

23rd November, 2016

RE: Generic – Single Storey – Evergreen Estate, Ormeau QLD

Thank you for the opportunity to appraise this investment property in the abovementioned estate.

The main features of this low set property are:

- * 4 Good sized bedrooms complete with robes
- * Modern kitchen with quality stainless steel appliances & stone bench tops
- * Open plan dining and living area
- * Media room
- * Main family bathroom + ensuite to main bedroom
- * Spacious alfresco area under main roof
- * Double lock up remote garage
- * Fully fenced, turfed and landscaped

This plan has sets this home apart from others as it has been designed for an investor that appreciates style with practicality.

Our extensive marketing campaign and database of potential tenants allows us the opportunity to tenant properties quickly. We also have the capacity with our office locations to cover all suburbs of Brisbane and greater Brisbane, Ipswich, The Gold Coast, Toowoomba, Townsville, Gladstone, Rockhampton and Mackay in Queensland, Melbourne, Victoria and the Central Coast, Hunter Valley and Griffith and Sydney in New South Wales.

Taking into consideration the current stage of the buy and build, the rental market is prone to change by the time of lock up and completion of this investment property. Therefore, we recommend this opinion of the current market rent per week be re-assessed every 12-13 weeks.

The current market amount after comparison with similar properties is in the vicinity and current rents being achieved would be \$420 - \$450 per week.

Regards,



Salina Kachel – LREA

National Operations Manager
New Business - Property Management

P: 0422 792 612

E: salina.kachel@raywhite.com

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Ray White (IMS) Investment Management Services

Southside & Gold Coast Rentals

Ray White (IMS) Loganholme
(Head Office)

E ims@raywhite.com
T 07 3139 1440

Western Corridor Rentals

Ray White (IMS) Springfield

E ims.qld@raywhite.com
T 07 3333 1864

Northside Rentals

Ray White Aspley

E aspley.qld@raywhite.com
T 07 3263 0600
D 07 3263 0617

Ray White Taigum

E taigum.qld@raywhite.com
T 07 3630 8787

Ray White Warner

E warner.qld@raywhite.com
T 07 3882 1000

Ray White Bridgeman Downs

E bridgemandowns.qld@raywhite.com
T 07 3353 7600

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For further details on specific areas and estates please contact our National Operations Manager:

Salina Kachel
salina.kachel@raywhite.com
0422 792 612

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