

18/05/2021

Mascot Foundry (Sales) Pty Ltd  
Mr Bryan Taylor  
PO Box 199  
Hunters Hill NSW 2110

Via Email – [bt@mascoteng.com.au](mailto:bt@mascoteng.com.au)

Dear Bryan,

**Market Appraisal for 22 Tarlington Place, Smithfield NSW 2164**

We thank you for your instructions to provide an opinion of value in relation to the above asset held within the Mascot Foundry (Sales) Pty Ltd ATF Mascot Superannuation Fund entity.

Please find our summarised description of the asset followed by our opinion of value below;

**22 Tarlington Place, Smithfield NSW 2164**

Located at the end of the cul-de-sac of Tarlington Place providing quick access to the Great Western Highway and the M4 Motorway.

Well presented freestanding industrial warehouse/office facility provides access via three (3) container size roller shutter doors.

Warehouse offers an internal clearance of 5.98m to 6.81m (approx) and is serviced by a single five (5) tonne overhead crane. Office accommodation is partitioned, carpeted and air-conditioned.

High power supply on site suitable for manufacturing. On-site parking for 19 cars.

In the event this asset was to be offered to the market, we believe its sale value would be in the order of \$3,500psm / **\$3,584,000 ex GST** or there about.

We have based our numbers in accordance with the following building areas;

Office:	312.00 sqm
Warehouse:	712.00 sqm
Total:	1,024.00 sqm Approx.
Site Area:	2,107.00sqm

Should these figures be inaccurate, please advise LJ Hooker Commercial and we will revise our opinion accordingly.

Thank you and regards,



Marcel Elias  
DIRECTOR