

**RENTAL APPRAISAL****Partners in Property Lot 16 West Quarter Richlands QLD**




We have calculated the potential rental range of this property taking into consideration comparable properties currently advertised for rent, recently rented properties and the anticipated market condition (supply & demand).

**The following factors influence achievable rent:**

- **Rent:** The returns/yield you're hoping to achieve.
- **Professional Photos:** Research confirms tenants click ads with quality photos;
- **Timing:** the period that the property becomes available for rent;
- **Motivation:** How driven you are to increase occupancy periods & reduce vacancy;
- **Tenant Selections:** How selective you are with proposed occupants;
- **Lease specifics:** such as pet, no pets, start date and 6 or 12-month terms.
- **Advertising:** you can't rent a secret so the more tenants that see the ads, the more inspections you get and the more applications you should receive.

We provide a realistic and achievable rental value range so that you can make an educated and well-informed decision based on your situation. The top end of the spectrum may be used to initially to test the market and possible given time increasing vacancy periods. Naturally, the lower end of the range will be more appealing to tenants and increase occupancy periods. In between could be considered the fair market value and used to secure tenants in a reasonable time frame.

**Property Details and Estimated Rental Range:**

4		2.5		2		<b>Recommended Rent: \$485 - \$515 per week</b>
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**The attached Rental Comparison Report lists established examples.**

**Recommended Rental Estimate for a 12 Month Lease/Tenancy Agreement:**

Our experienced team will help you ascertain a realistic rent based on your motivation and strategy with the aim of achieving the highest amount in the shortest possible time.

The team at BPM specialise in making investment properties work for their owners rather working for their investment properties so if you have any questions or if you would like to find out how the team at BPM can help you maximise the returns and minimise the stress involved in owning an investment property, please contact us.

Regards,

Mark Shorrock



Managing Director & Principal Licensee

0439 979 095 | [mshorrock@bluestonepm.com.au](mailto:mshorrock@bluestonepm.com.au)

"This appraisal has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure we stress that it is an opinion only and is not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in any way."

3/269 Abbotsford Rd  
Bowen Hills QLD 4006  
P: 0422 676 416  
W: [www.bluestonepm.com.au](http://www.bluestonepm.com.au)  
E: [admin@bluestonepm.com.au](mailto:admin@bluestonepm.com.au)