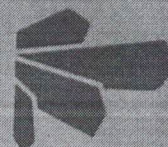


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76 Main Street (PO Box 1535)

ATHERTON QLD 4883

Ph: (07) 4091 6246

Fax: (07) 4091 7197

mainstrealestate@bigpond.com

www.mainstrealestate.com.au

18 June 2021

R & J Scott
PO Box 587
Atherton Q 4883

Re: Request of Market Appraisal – 32 Eclipse Dr Atherton Q 4883.

This estimate is given pursuant to the request by, the requesting party: Mr & Mrs Scott.

This estimate is subject to conditions and warranties contained in the attached Request of Market Appraisal.

Under current market conditions I estimate an appraisal figure of approximately **\$475,000**.

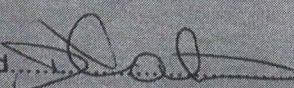
Comparable Sales Information/Comments

The information and material facts upon which I base this estimate are shown below.

41 Albrecht St Atherton – SOLD October 2020 - \$310,000 – 1000sqm Allotment – Inferior To Subject Property

49 Eclipse Dr Atherton – SOLD July 2020 - \$295,000 – 800sqm Allotment – Inferior To Subject Property

14 Eclipse Dr Atherton – SOLD August 2019 - \$390,000 – 892sqm Allotment – Comparable Construction – Smaller Improvements

Signed..........Daimin Kochi

DISCLAIMER

This estimate has been prepared solely for the information of the requesting party only. It is not intended to be used by any 3rd party. This estimate as to the value of the property is an opinion only given in good faith and based on experience of the market and comparable sales. We are not licensed valuers. The Real Estate Agent, their directors, employees and agents do not give any warranty as to the accuracy of the estimate, nor do they accept any responsibility arising in any way, including negligence, from the estimate. They do not accept any liability for any loss or damage, however caused, as a result of any party relying on the estimate on the estimate in whole or in part. If you intend to rely on this estimate, you should satisfy yourself as to its correctness and obtain an independent opinion.

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18 June 2021

R & J Scott
PO Box 587
Atherton Q 4883

Re: Request of Market Rental Appraisal – 32 Eclipse Dr Atherton Q 4883.

This estimate is given pursuant to the request by, the requesting party: Mr & Mrs Scott.

This estimate is subject to conditions and warranties contained in the attached Request of Market Appraisal.

Under current market conditions I estimate an appraisal figure of approximately **\$25,000 - \$29,000**.

Comparable Sales Information/Comments

The information and material facts upon which I base this estimate are on research done on average lease rates for industrial sheds on a per sqm per annum basis.

Signed: .....Daimin Kochi

DISCLAIMER

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LEASE AGREEMENT

LESSOR DETAILS

Name/Trading Name ROBANDJULE SUPERANNUATION FUND
Address PO BOX 587
ATHERTON QLD 4883
Mobile 0419154519
Email robandjule11@bigpond.com

LESSEE DETAILS

Name/Trading Name FITTING INTERIORS
Address PO BOX 173
KAIRI QLD 4872
Mobile 0407658832
Phone 07 40917844
Email fitting.interiors@bigpond.com

ADDRESS OF RENTAL PREMISES

32 Eclipse Drive, Atherton, QLD, 4883

TERM OF AGREEMENT IS PERIODIC

RENT

1st of July 2020 to 30th June 2021 per month
JULY → OCTOBER = 4 mths @ \$2,000 = \$8,000.00
NOVEMBER → JUNE = 8 mths @ \$3,500 = \$28,000.00 = \$36,000.00

LESSOR

Name..... ROBERT SCOTT
Signature..... R Scott

LESSEE

Name..... CHERRY LEINSTER
Signature..... CHERRY