

19TH October 2004

Mr Tony Vippond
Wholesale Property Brokers
270 Auburn Road
Hawthorn Vic 3122

Dear Tony

Re: Riviera 69-73 River Street Richmond

Thank you again for the opportunity to advise you on the current market rental of the above property. Taking into account the current market conditions and the direct comparison of similar properties leased in the immediate area, I feel the property should be in the vicinity of :

UNITS A7,A9,A10 \$375 PW

UNITS B2,B3,B4,B5,B6,B8,B9,B10,B14,B19,B20,B21 \$390 PW

UNIT B15 \$420 PW

UNIT B16 \$440 PW

UNITS B49,B50,B63,B116 \$400 PW

UNIT B67 \$425 PW

UNIT B104 \$410 PW

UNIT B113 \$440 PW

UNITS B117,B121 \$420 PW

UNITS B125,B57 \$500 PW

Suite 2/191 Riversdale Road Hawthorn Vic 3122

Ph: (03) 9819 0299 Fax: (03) 9819 0755 Email: info@centralproperty.com.au www.centralproperty.com.au

This market appraisal is for the use of the party to whom it is addressed and no other purpose. Every care has been taken at arriving at a figure but we stress this is an opinion only and cannot be taken as a sworn valuation.

If you require any further assistance please contact the undersigned on 9819 0299.

Yours sincerely

A handwritten signature in black ink, appearing to be 'SH', written in a cursive style.

Simon Harrold
Director

