

05/07/2019

Thomas Paul Constructions
9 Reliance Drive
TUGGERAH NSW 2259

To whom it may concern,

RENTAL APPRAISAL: Bonnells Bay, NSW 2264 - Scarborough Estate

We submit the following rental appraisal for a new four bedroom unit featuring two bathrooms, additional toilet in laundry and double lock up garage.

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 rent of **\$470 - 480 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