

Rental Estimate for Enclave 35-37 Bronte Street, East Perth

East Perth is proving to be a very popular suburb with professionals & companies. It is ideally located close to city, cafes, restaurants, boutiques, public art and pedestrian plazas all within walking distance.

In assessing a rental estimate for Enclave, we have considered a number of factors that are likely to contribute to the popularity of this development, including;

- Roof top common facilities
- Proximity to the Perth business district.
- Proximity to the new Perth stadium and Crown entertainment precinct.
- Ease of access to major roads such as the Graham Farmer freeway
- Ease of access to public transport.
- Great city views for most apartments.
- Quality finishes to apartments

Our conclusion is that the following weekly rental estimates should be readily achieved upon completion;

Apartment Type (No of Bedroom)	No of Bathrooms	Unfurnished	Furnished
1	1	\$440 - \$480	\$480 - \$520
2	2	\$600 - \$650	\$650 - \$700
2 + Study	2	\$700 - \$800	\$800 - \$900
3	2	\$700 - \$800	\$800 - \$900

*Above rental estimates are based on anticipated rates at settlement.

Naturally the final rates would depend on the demand at the time of leasing, available views, internal finish and fit-out, etc.

Blackburne Property Group welcomes the opportunity to provide property management and its related services to investment property purchaser clients within the Enclave Development.

Please do not hesitate to contact me with any queries whatsoever on 9429 5758 or via email to rebecca.thomas@blackburne.com.au.

Yours faithfully

Rebecca Thomas
Head of Property Management

11th August 2015

Disclaimer – These rental projections are based on our assessment of the various properties and/or projects available at present and take into account our expectation of rentals that should be reasonably achievable by those properties. There are numerous factors outside of our control (both economic and market related) which can influence the ultimate rental price achieved for any given property, therefore these are estimates only and in no way constitute any form of rental guarantee whatsoever. At the time of leasing each property, the ultimate rental price achieved will be dependant on numerous combinations of other factors in existence at that time. Blackburne Property Group, its Directors or Employees do not give any warranty or guarantees as to the accuracy or reliability of any financial information contained in these projections. Blackburne Property Group recommends that you seek advice from your own investment, financial, taxation &/or legal advisors prior to entering into any financial or other transaction.