McGrath

To Whom It May Concern,

RE: 46 Timbury Street, Mango Hill

I believe that the property known as and situated at 46 Timbury St, Mango Hill would expect to attract a rental figure of between **$1,150-$1,250 per week**. This figure may vary however, depending on supply and demand of tenants, the time of year and the number of properties for rent in the area at the time. This appraisal is based on properties that are similar, as listed below:-

Address	Bedrooms	Bathroom	Car	Price Per Week
31 Deacon Cres, Mango Hill	4	2	2	$1,200.00
39 Parkway Tce, Mango Hill	5	2	2	$1,300.00
28 Timbury St, Mango Hill	4	2	2	$1,100.00

There is always a considerable demand for well presented rental properties from prospective tenants, particularly those with close & easy proximity to shops, transport, schools and parks.

When appraising a property for rental many factors are taken into consideration. These are:

- Comparison to similar properties in the area
- Features and benefits of the property (ie ensuite bathroom, views, proximity to shops, public transport, air conditioning plus accessibility, etc)
- Overall market conditions (ie. vacancy rates)

McGrath is a family style business with the backing of a corporate company and we pride ourselves on the level of service we offer our Owners. We MANAGE properties, not merely collect the rent.

We would be delighted to manage this property on your behalf and look forward to a long and happy association. Should you have any queries, don't' hesitate to contact me.

Yours sincerely,

Patrick Carmelito
Investment Specialist

Disclaimer: This appraisal has been prepared solely for the information of the client and not any third party. Although every care has been taken in arriving at this figure we stress it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.