



RENTAL APPRAISAL



21 August 2018

To Whom It May Concern

RE: Property Appraisal
Proposed Lot 121 Natures Edge Bahrs Scrub - Stage 1

Dear Sir/Madam

Thank you for the opportunity to provide an appraisal for rent of the proposed duplex property at Lot 121 Natures Edge, Bahrs Scrub Qld (Stage 1).

We have based the appraisal on information received comprising of one unit with 3 bedrooms, 2 bathrooms, Alfresco area with SLUG and one unit with 2 bedrooms, 1 bathroom, Alfresco area and SLUG with a total combined gross floor area of 213.61 sqm.

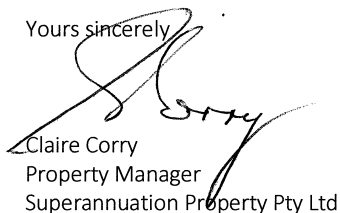
As the construction of the property is not finalised, we have gone on the information supplied and knowledge of general construction of houses in the area.

We believe that a future weekly rental income that could be achieved and based on similar properties and local amenities in the area; along with features of the property including ensuite, stone top benches, split air conditioning, ceiling fans, dishwasher, alfresco outdoor areas; would be in the range of \$350 to \$385 for the 3 bedroom unit and \$300 to \$330 for the 2 bedroom unit per week.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting. Please note that rental properties can fluctuate throughout the year and are predominately determined by market (i.e. the tenant).

Please do not hesitate to contact us if we can be of further assistance.

Yours sincerely



Claire Corry
Property Manager
Superannuation Property Pty Ltd

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