

Sale Prices 12 Cecil Rd , Hornsby NSW 2077

As at 1st April 2007

All Rents & Sales Prices Stated are Plus Gst & Plus Outgoings on Leases

Level 2 Block A	Lease Prices	Sales Prices	Sq M	Gst	All prices Inclusive of Gst	Car Park No's.
Unit No	Lease Price		Total Sq m		Sale Prices	Sold
Unit 1	\$ SOLD P A	\$ SOLD.00	343.34	\$ SOLD.00	\$ SOLD .00	3 SOLD
Unit 2	SOLD	\$ SOLD	119.40		\$ SOLD .00	1 SOLD
Unit 3	SOLD	\$ SOLD.00	119.40		\$ SOLD .00	1 SOLD
Unit 4	SOLD	\$ SOLD	133.00		\$ SOLD .00	1 SOLD
Unit 5	SOLD	\$ SOLD	133.00		\$ SOLD .00	1 SOLD
Level 1 Block A						
Unit 6	\$ 72,500 P A	\$ 975,000.00	500.00	\$ 97,500.00	\$ 1,072,500.00	5
Unit 7	SOLD	SOLD	548.50		\$ SOLD .00	9 SOLD
Unit 8	\$ 88,600 P A	\$ 1,160,000.00	611.00	\$116,000.00	\$ 1,276,000.00	8
Unit 9		\$ 765,000.00	381.70	\$ 76,500.00	\$ 841,500.00	5 SOLD
Level 2 Block B						
Unit 10	\$	\$ SOLD .00	171.34		\$ SOLD.00	2 SOLD
Unit 11	\$ 28,875 P A	\$ 385,000.00	174.81	\$ 38,500.00	\$ 423,500.00	2
Unit 12	\$	\$ SOLD.00	147.57		\$ SOLD .00	2 SOLD
Unit 13	\$ 29,700 P A	\$ 380,000.00	179.95	\$ 38,000.00	\$ 418,000.00	2
Unit 14	\$	\$ SOLD.00	226.94		\$ SOLD .00	2 SOLD
Total Sq m						
Level 1 BlockB						
Unit 15	\$ SOLD P A	\$ SOLD.00	194.30	\$ SOLD .00	\$ SOLD .00	2 SOLD
Unit 16	\$ 31,600 P A	\$ 426,000.00	212.60	\$ 42,600.00	\$ 468,600.00	2
Unit 17	\$ P A	\$ 384,000.00	187.82	\$ 38,400 .00	\$ 422,400.00	2
Unit 18	\$	\$ SOLD .00	186.00	\$ SOLD .00	\$ SOLD.00	2 SOLD
Level 1 BlockC						
Unit 19	\$	\$ SOLD.00	190.60		\$ SOLD .00	2
Unit 20	\$	\$ SOLD.00	191.82		\$ SOLD .00	2
Unit 21	\$ 30,700 P A	\$ 410,000.00	186.00	\$ 41,000.00	\$ 451,000.00	2
Unit 22	\$ 49,750 P A	\$ 650,000.00	334.00	\$ 65,000.00	\$ 715,000.00	3

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Page 2

As at 1st April 2007

All Rents & Sales Prices Stated are Plus Gst & Plus Outgoings

Level 1 Block C	Lease Prices	Sales Prices	Sq M	Gst	All prices Plus Gst	Car Park No's. for each warehouse.
Unit No	Lease Price		Sq m		Sale Prices	Sold
Unit 23	\$ SOLD PA	\$ SOLD.00	176.00	\$ SOLD.00	\$ SOLD.00	2 SOLD
Unit 24	\$	\$ SOLD.00	148.50		\$ SOLD.00	2 SOLD
Unit 25	\$ 27,100 PA	\$ 375,000.00	165.30	\$ 37,500.00	\$ 412,500.00	2
Level 2 BlockD						
Unit 26	\$ SOLD PA	\$ SOLD .00	144.92	\$ SOLD.00	\$ SOLD.00	1 SOLD
Unit 27	\$	\$ SOLD.00	144.52		\$ SOLD.00	1 SOLD
Unit 28	\$ PA	\$ SOLD.00	194.70	\$.00	\$ SOLD.00	2 SOLD
Unit 29	\$	\$ SOLD.00	136.00		\$ SOLD.00	1 SOLD
Unit 30	\$ 29,800 PA	\$ 396,000.00	180.86	\$ 39,600.00	\$ 435,600.00	2 Leased –for sale
Level 1 BlockD						
Unit 31	\$	\$ 334,000.00	166.62	\$ 33,400.00	\$ 367,400.00	2 SOLD
Unit 32	\$ 25,200 PA	\$ 362,000.00	180.86	\$ 36,200.00	\$ 398,200.00	2 SOLD
Unit 33	\$	\$ SOLD .00	136.00		\$ SOLD .00	2
Unit 34	\$ PA	\$ SOLD.00	195.60	\$.00	\$ SOLD.00	2 SOLD
Level 0						
Unit 35	\$	\$ SOLD .00	178.62	\$ SOLD	\$ SOLD .00	2 SOLD
Unit 36	\$	\$ 302,000.00	166.86	\$ 30,200.00	\$ 332,200.00	2 SOLD
Unit 37	\$	\$ SOLD .00	168.00	\$ SOLD .00	\$ SOLD .00	2 SOLD
Level 1 BlockC						
Unit 38	\$ 35,750 PA	\$ 470,000.00	241.00	\$ 47,000.00	\$ 517,000.00	2 undercover
Unit 39	\$ 20,650 PA	\$ 250,000.00	124.00	\$ 25,000.00	\$ 275,000.00	0 LEASE ONLY
Unit 40	\$ 40,000 PA	\$ 525,000.00	276.00	\$ 52,500.00	\$ 577,500.00	3 undercover

All prices exclude Gst (being 10 %) – Deposit is 10 % of the sale prices

All prices Plus Gst (being 10 %)

Contracts will be issued to your Solicitor's after a minimum Deposit of 1 % of the sale price is paid to the Agent and will be held in trust until exchanged.

Disclaimer:

All details sizes and prices are subject to change without notice – each buyer is advised to make their own enquires and rely on the information provided within the "The Contract of Sale "All care taken to verify the accuracy of the information contained herein .