



21st November 2016

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 four bedroom home featuring two bathrooms, dual family areas and double lock up garage.

This appraisal considers the following:

- Market evidence of similar properties
- Features of property
- Location of the property
- Market conditions for rental property, ie. supply versus demand.

Based upon forecasted rental growth for this area we anticipate the investment, once completed, will attract a rent of \$400-\$420 per week.

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

