

Property Management Appraisal

‘The Beach Apartments’ 50 Surf Parade, Broadbeach



Prepared By: Olivia McCrea & Nicole Spicer

Market Rental Appraisal

20th of October 2016

Rental Market Appraisal: 'The Beach Apartments' 50 Surf Parade, Broadbeach

Thank you for the opportunity to provide you with our appraisal.

Having compared the development with recent rentals and from our experience in the area, we estimate that a current reasonable price expectation at this time would be as follows:

<i>Apartment Type</i>	<i>Estimated Rent Return</i>
A, G	\$390.00 to \$430.00 per week
F, B	\$440.00 to \$490.00 per week
C, D, E (Level 3-20)	\$600.00 to \$650.00 per week
C, D, E (Level 21-35)	\$650.00 to \$700.00 per week
J, H	\$600.00 to \$650.00 per week
K	\$520.00 to \$550.00 per week

As you know, the price of your property will be determined by the level of interest and amount of competition between potential tenants. With an effective leasing and marketing strategy potential exists for this estimate to be exceeded.

We hope that you will give us strong consideration to represent you and in turn, the opportunity to impress you with our service and our ability to produce exceptional results. By partnering with us and entrusting the management of your property to McGrath you can rest easy knowing that we will provide you with industry leading levels of service and property management best practice.

If there is anything further we can do to assist you with your decision to employ McGrath please feel free to contact myself on 0427 034 998

Warm regards,

MCGRATH PROPERTY MANAGEMENT



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Disclaimer

The appraisal figure in this letter represents an estimate of the rent for the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation. It is valid for 30 days from the date of this appraisal