

Tuesday, 23 February 2021

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## Rental Estimate

Lot 342 Welford Circuit Yarrabilba

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Thank you for the opportunity to provide a rental estimate on the above property.

I confirm that the estimated rental capacity of approximately \$390,000-\$420,000 per week is achievable in the current rental market, based on rents that have been achieved in the surrounding area recently.

Please note, this should not be considered as a guaranteed rental capacity, rather an estimation based on our expert opinion of today's rental market.

We would welcome the opportunity provide you with our investors pack information and provide helpful advice on how to maximise your rental yield. Should you have any questions or if I could be of any further assistance, please don't hesitate to contact me by telephone 5564 3200 or email [b.douglas@oliverhume.com.au](mailto:b.douglas@oliverhume.com.au)

Yours Faithfully,



Ben Douglas  
General Manager – Asset Management (QLD)  
Oliver Hume Queensland Property Management

Disclaimer –

This is a current rental appraisal and is subject to change depending on market conditions, such as supply and demand. This appraisal is not a valuation, which is carried out by a licensed valuer. This appraisal is an opinion on the rental market rate and should not be solely relied upon. Oliver Hume will not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way. Any opinions expressed in this letter may be personal to the author and may not necessarily reflect the opinion of Oliver Hume.

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