

MARKET RENTAL ESTIMATE

The Star Residences - Tower 2 - Epsilon

Dear Sir/Madam,

Ray White Broadbeach is pleased to provide the following preliminary rental estimates for the various apartment types within the proposed The Star Residences development at the Star Casino, Broadbeach Island, Gold Coast as at 02 April 2019.

Indicative rental estimate, after consideration of the attributes of the development, it is our opinion that subject to market conditions at the current relevant date; a fair and reasonable weekly rental may be in the vicinity of:

Indicative rental range estimates

Unit Type	Average Size (sqm)	Permanent Let
1 Bedroom	55	\$475-575 per week
1 Bedroom + Study	67	\$525-600 per week
2 bedroom/ 1 Bathroom	81	\$700-825 per week
2 Bedroom / 2 Bathroom	88	\$725-900 per week
2 Bedroom / 2 bathroom + study	106	\$775-1050 per week
3 Bedroom / 2 Bathroom	121	\$950-1200 per week
3 Bedroom / 3 Bathroom	147	\$1050 - \$1350 per week

Ray White Broadbeach specializes in the leasing and ongoing management of apartments in newly completed developments in the local area. We seek to engage fully with purchases to ensure your investment objectives are understood and reflected in the appropriate leasing strategy, and you are fully aware of the market context and performance of your asset adopted through your investment period.

We would be delighted to assist you with respect to your leasing and management requirements within the Star Residences. Should you have any queries in relation to the market context and rental opportunities for the project please feel free to contact the undersigned, and we welcome the opportunity to meet personally to discuss your key considerations.

Kind Regards



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