

Monday, 5 July 2021

Marnie Hill
c/ PRD Hobart
marniehill@prdhobart.com.au

Dear Marnie,

Rental Appraisal – Unit 1 – 63 of 64 – 66 Molle Street, Hobart, TAS, 7000

Thank you for the opportunity to appraise the above mentioned property at **Unit 1 – 3 of 64-66 Molle Street, Hobart**

In the current market, with the property in its current condition, it is our opinion that you would achieve a weekly rent of approximately **\$550 per week, per unit.**

Please note this rental amount is based on a 6 or 12 month long term lease with the property in its current condition and rented as an unfurnished property.

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

- Comparison with similar properties
- Features or benefits of the property
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)

The properties situated at this address have recently undergone extensive renovating and have not been leased in their current condition to the best of my knowledge.

Should you wish to discuss this appraisal further please do not hesitate to contact me.

Regards,

PRD Hobart



Amber Riley
Asset Growth Manager
amberriley@prdhobart.com.au
0447 524 793

Paul Barnes – FinSafe Finance

Subject: FW: 1/64-66 Molle Street, Hobart

Begin forwarded message:

From: Amber Riley <amberriley@prdhobart.com.au>

Subject: 1/64-66 Molle Street, Hobart

Date: 24 June 2021 at 4:59:59 pm AEST

To: "findglen@me.com" <findglen@me.com>

Cc: Marnie Hill <marniehill@prdhobart.com.au>

Hi Glen,

Please find rental appraisal attached as requested.

With regards to the estimated time it will take to lease, we can't really put a time frame on this.

Some properties take 24hrs some take 7 days others 3-5 weeks.

It really depends on the demand at the time but our general turn around as of late has been 7 - 10 days with inner city usually being 2 weeks.

If you have any further questions, please do not hesitate to contact me.

Many thanks,

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<64-66 Molle Street - Rental Appraisal.pdf>

