



30 May 2019

APPRAISAL LETTER

ADDRESS: **Tempus Residential Estate**

To whom it may concern,

Thank you for the opportunity to appraise your potential rental property.

In my *opinion* as an asset manager, I believe you would achieve a weekly rent between \$640 - \$670, based on similar properties recently rented.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the tenant.

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

- Comparison with similar properties
- Features or benefits of the property (i.e. ensuite, fenced yard, double garage, views, proximity to shops, décor, accessibility, modern convenience; including - dishwasher, dryer, microwave, vacuum maid etc)
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)
- The location – close to sporting grounds, shopping, dining, entertainment, schools, hospital, transport, golf courses, beaches and more.

We are very interested in managing the property for you and look forward to hearing from you shortly.

Yours faithfully,
Meghan Scicluna

Business Development Manager

0412 489 854

meg@remaxgc.com.au



19 March 2019

NEW MANAGEMENT APPRAISAL

ADDRESS: Tempus Residential Estate

To whom it may concern,

Thank you for the opportunity to appraise your potential rental property.

In my *opinion* as an asset manager, I believe you would achieve a weekly rent between \$560 - \$600 per week based on similar properties recently rented.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the tenant.

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

- Comparison with similar properties
- Features or benefits of the property (i.e. ensuite, fenced yard, double garage, views, proximity to shops, décor, accessibility, modern convenience; including - dishwasher, dryer, microwave, vacuum maid etc)
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- Overall condition of the rental market (i.e. vacancy rates, supply & demand)
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