

22<sup>nd</sup> March 2024

Dear Rental Property Investor,

## Rental Appraisal: 2 Goodwin Street, Jesmond

Thank you for the opportunity to provide you with a rental assessment for the above mentioned property.

Our opinion is based on the current supply and demand for similar properties and looking at comparative rents achieved in the surrounding areas. We also take into consideration, fixtures, fittings, wear and tear, street presentation and surrounding properties.

If the home was to be offered on the current rental market, I believe it would achieve the following.

**A current return of \$\$600-\$620 per week, or up to \$32,240 per year**

Although every care has been taken in arriving at this figure, we stress that this is an opinion of a reasonable asking price only and not to be taken as a sworn valuation.

Please reach out directly below for a confidential, obligation free health check of your investment property and let me show you why we have more 5-star reviews than any other property management team in Newcastle / Lake Macquarie / Hunter Valley.

Kind Regards,

*Nathan Pensini*

Nathan Pensini

Head of Property Management

### **LOVE Property Group**

Newcastle & Lake Macquarie