LETTER OF OFFER

138 ACACIA AVE

KIRRAWEE NSW 2232

**COMMERCIAL-IN-CONFIDENCE**

Wednesday 23rd Feb 2022

Att: James Nixon Raine & Horne Potts Point Elizabeth Bay

PROPOSED ACQUISITION: 138 Acacia Ave, Kirrawee NSW 2232

The purpose of this letter is to provide an in-principle summary of our proposal between the Landowner (‘the Landowner’) and Westbrook Capital Pty Ltd (‘Westbrook’) to the terms of Sale of Lot 2 DP505157 located at the aforementioned address.

Our offer is in two optional parts, as follows:

* Purchase Price: $1,600,000
* Terms: 12-month Call Option + 4-month extension
* Deposit: 1% Option fee released upon exchange for 12 months. Plus 1% for a further 4 months if extended. (Total 2%)

We look forward to hearing from you.

Best regards,

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Mark McFarlane

**Director**

**Westbrook Capital Pty Ltd**