

11 May 2020

Mr Bryan Taylor  
Mascot Foundry (Sales) Pty Ltd Trustee for Mascot  
Superannuation Fund  
PO Box 199  
HUNTERS HILL NSW 2110

Dear Bryan

**Appraisal – Unit 16, 82 Reserve Road, Artarmon**

We are pleased to provide an appraisal for Unit 16 at 82 Reserve Road, Artarmon.

The Artarmon industrial area is centrally located within the growth corridor of the North Shore with easy access to the M2 / M7 / Lane Cove Tunnel and Gore Hill freeway.

The property is located opposite the recently updated Home Base Centre with Bunnings and new Hospital precinct nearby.

Unit 16 is on the top level of a three-level development which consists of 17 units. The property is approximately 388m<sup>2</sup> consisting of a 338 m<sup>2</sup> warehouse and 50m<sup>2</sup> Office plus five (5) car spaces.

Based on recent sales in the Artarmon area, we believe a sale price between \$1.94 million - \$1.95 million could be achieved.

Note – the above advice is indicative only and should in no way be construed as a formal valuation. A financier or other third parties should not rely on this letter. This appraisal is to be used as a general guide only.

Please contact the writer on 0414 787999 should you have any queries regarding the above.

Yours sincerely,  
**Kennedy Learmont Pty Ltd**

A handwritten signature in blue ink that reads "K. Kennedy".

Karen Kennedy  
Director