

21<sup>st</sup> February, 2017

RE: 'Heartland Estate' Gledswood Hills, NSW

Thank you for the opportunity to appraise this investment property in the abovementioned estate.

The main features of this two story property are:

- \* 4 Good sized bedrooms complete with robes
- \* Modern kitchen with quality stainless steel appliances and stone benchtops
- \* Main family bathroom + ensuite to main bedroom + powder room
- \* Separate lounge room
- \* Spacious alfresco area
- \* Double lock up remote garage
- \* Fully fenced, turfed and landscaped

This plan sets this home apart from others as it has been designed for an investor that appreciates style with practicality.

Our extensive marketing campaign and database of potential tenants allows us the opportunity to tenant properties quickly. We also have the capacity with our office locations to cover all suburbs of Brisbane and greater Brisbane, Ipswich, The Gold Coast, Toowoomba, Townsville, Gladstone, Rockhampton and Mackay in Queensland, Melbourne in Victoria and the Central Coast, Sydney, Hunter Valley and Griffith in New South Wales.

Taking into consideration the current stage of the buy and build, the rental market is prone to change by the time of lock up and completion of this investment property. Therefore, we recommend this opinion of the current market rent per week be re-assessed every 12-13 weeks.

The current market amount after comparison with similar properties is in the vicinity and current rents being achieved would be \$530 - \$580 per week.

Regards,



Salina Kachel – LREA

National Relationship Manager  
New Business - Property Management  
Ray White Investment Management Services

P: 0422 792 612

E: [salina.kachel@raywhite.com](mailto:salina.kachel@raywhite.com)

***Disclaimer:** Whilst every care is taken in the preparation of this document from information and sources we believe to be correct, we do not accept any legal responsibility for any error or omission, which may inadvertently occur. This is an opinion only and not to be taken as a sworn valuation. Whilst all care has been taken to ensure accuracy in the preparation of the contents of this appraisal/opinion, no warranty can be given and any interested parties must therefore rely on their own independent enquiry as well. It needs to also be reviewed by our office every three months to ascertain and ensure it remains current.*

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*Servicing investment clients across Australia for over 18 years*

**[www.rwims.com.au](http://www.rwims.com.au)**

### Ray White (IMS) – Head Office

Unit 12 (1<sup>st</sup> Floor) 3986 Pacific Highway, Loganholme Qld 4129

**W** [rwims.com.au](http://rwims.com.au)

### Ray White (IMS)

1374 Gympie Road  
Aspley Qld 4034

**W** [raywhiteaspley.com.au](http://raywhiteaspley.com.au)

### Ray White (IMS)

Cnr Church & Beams Road  
Taigum Qld 4018

**W** [raywhitetaigum.com.au](http://raywhitetaigum.com.au)

### Ray White Toowoomba Range

1 / 4 Tourist Road East  
Toowoomba QLD 4350

**W** [raywhitetoowoomborange.com.au](http://raywhitetoowoomborange.com.au)

### Ray White Townsville/Living Here

252 Charters Towers Road  
Hermit Park Qld 4812

**W** [livingheretownsville.com.au](http://livingheretownsville.com.au)

### Ray White Macarthur Group

49 Queen Street  
Campbelltown NSW 2560

**W** [raywhitemg.com.au](http://raywhitemg.com.au)

### Ray White Laverton/Point Cook

161 Railway Street  
Laverton VIC 3028

**W** [raywhite.com.au](http://raywhite.com.au)

### Ray White Cranbourne

75/89 High Street  
Cranbourne VIC 3977

**W** [raywhitecranbourne.com.au](http://raywhitecranbourne.com.au)

### Ray White Thompson Partners

6 & 7/64 Wallarah Road  
Gorokan NSW 2263

**W** [raywhitethompsonpartners.com](http://raywhitethompsonpartners.com)

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