

Hillside Real Estate Pty Ltd  
ABN: 71 145 990 067

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July 23<sup>rd</sup> 2018  
Signature Projects Australia  
6D / 7 Meridian Pl,  
Bella Vista, NSW, 2153

**Rental Market Appraisal;**  
**Derwent Design - 98 Hambleton Rd, The Ponds**

To Whom it may concern,

I have conducted a Rental Market Appraisal on the Derwent Design as created by Signature Projects Australia. This design is creative, effectively maximises the block and intelligently provides you with 2 options for potential rental returns.

Option 1 – Renting this property all together as a single occupancy dwelling.

Option 2 – Renting the house and studio separately as a dual-occupancy dwelling.

I have conducted Rental Market Appraisals for both options researching comparable properties recently leased, I have looked at comparable properties we currently manage in The Ponds, as well as considered comparable properties currently available on the rental market.

**Option 1;**

Looking at this information I believe this property could achieve a rental return of somewhere between \$670 - \$720 per week in the current market.

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## Option 2;

House – With utilities included I believe this property could achieve a rental return of somewhere between \$620 - \$670 per week in the current market.

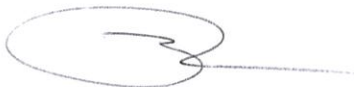
Studio - With utilities included I believe this property could achieve a rental return of somewhere between \$330 - \$380 per week in the current market.

These options provide you with different benefits and once you have established your Real Estate needs, I would love to meet with you to find out what your goals are and help you decide which option best suits you.

If you have any questions regarding this appraisal, or anything else regarding the investment/landlord process feel free to contact me.

Otherwise I hope you enjoy the rest of your week and I look forward to speaking with you in future.

Yours Truly,



Nathan Millington  
Business Development Manager  
Harcourts Rouse Hill / Kellyville