

Monday, 25th March 2019

To whom it may Concern,

APPRAISAL OF RENTAL VALUE – 29 Spotted Gum Crescent, Mount Cotton.

Thank you for the opportunity to appraise your Property for its rental value. 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 let as quickly as possible for a better financial return on your investment.

A range of rental value is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved given time, and may be used to test the market. The lower figure is one which may appeal to a tenant quickly. Somewhere in between \$470-\$515 per week would be considered a reasonable market value to achieve a suitable Tenant in a reasonable time frame.

It may depend on your personal situation as to the rent asked. If you require a Tenant urgently it may be better to consider starting at the lower figure appraised. You may choose to test the market to see if the higher figure can be achieved and see what feedback Tenants inspecting provide. We will keep you informed. Our feedback to you is important so that we can both make practical and informed rental assessments and vary the rental amount as needed.

Lessors using our management services are provided with a regular appraisal 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 the market activity. Our team would be delighted to manage your investment with your individual needs in mind.

Yours faithfully

Freedom Rentcare

