

Wednesday 1st February 2023

REDMAN SUPER PROPERTIES PTY LTD
C/- 2 Devlan Street
Mansfield QLD 4122

via: trent@theprestigegroup.com.au & peter@fireandsafety.com.au

Re: Appraisal for 1/7-9 Hinde Street, Ashmore

Dear Peter

We've been asked to provide an estimate of the price, should the property be placed on the market for sale or lease in today's current market.

I take the opportunity of confirming that it is our opinion that the above property, should it be placed on today's market, would achieve a potential sale and lease price range of:

295m2

<p>\$885,000 - \$1,000,000 + GST <i>vacant possession</i></p>	<p>Use \$885,000</p>	✓
<p>\$59,000 - \$64,900pa + GST</p>		

With the use of our database and all the resources, we believe the above figure is achievable. Please note that this is not a formal valuation but an opinion as to what the current market potential for the above property may be at present. We are not qualified or formal valuers and would suggest that a proper valuation be obtained to verify its true market value. Our estimate has been based on opinion and research into similar leases that have occurred; however, no liability as to the accuracy of our estimate will be taken and you would need to research further for a more formal valuation.

If you have any questions or concerns, please do not hesitate to contact me at any time on 0420 208 891.

Kind Regards,



LISA DUNNE
Sales & Leasing Consultant

CURRENT TITLE SEARCH
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 44952049
Search Date: 05/07/2023 09:12

Title Reference: 50242552
Date Created: 10/11/1998

Previous Title: 50237880

REGISTERED OWNER

Dealing No: 717352068 29/06/2016

LRBA
Trust for Bare Trust

REDMAN SUPER PROPERTIES PTY LTD A.C.N. 135 738 573
TRUSTEE
UNDER INSTRUMENT 717352068
ESTATE AND LAND
Estate in Fee Simple
LOT 1 SURVEY PLAN 110529
Local Government: GOLD COAST
COMMUNITY MANAGEMENT STATEMENT 26254

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10885100 (POR 9V)
2. MORTGAGE No 717352069 29/06/2016 at 11:10
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX