



09/09/2019

Thomas Paul Constructions
9 Reliance Drive
TUGGERAH NSW 2259

To whom it may concern,

RENTAL APPRAISAL: Hamlyn Terrace NSW 2259

We submit the following rental appraisal for a new 4 bedroom townhouse featuring three bathrooms, family/ living area 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, i.e. supply versus demand.

Based upon forecasted rental growth for this area we anticipate the investment, once completed, will attract a rent of **\$500 - \$520 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