

24/03/2023

RE: 18 Cypress Cres, Cabarita Beach NSW 2488

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
- 3 Bathrooms
- Beach front location
- Self contained guest unit

44 Home Property Management believes a fair market rent of approximately \$1,500.00 to \$1,600.00 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 65% annually.

- Off peak - \$3,500 per week (\$500 to \$600 per night)
- Mid peak - \$5,250 per week (\$750 to \$850 per night)
- Peak - \$7,000 per week (\$1,000 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,



Shaun Carney

Managing Director / Licensee In Charge
44 Home Property Management

Gold Coast & Northern NSW

A: 16/118 Griffith Street Coolangatta Queensland 4225
A: 8/38 Ocean Ave, Kingscliff NSW, 2487
T: 0431 296 376
E: shaun@44hpm.com.au
ACN: 619 420 549

