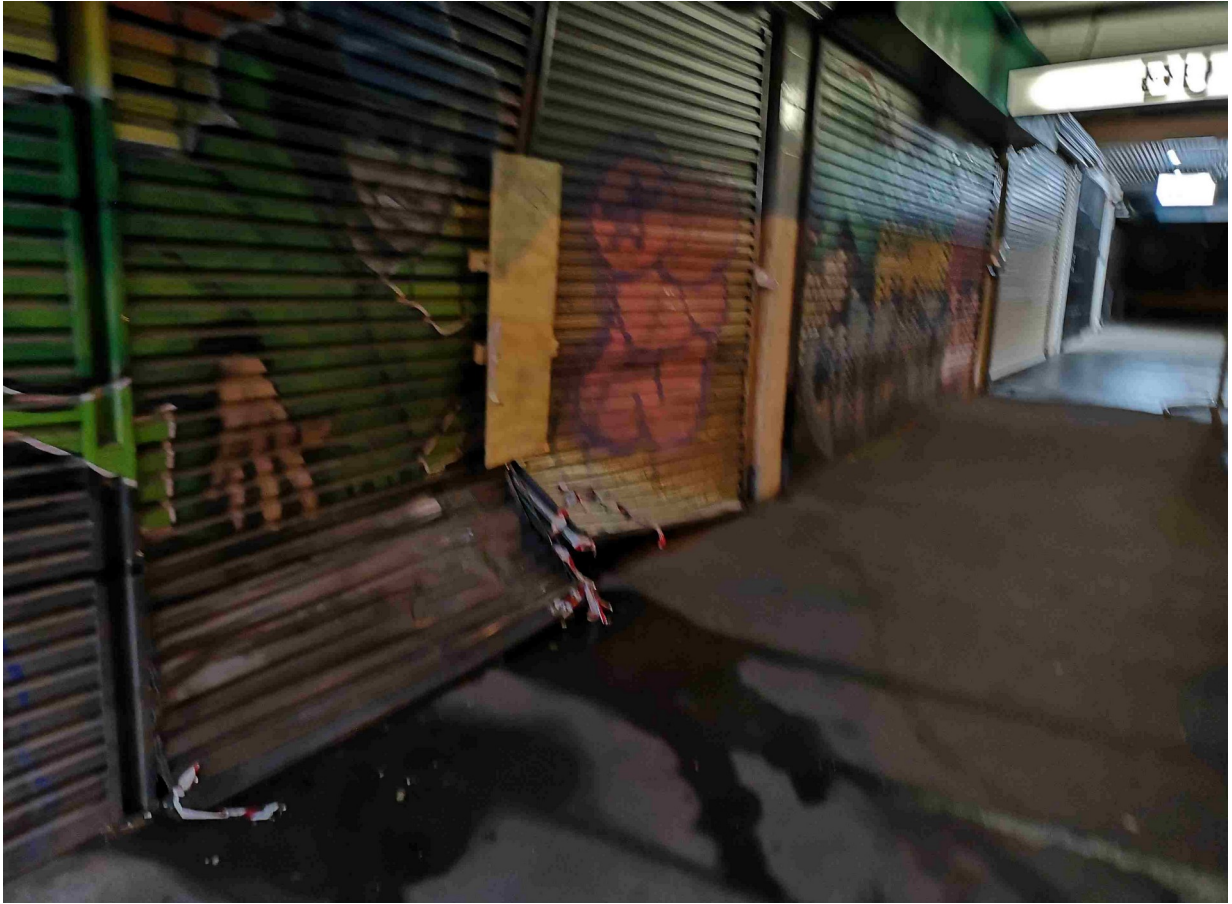


## Exhibit 2

## Location of the Rental Property

- 1). There are a few things that are going against the rental property which impact its saleability where the location plays a part and the quality of the dwelling is another factor.
- 2). When the lease was started in late 2019, the dwelling was located on literally the most crime ridden street in the rough end of the suburb, where it's located two street addresses away from an 18 unit 'Housing Commission' complex.
- 3). Across the road from this 18 unit complex there is another much larger housing commission complex consisting of approximately 66 units, which carries another street address.
- 4). We also found out that the rental property was not leased for an unusually long period, prior to our arrival.
- 5). Throughout the rest of 2019 and into 2020, the police were also called to the 18 and 66 unit residences, one approximately every second day consistently, due to some sort of disturbance or unruly behaviour by the residents of those units.
- 6). Over time from 2021 onwards, the disturbances escalated during the evenings, where we genuinely feared for our safety.
- 6). We were also made aware by long term neighbours that significant drug use was rampant in both housing commission sites.
- 7). As time went on the disturbances escalated to fires, where the fire brigade was now being called in, where we were also made aware that squatters had moved into some units.
- 8). We have obtained information from various sources that the authorities have not taken appropriate action to protect the residents of the units and other residents, and families with children, within the neighbourhood, where over time, three separate fires occurred each one escalating in intensity, where after the third horrific fire, the units were closed down, residents relocated and the 18 unit site demolished, where such a significant criminal activity as arson was not reported by the mainstream media.
- 9). Stabbings, theft and even a homicide have occurred in the vicinity of those housing commission addresses.
- 10). In the first quarter of 2024, when the rental provider's unit was on the market for approx. 18 months, a well publicised fatal shooting occurred in Justin Avenue just 300 meters from the rental premises.
- 11). These are significant factors that dissuade potential purchasers, prior to even seeing the rental property.

## The neighbourhood



View of Justin Ave shops, approx 300m from rental property at time of being put on the market.



Fire at the 18 unit Housing Commission complex, two properties away.





Result of a house fire across the road a few houses away, not inspiring a safe neighbourhood.



A typical view down the road from the rental property near the rear entrance of the 66 unit housing commission complex of a random person loitering or waiting for a drug drop off.





A view of the 66 unit housing commission complex from the front, with the words "No more flats" on the boarded fencing.



A common sight of the fire brigade and police while the rental residence was on the market.





The presentation of the large unit complex, where the boarded up dwelling means the resident is incarcerated where the premises may be broken into by squatters at a later date.

Another aspect of the street is that since there are no speed humps along a few blocks, it is common for motorists to speed or even 'hoon' as shown in the picture below:

