

12 June 2020

APPRAISAL OF RENTAL VALUE – Hilltop Park, Wongarah NSW 2259

Dear Sir/Madam,

Thank you for the opportunity to appraise the above-mentioned property for a potential rental value in the current market.

When assessing the rental value of any Property, we take into account factors that assist in leasing this property promptly. To determine the estimated value of a property we take into consideration comparisons of similar properties, current vacancies and market trends. Obtaining a realistic rental value ensures that your property is let as quickly as possible for a better financial return on your investment.

The expected rental return for a brand new dual key home. Residence 1: Three bedrooms, living area, two bathrooms, laundry and single lock up garage. Residence 2: 2 bedrooms, one bathroom/laundry, living area and single lock up garage – Based upon the above information and forecasted rental growth in this area would be Residence 1: \$420.00 to \$450.00 per week & Residence 2 \$360.00 to \$380.00 per week.

Landlord clients using our management services are provided with regular feedback, and an appraisal at the end of each Tenancy Agreement or annually, whichever comes first. If possible, we aim at achieving a higher rent for Landlords although this depends on many factors such as the condition of Property and the market activity.

Our Property Management team would be delighted to manager your investment with your individual needs in mind. If we can answer any questions, please contact our team via rebecca.lanfranchi@justleased.com.au or 1300 322 311.

Yours faithfully



REBECCA LANFRANCHI
Senior Property Manager



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