

12<sup>th</sup> April, 2017

Re: Bella Rise Estate, Riverstone NSW

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

The main features of this one storey 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
- \* Main family bathroom + ensuite to main bedroom
- \* Spacious alfresco area
- \* Single 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 and Rockhampton in Queensland, Melbourne in Victoria and the Central Coast, Sydney and the Hunter Valley 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 \$550 - \$600 per week.

**Please contact me for details on our package of service & a special OFFER for all new clients who want to deal with an award winning property management business**

Regards,



Salina Kachel – LREA

**National Operations Manager**

New Business - Property Management  
Ray White (IMS) Investment Management Services

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*Disclaimer: Whilst every care is taken in the preparation of this document from information and sources we believe to be correct, we do not accept any legal responsibility for any error or omission, which may inadvertently occur. This is an opinion only and not to be taken as a sworn valuation. Whilst all care has been taken to ensure accuracy in the preparation of the contents of this appraisal/opinion, no warranty can be given and any interested parties must therefore rely on their own independent enquiry as well. It needs to also be reviewed by our office every three months to ascertain and ensure it remains current.*

**Ray White (IMS) Investment Management Services**

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Sydney  
Central Coast  
Newcastle

**VIC**

Melbourne  
Cranbourne & Surrounds  
Point Cook & Surrounds

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

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