

21st July, 2016

Re: Bella Vista Heights Estate, Helidon QLD

Thank you for the opportunity to appraise investment properties in the abovementioned estate.

The main features of this single storey property are:

- * 4 Good sized bedrooms complete with robes
- * Modern kitchen with quality stainless steel appliances
- * Open plan dining and living area
- * Main family bathroom + ensuite to main bedroom
- * Spacious alfresco area under main roof
- * Double lock up remote garage
- * Fully fenced, turfed and landscaped

This plan has sets this home apart from others as it has been designed for an investor that appreciates style with practicality.

Our extensive marketing campaign and database of potential tenants allows us the opportunity to tenant properties quickly. We also have the capacity with our office locations to cover all suburbs of Brisbane and greater Brisbane, Ipswich, The Gold Coast, Toowoomba, Townsville, Gladstone, Rockhampton and Mackay in Queensland, Melbourne in Victoria and the Central Coast, Sydney, Hunter Valley and Griffith in New South Wales.

Taking into consideration the current stage of the buy and build, the rental market is prone to change by the time of lock up and completion of this investment property. Therefore, we recommend this opinion of the current market rent per week be re-assessed every 12-13 weeks.

The current market amount after comparison with similar properties is in the vicinity and current rents being achieved would be \$335 - \$375 per week.

Regards,



Salina Kachel – LREA

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Toowoomba
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Central Coast
Newcastle

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For further details on specific areas and estates please contact our National Operations Manager:

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