



26 September 2023

Fund ABN: 42 755 262 973
RE: 19 Summit Road, Terrigal, NSW 2260

We act for the above entity / property.

We confirm that the tenancy of the above property during the financial year ending 30 June 2023 was secured under a residential lease after advertisement to and an adjudged best assessed application received from the public at large on a strict commercial basis.

The rent negotiated is, in our view, the market rent for the property and this rent is revised from time to time in accordance with the lease in place and the state laws governing rent adjustments.

The rent is denominated on a weekly basis and is payable in the amount of \$910.00 per week in advance which is in line with standard residential leases.

The tenant is NOT responsible for the property outgoings other than water usage which are either met direct by the property owners themselves or by our property manager from the rent received which is accounted for each month in a monthly statement and reconciled on an annual basis in a financial year summary.

Please feel free to contact us if you have any queries.

Yours faithfully,

Nicolette Jones
Senior Property Manager
Urban & Coastal