

Nungarin CEO

From: Mkenedyrealty <mkenedyrealty@bigpond.com>
Sent: Thursday, 4 August 2022 6:22 PM
To: Nungarin CEO
Subject: RE; LOT 5 RAILWAY AVE NUNGARIN WA 6490

Leonard,

Further to our recent conversation regarding the above property.

I wish to offer \$5000,00. As it stands today, including the office Donga, noting the following points of consideration.

- # Existing farm shed needs extensive repair work to the timber (white ant issue)
- # Paint the above shed externally in coloubond blue, or army green;
- # Remove existing older building & tidy up the lot;
- # Remove existing front fence & landscape the front section for street appeal;
- # Install a 3M x 2M street sign onsite, as corporate advertising with-in the boundary line;
- # Potentially cost & install a display home onsite- replacing the old existing building;
- # Use the rear farmshed as a work shop for various workers & Donga construction;
- # Same workers can be used for any future house & land packages in the immediate township location & surrounding area;

This offer is subject to and conditional upon a satisfactory valuation on the subject land & improvements--old & new at the buyers cost, and the annual rates etc by local council.

---- The valuation can be done with-in 45 days of acceptance of this offer;

---- The valuation is at the sole discretion of the buyer to move forward;

----- If the valuation in the buyers opinion is unsatisfactory, then written notice will issued to terminate the offer to purchase as soon as practical;

----- Satisfactory onsite inspection of the farmshed & it being safe & sound to work on;

---- If the offer is accepted & conditions of sale are fully satisfied, then the settlement date can be on or before 31st Oct 2022;

Please contact me if you have any questions;

Kind regards,

Merv Kennedy Projects;

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