



**CBS PROPERTY GROUP**

METROPOLITAN - REGIONAL - HOLIDAY

March 2018

To whom it may concern,

Rental Appraisal for Lot 243 "The Rise" Park Ridge QLD, 4125.

**FOUR BEDROOM, TWO BATHROOM, SINGLE GARAGE HOUSE**

The current market analysis is below, providing you with a range of rental value. I trust that the following information will be of assistance when considering the rental range provided.

When assessing the rental value of a Property, we take into account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies and market trends. Obtaining a realistic rental value ensures that your property is let as quickly as possible for a better financial return on your investment.

**We estimate your property will attract rental income of between:**

**\$375.00 and \$395.00 per week if the property is unfurnished**

**\$440.00 and \$460.00 per week if the property was to be leased fully furnished**

It may depend on your personal situation as to the rent asked. If you require a tenant urgently it may be better to consider starting at the lower figure appraised. You may choose to test the market to see if the higher figure can be achieved and see what feedback tenants inspecting provide.

Our feedback to you is important so that we can both make practical and informed rental assessments and vary the rental amount as needed. Lessors using our management services are provided with a regular appraisal at the end of each lease or annually, whichever comes first. If possible, we aim at achieving a higher rent for Lessors although this depends on many factors such as the condition of property and the market activity.

134 Wickham Street Fortitude Valley, QLD, 4006

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**christian.baron@cbsproperty.com.au**



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Please note the price range takes into consideration variance for the differing aspects of the building which may be attributes of individual apartments, if seeking individual lot appraisals these will be conducted on request once the property is complete.

The prices I have included are reflective of the current rental market. These estimates are based upon the floor plans supplied and like properties currently available in surrounding areas.

Our team would be delighted to manage your investment with your individual needs in mind. I will be in contact in the near future however, if in the meantime, I can answer any questions, please contact me.

Kind regards

Christian Baron

Principal & Managing Director

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