

Tuesday, 3 September 2024

To Whom It May Concern,

**RE: RENTAL APPRAISAL LETTER**  
**PROPERTY: 37 DALWOOD ROAD, EAST BRANXTON NSW 2335**

Property management is a specialised and highly skilled area of real estate that demands attention to detail, well qualified and experienced personnel, regular communication and an effective and systemised approach to asset management.

Our property management division has developed 'cutting edge' property management systems and procedures that ensure effective letting and management to maximise our client's investment returns.

And that's what it is all about – maximising investment opportunities!

We note as per the contract that property is currently under lease conditions, with a lease in place until 5/2/2025, at a rental amount of \$500 per week. The property is currently privately managed.

It is our opinion however, when the ability to issue a rent increase comes into effect under current rental legislation valid at this date, that the above- mentioned property would have an estimated rental return of approximately \$550 - \$580 per week, in today's market conditions.

The above should be seen as a guide only.

If you have any questions regarding this matter, please do not hesitate to contact me.

Regards,  
**First National David Haggarty**



**Jade Tweedie**  
Business Development Manager

Class 1 LREA / Principal, Partner

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries, the above for this reason should be seen as a guide only.

ABN: 3200 1989 706