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9th June 2020

NICKOLAS DE MARCO  
OLGA DE MARCO  
19 Gerry Street  
Stafford Heights, QLD, 4053

Dear Nick

**RE: Market Appraisal – 69 Bristol Road, Kedron**

JLL appreciate the opportunity to provide our estimated sales realisation for 69 Bristol Road, Kedron.

**Property Description**

The subject property is positioned on Bristol Road approximately 11 kilometers north of the Brisbane CBD. The site benefits from excellent access to larger infrastructure networks including Gympie Road and the Bruce Highway.

69 Bristol Road, Kedron comprises a total of 714sqm of GFA situated on a regular shaped 810sqm allotment. The building is split up into first floor office, ground floor showroom and warehouse. The first floor office accommodation is fully partitioned including multiple private offices, boardroom and open plan area. The property further benefits from ground floor showroom area and high bay, clear span warehouse with a bonus 70sqm mezzanine level.

**Market Appraisal – Realisable Value**

Taking into consideration recent vacant possession transactions for comparable properties, it is our opinion the subject property would sell between \$1,000,000 - \$1,050,000 + GST

**Conclusion**

We appreciate the opportunity to provide you with this brief market appraisal and trust that the information is of assistance.

If you require further details or would like to discuss the appraisal, please contact the undersigned.

Sincerely,  
Regards

A handwritten signature in black ink, appearing to read 'Nick Bandiera', with a long, sweeping underline.

**Nick Bandiera**  
**0421 881 093**  
**Senior Executive, Industrial**