

03/07/2019

Thomas Paul Constructions  
9 Reliance Drive  
TUGGERAH NSW 2259

To whom it may concern,

**RENTAL APPRAISAL: Cliffleigh, NSW 2321 – Cliffleigh Meadows**

We submit the following rental appraisal for a new dual key home. Residence 1 features three bedrooms, two bathrooms, living/dining area and single lock up garage. Residence 2 features two bedrooms, one bathroom, and living/dining area.

This appraisal considers the following:

- Market evidence of similar properties
- Features of property
- Location of the property
- Market conditions for rental property, i.e. Supply versus demand.

Based upon forecasted rental growth for this area we anticipate the investment, once completed, will attract a rent of **Unit 1 \$400 - \$410 & Unit 2 \$270 - \$300**

We stress that it is an estimate only and not to be taken as a valuation. This forecast is subject to change based upon any fluctuation in the future market conditions.

Yours faithfully,



Lorraine Howes  
**Director / Licensee**  
Shortland Property Management