

Tuesday 22nd March 2016

Alexkat Pty Ltd (TTE)
50709/35 Harbour Road
Hamilton QLD 4007

Attn: Alexkat Pty Ltd (TTE),

RE: Appraisal 50709/35 Harbour Rd, Hamilton

I have conducted an analysis in the area for properties with comparable attributes to yours.

A realistic and obtainable valuation of apartment 709 in the proximity complex in Portside when well marketed to create competition between buyers would be between \$295,000 - \$325,000. This figure is based on recent sales of properties comparable to yours, anticipated interest generated from a full marketing campaign, and my understanding of the current market.

IT SHOULD BE NOTED THAT:

1. This appraisal is an opinion only of the value of the property as at the date the appraisal is made.
2. This appraisal is not a sworn valuation nor can it be relied on as such.
3. This appraisal of value is only an indication of market value, which can only be determined by the amount a willing purchaser is actually prepared to pay for the property.
4. The accuracy of any information obtained from a third party and used in preparation of the appraisal of value cannot be guaranteed.
5. There are a number of imponderable and variable facts and matters which can affect the accuracy of the appraisal of value given including, but not limited to the following:
 - a) interest rates;
 - b) changes in zoning and planning classifications;
 - c) changes in Government policy and legislation;
 - d) general state of the economy;
 - e) local market fluctuations;
 - f) amount of exposure of the property by advertising and inspection;
 - g) changes to amenities in the area;
 - h) changes to the property itself or neighbouring properties.
6. This appraisal has been prepared solely for the information of the vendor and no responsibility is accepted should the appraisal or any part thereof be incorrect or incomplete in any way.

Yours sincerely,

Oliver J. Jonker
Sale & Marketing Consultant
Ray White Ascot