

Property Management Appraisal

43 River Road, Bundamba



Market Rental Appraisal

15 April 2014

Rental Market Appraisal: 43 River Road, Bundamba

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

Having compared the villas with recent rentals and from our experience, we estimate that a current reasonable price expectation would be in the vicinity of \$320.00 and \$340.00 per week.

We however do not simply wish to limit ourselves to this range, and assure you that it is always our goal to set out to achieve the maximum rent possible for each and every property we market. Predominantly we do this by providing the best marketing and advertising and most comprehensive access to prospective tenants in the country, ensuring our properties are on the 'must see' lists of every prospective tenant searching in the area.

This appraisal may vary with the time of year that the property comes onto the market. On the Gold Coast we experience peak and low enquiry seasons.

I hope that you will give me 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 I can do to assist you with your decision to employ McGrath please feel free to contact me

Warm regards,

MCGRATH PROPERTY MANAGEMENT

Chantelle Vlastuin

Chantelle Vlastuin

New Client Consultant

Team Leader Broadbeach

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