

20<sup>th</sup> March 2024

## **APPRAISAL OF RENTAL VALUE – 9 French Road, Wangi Wangi, NSW 2267**

Dear Valued Client,

Thank you for the opportunity to appraise the above-mentioned property for a rental value.

When assessing the rental value of a Property, we take into account factors that assist in leasing your Property promptly. This includes comparison of similar properties, current vacancies and market trends. Obtaining a realistic rental value ensures that your Property is let as quickly as possible for a better financial return on your investment.

A range of rental value is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved in a high demand rental market. The lower figure is one which should attract the highest level of interest in the shortest amount of time. Somewhere in between would be considered a reasonable market value to locate a suitable Tenant in a reasonable time frame.

Estimated rental return for **9 French Road** in the current rental market is **\$690 per week to \$740 per week**

Landlords using our management services are provided with a regular appraisal at the end of each Tenancy Agreement or annually, whichever comes first. If possible, we aim at achieving a higher rent for Landlords although this depends on many factors such as the condition of Property and the market activity.

Our team would be delighted to manage your investment with your individual needs in mind. If we can answer any questions, please contact our team via [Rentals@presence.realestate](mailto:Rentals@presence.realestate) or 4926 0626.

Yours sincerely



PRESENCE PROPERTY MANAGEMENT

**DISCLAIMER:** This Appraisal 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 a sworn valuation. We must add the warning that we shall not be responsible should the Appraisal or any part thereof be incorrect or incomplete in anyway