

15/02/2019

Thomas Paul Constructions
9 Reliance Drive
Tuggerah NSW 2259

To whom it may concern,

Rental Appraisal: Edgeworth, NSW 2285 - Ironbark Valley Estate

We submit the following rental appraisal for a new four bedroom home featuring two bathrooms, dual family areas 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 **\$530 - \$550 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