

30 April 2021

To Whom it May Concern,

**Re: Rental Appraisal for 5/38 Ocean Avenue, Kingscliff NSW 2487**

I have conducted a desktop appraisal on the above property.

Having regard to permanent rentals of similar properties in the area we are of the opinion that if placed on the rental market today \$850 per week rental income could be achieved.

This current holiday rental income for this property from 01 July 2020 – 31 March 2021 is \$43,827 gross.

This apartment is located in a highly sought-after area with great accessibility to the beach, shops and café precinct, which would appeal to both permanent and holiday rentals.

Vacancy rates are extremely low in Kingscliff and investors enjoy excellent permanent and holiday rental returns if managed correctly. Please be advised that this appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

This is a personal opinion only and should not be used by any third party without written authority. If you have any questions or require further information, please don't hesitate to contact me on 0434 490 877 or via email: [leanne@lsproperties.com.au](mailto:leanne@lsproperties.com.au)

Kind Regards,



**Leanne Morris**  
0434 490 877  
LS Properties