



25 March 2021

**RE: Lot 2, 62 Rellam Road, Loganlea QLD**

To whom it may concern.

Thank you for the opportunity to offer a rental appraisal for the above property.

When undertaking an appraisal, we endeavour to recommend a rental figure that we feel would gain good interest from prospective tenants while at the same time providing a strong outcome for the owner.

When appraising the property, we take into consideration the following: -

- Comparison with similar properties
- Features and benefits of the property
- Condition and presentation of the property
- Location of the property
- Overall condition of the rental market at the time (i.e. vacancy rates, supply and demand)

The rental appraisal is based on a single storey dwelling consisting of: -

- House – 3 bedrooms, 2 bathrooms, single lock up garage
- Unit – 2 bedrooms, 1-bathroom, single lock up garage

At the date of this appraisal and based on the current market, rental for the House would achieve \$360 - \$380 per week. Rental for the Unit would achieve \$310 - \$325 per week.

Combined weekly rental income \$670 - \$705.

This appraisal may vary depending on the supply and demand of tenants and properties at the actual date of rental.

The Brookview Property Group specialises in leasing and managing dual key properties for investors.

Thank you for this opportunity to appraise the property.

BROOKVIEW PROPERTY GROUP

Nicky Kapp

Senior Property Manager