the Units shown on the following

Schedule subject to and with the benefit of the terms and

conditions of the Trust Deed described hereunder.

### SCHEDULE

Date of Issue	Certificate No.	Number of Units Words and figures
31/10/2018	5	334825 ORDINARY \$1.00 UNITS

This certificate is issued by "THE RICTON UNIT TRUST"

the Trustee of a Trust Deed made the 31st day of October, 2018  
between ALFIO ROMANO

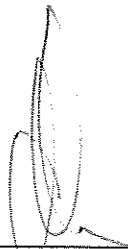
as Settlor and RICTON INVESTMENTS PTY LTD ACN; 629 598 992

as Trustee.

Executed by

RICTON INVESTMENTS PTY LTD

ACN; 629 598 992

  
The Director- Antonio Lordi

  
The Director- Ricardo Chiarelli

Payment in full for units is hereby acknowledged.

27 October 2021

Mr Tony Lordi  
Ricton Investments Pty Ltd TTE  
6/84 Newmarket Road  
WINDSOR Q 4030

Dear Tony

**RE: Market Appraisal – Unit 6/84 Newmarket Road, Windsor Q 4030 (L6 BUP7174)**

Thank you for the opportunity of providing our opinion as to a realistic rental range and sale price for the property at the above-mentioned address.

The subject property is positioned within a well-appointed complex of six units on busy Newmarket Road. Unit 6 is a premium unit with a high quality fit out and provides approximately 330sqm of office/warehouse over 2 levels. The property provides exclusive onsite parking for four cars and is situated on the corner of the complex where there is ability to park more in tandem.

Properties providing a direct comparison with the immediate precinct are extremely rare; however, it is our professional opinion that if the property was offered for sale in the current market with vacant possession it would be sold for a range between \$3,200 - \$3,400 per sqm. This would equate to a sale price of \$1,050,000 - \$1,120,000. A higher sale price may be achievable if the property were taken to market via a coordinated marketing campaign. **Average \$1,085,000** ✓

Based on our experience within the area it is our opinion that current achievable rental rates would be approximately \$200-\$225 per sqm net + outgoings + GST. Given the property is approximately 330sqm an achievable annual rental would be approximately \$66,000 - \$74,000 net + outgoings + GST.

The above comments are based on our considerable experience as commercial real estate agents and is an opinion only that is not to be used for any other purpose other than the private advice of the Addressee. We accept no responsibility whatsoever for any errors or omissions contained herein.

If you have any questions or would like some further information, please don't hesitate to call or email me.

**Kind Regards**  
**Raine & Horne Commercial Brisbane North**



**Trent Bruce**  
**Managing Director**  
0423 591 528  
[tbruce@rhcommercial.com](mailto:tbruce@rhcommercial.com)

**Raine & Horne Commercial Brisbane North**

337 Gympie Road, Kedron Q 4031 | PO Box 166, Kedron Q 4031 T: 07 3352 8900 F: 07 3352 8999 E: [info@rhcommercial.com](mailto:info@rhcommercial.com) W: [www.rhcommercial.com](http://www.rhcommercial.com)  
THIS BUSINESS IS INDEPENDENTLY OWNED AND OPERATED BY THE PROPRIETOR TONEONE PTY LTD ABN 46 088 014 199 & TONETWO PTY LTD ABN 99 125 932 578

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 41622837

Search Date: 08/07/2022 13:38

Title Reference: 16866027

Date Created: 03/02/1986

Previous Title: 16489158

REGISTERED OWNER

Dealing No: 719213688 16/01/2019

**RICTON INVESTMENTS PTY LTD A.C.N. 629 598 992** ✓

TRUSTEE

UNDER INSTRUMENT 719213688

ESTATE AND LAND

Estate in Fee Simple

LOT 6 BUILDING UNIT PLAN 7174  
Local Government: BRISBANE CITY  
COMMUNITY MANAGEMENT STATEMENT 8063

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 19555222 (ALLOT 18)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

\*\* End of Current Title Search \*\*

COPYRIGHT QUEENSLAND TITLES REGISTRY PTY LTD [2022]

Requested By: D-ENQ GLOBALX