

14th February, 2017

Re: Generic – Single Storey – Dreamscape Estate, Gregory Hills NSW

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

The main features of this property are:

- * 4 Good sized bedrooms complete with robes
- * Modern kitchen with quality stainless steel appliances
- * Open plan dining and living area
- * 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 in Victoria and the Central Coast, Sydney, Hunter Valley and Griffith 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 \$500 - \$550 per week.

Regards,



Salina Kachel – LREA

National Operations Manager
New Business - Property Management

P: 0422 792 612

E: salina.kachel@raywhite.com

***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 month to ascertain and ensure it remains current.*

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

Partner offices to Ray White IMS operate in various growth corridors in

QLD

Gold Coast
Toowoomba
Rockhampton
Townsville

NSW

Sydney
Central Coast
Newcastle

VIC

Melbourne

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

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

PIMS Pty Ltd is the licensee of the above Ray White (IM) office franchises only. Each Ray White office above is independently owned and nationally accredited to Ray White Investment Management Services