

Wednesday, 18th October 2017

C/- Podium Property Group

Rental Appraisal – Residential Townhouse Development “Wattlebrush Villas” Park Ridge, QLD 4125

To whom it may concern,

Thank you for the opportunity to conduct a Rental Appraisal on the residential townhouse development at Park Ridge, QLD 4125.

At Running Property, we pride ourselves on our up-to-date market knowledge as well as our hands on approach to Property Management. Being the sole property manager, I am consistently and proactively managing your property and am absolutely up to date on the status of your property and your tenants at all times. With our individual and custom approach to property management, we work closely with all relevant parties to ensure we are constantly delivering the very best customer service at all times and ensuring a 100% client satisfaction rate and a very minimal vacancy period.

Please find following the Rental Appraisal. When conducting such an appraisal, we take in to account factors that assist in leasing your property promptly. This includes comparison of similar properties, current vacancies, market trends, individual features and proximity of the property to nearby schools, shopping precincts, public transport and major arterial roads. Obtaining a realistic rental price ensures that your property is leased as quickly as possible for a better financial return on your investment.

The Rental Range is provided so that you can make a sound decision based on your personal situation. The higher figure reflects a return that may be achieved with time and is variable based on market conditions, the lower end reflecting a minimum expected price. A figure located in the middle would be considered a sound representation of current market rental rates. It important to consider that rental prices fluctuate based on a number of factors and ultimately, it is the market themselves that dictate the final return. I strongly recommend obtaining a further appraisal just before listing to have a more accurate figure that may be achieved.

Accordingly, it is of my professional opinion, that we would be able to achieve a rental return in the current market of between; \$330.00 per week and \$350.00 per week.

This Townhouse Development - being a new residential development with three bedrooms, 2.5 bathrooms, single lock up garage is sure to be a popular choice amongst prospective tenants. The main demographic of Park Ridge is couples with children and without children, of which there are over 80% (ABS Census, 2011) and so I have no doubts that this property will rent without any delay and with a good return.

I welcome the opportunity to manage your investment with your individual needs in mind. Please don't ever hesitate to contact me on 0477 778 430 or via email at anthony@runningproperty.com.au

Yours faithfully



Anthony Wright
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Rental Appraisal & Comparative Market Analysis

Running Property – Property Management

The following statement is a rental appraisal for the property at

Residential Townhouse Development, Park Ridge QLD 4125

Based on the market facts stated below, it is estimated that the weekly amount which may be achieved for the above mentioned property is:

\$330.00 per week to \$350.00 per week

In accordance with Section 215 of the QLD Property Occupations Act 2014, the Property Manager has based the rental appraisal amount on the following material facts:

Address	Property Type	Area	RPD	Current Rent Price	First Rent Price	Month Listed
PARK RIDGE, PARK RIDGE 4125	Unit	1.01 ha		2 WEEKS FREE RENT	2 WEEKS FREE RENT	October 2017
MT LINDESAY HWY, PARK RIDGE 4125	Unit			\$335 2 WEEKS RENT FREE!!!	\$335 2 WEEKS RENT FREE!!!	October 2017
37 MT LINDESAY HWY, PARK RIDGE 4125	Unit			\$340	\$340	September 2017* (Rented)
27A JOHN STOREY CRT, PARK RIDGE 4125	Unit			\$350	\$350	September 2017* (Rented)

DISCLAIMER:

This appraisal has been prepared solely for the information of the client and is not intended for any third party. Although every care has been taken in arriving at the figure stated, we stress that it is an opinion and not be taken as a formal valuation. We shall not be responsible should the appraisal be incorrect or incomplete in some way or if this information is used for a purpose than that intended.