

20 June 2022

Mr P Douglas and Ms R Daniell

By email

CURRENT RENTAL APPRAISAL
13/161 Tamar Street, BALLINA

Thank you for the opportunity to appraise your rental property.

Following this process our agency believes that you would achieve a weekly rent of \$425

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market, i.e. the tenant.

When appraising the property, we take into consideration the following:

- Comparison with other similar properties
- Features or benefits of the property (i.e. ensuite, fenced yard, double garage, views, proximity to shops, décor)
- Condition and Presentation of the property
- Overall Condition of the rental market (i.e. vacancy rates, supply and demand)

We pride ourselves on our professional service offered. We are extremely thorough with our process of tenant selection, and believe that all properties should be presented in an "A1" condition to attract an "A1" tenant.

We are very interested in managing the property and look forward to hearing from you shortly.

Yours sincerely,
HARCOURTS Northern Rivers



NATALIE LESLIE
Managing Director