

## RENTAL PROPERTY APPRAISAL

**Prepared for:** Ken Shirley

**Property:** 42 Lynbrooke Avenue, Blockhouse Bay

**Date:** 20 March 2020

**Client:** To whom it may concern

As requested, I have recently carried out a research of the above property and an electronic rental appraisal and I report as follows.

The author of this rental appraisal is familiar with the subject area and property and is fully aware of the demand from prospective tenants for this property when a vacancy arises.

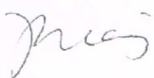
The subject property is situated in a convenient and prominent location with a floor area of 372 m<sup>2</sup>, offering the separate floor rental with upstairs three bedrooms and downstairs three bedrooms. The Seaview features three spacious bedrooms, double garages, well-equipped kitchens, and open plan livings, dinings, and kitchen areas. It is envisaged that the property is well presented, it will be in demand from prospective tenants. The property offers an easy commute to local amenities and public transport.

### The proposed rental range:

I believe based on current rental statistics and condition of the property, the property will present an environment that it should attract a weekly rent in the vicinity of \$650 to \$700 per week on each floor, depending on the supply and demand at the time when property is offered for rent.

Please note that the above rental appraisal is based on figures and our experiences as Real Estate Agents and does not purport to be a registered valuation. Rentals vary significantly according to supply and demand factors, and this rental appraisal is based on current market conditions.

Yours faithful



Yuki Wu

PROPERTY MANAGER