



Real Estate

Elders Real Estate Picton
Suite 8/2 Margaret Street, Picton NSW 2571
PO Box 98, Picton NSW 2571
p | (02) 4677 1958 f | (02) 4677 1901
pictonre@elders.com.au
www.elderspicton.com.au

March 22, 2017

To Whom It May Concern,

NEW MANAGEMENT APPRAISAL – ‘Renee’ Style Of Home In Thirlmere

Thank you for the opportunity to appraise rental property, “Renee” Style Of Home In Thirlmere. In my *opinion* as a Property Manager, The market indicates achievable achievable weekly rent would be between \$480 and \$510 for the 4 bedroom home and between \$315 and \$350 for the 2 bedroom granny flat.

We advise that this appraisal is assessed as at today’s date. Actual rent may vary depending on the supply and demand of tenants and properties at the time of renting.

When appraising the property, we take into consideration the following:

- Comparison with other similar properties
- Features or benefits of the property (i.e. ensuite, fenced yard, double garage, views, proximity to shops, décor, accessibility, modern conveniences; including – dishwasher, dryer, microwave, vacuum maid, etc.)
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply and demand)

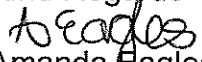
We believe the positive points of the property to be:

- Brand new 4 bedroom home
- Brand new 2 bedroom granny flat
- 2 reverse cycle air conditioners in each dwelling
- Open plan living area
- Modern open plan kitchen with dishwasher
- Covered entertaining area
- Single garage
- Great location in the Thirlmere township.

We pride ourselves on our professional service offered, and believe that all properties should be presented in an ‘A1’ condition to attract an ‘A1’ tenant.

We are very interested in managing the property for you, and look forward to speaking with you shortly.

Kind Regards


Amanda Eagles
Property Manager