



JSF Property Management Pty Ltd
ABN 41 603 977 724
Unit 6/2 Emerald Place Bridgeman Downs QLD 4035

Thursday 25 January 2018

To Whom It May Concern:

APPRAISAL OF RENTAL VALUE – “GARDENIA at Bridgeman Downs” Lot 26, 249 Ridley Road, Bridgeman Downs QLD 4035.

Thank you for the opportunity to appraise your investment property for its rental value.

We have appraised the expected weekly rent of the townhouses and anticipate a range of between \$480 - \$525 per week is achievable.

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 leased as quickly as possible for a better financial return on your investment.

“Emerald Park” located at Bridgeman Downs consists of 70 townhouses of similar design and features. All Emerald Park Stage 2 townhouses with one car park rented at \$485 per week in 2017.

GARDENIA at Bridgeman Downs is well positioned close to shopping centres and public transport is outside the complex. The duplex type design is stylish yet practical. Duplexes featuring an extra driveway space to accommodate a second vehicle coupled with the large courtyard area will prove popular with tenants and in today’s rental market should achieve between \$500-\$525 per week. Properties with one car space and smaller courtyard in today’s rental market should achieve between \$480-\$495 per week.

Our clients are provided with regular appraisals 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 market activity.

JSF Property would be delighted to manage your investment with your individual needs in mind. Should you have any queries or questions, please do not hesitate to contact me on 0497970201 or michael@jsfproperty.com.au.

Kind Regards,

A handwritten signature in black ink, appearing to read 'M. Stephens'.

Michael Stephens
Leasing Manager