

4/05/2017

Thomas Paul Constructions
9 Reliance Drive
TUGGERAH NSW 2259

To whom it may concern,

RENTAL APPRAISAL: CLIFTLEIGH, NSW 2321 – Cliftleigh Meadows Estate

We submit the following rental appraisal for a new three bedroom home featuring two bathrooms and covered alfresco with single garage (Unit 1), and a two bedroom home with covered alfresco and dedicated off-street parking (Unit 2). Both units also feature separate metering for all services and fully fenced yards.

This appraisal considers the following:

- Market evidence of similar properties
- Features of property
- Location of the property
- Market conditions for rental property, ie. supply versus demand.

Based upon forecasted rental growth for this area we anticipate the investment, once completed, will attract a potential rent of **\$360-\$380 for Unit 1**, and **\$310-\$330 for Unit 2 per week**.

We stress that it is an estimate only and not to be taken as a valuation. This forecast is subject to change based upon any fluctuation in the future market conditions.

Yours faithfully,



Lorraine Howes
Director / Licensee
SHORTLAND PROPERTY MANAGEMENT