

17/03/2022

RE: 61 Garden Avenue, Nunderi, NSW 2484

Thank you for the opportunity to provide an estimated rental capacity for the above mentioned property.

Property is described as a house featuring:

- 4 Bedrooms
- 2 Bathrooms
- Luxury finishes
- Pool + Entertaining

44 Home Property Management believes a fair market rent of approximately \$1,800.00 to \$2,000.00 per week may be achievable for the property in the current rental market, based on rents that have been achieved in the surrounding areas recently for similar properties. This is on based on a permanent rental.

44 Home Property Management believes the below figures could be obtainable if the property was used as a holiday rental. Occupancy rate should be conservatively set at 75% annually.

- Off peak - \$5,250 per week (\$750 to \$850 per night)
- Mid peak - \$6,300 per week (\$900 to \$1,000 per night)
- On peak - \$8,750 per week (\$1,250 per night)

Please note, this should not be considered as a guaranteed rental capacity, rather an estimation based on our expert opinion of today's rental market. Should you have any questions or if I can be of any further assistance, please don't hesitate to contact me by: Mobile 0431 296 376 or email shaun@44hpm.com.au

DISCLAIMER This opinion of market worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as sworn valuation..

Yours Faithfully,

A handwritten signature in blue ink, appearing to read 'Shaun Carney'.

Shaun Carney

Managing Director / Licensee In Charge
44 Home Property Management

Gold Coast & Northern NSW

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