

February 2023,

To whom it may concern,

RENTAL APPRAISAL OF PROPOSED DEVELOPMENT 19 ANZAC ROAD, LONG JETTY

McGrath Property Management is pleased to provide a current rental appraisal for the proposed development the abovementioned address. It is our professional opinion that the properties, on completion, would achieve weekly rental returns as detailed below:

- Unit 1	3 Bedrooms, 2 Bathrooms	\$650 - \$680 per week
- Units 2 to 6	4 Bedrooms, 2 Bathrooms, Study	\$750 - \$790 per week
- Unit 7 (With Lift)	4 Bedrooms, 2 Bathrooms, Study	\$780 - \$820 per week

This appraisal may vary depending on the supply and demand of other properties and tenants at the time of renting. Please note as a property investor you should be aware that rents can fluctuate at different times of the year and are mainly determined by the market and vacancy rate.

The following items were considered whilst appraising your property:

- Condition, presentation and modifications to the property
- Current tenant demands and rental market
- Comparison to similar properties in the area
- Property features, such as bedrooms, living areas, amenities, location, etc.

Should you require further information on this appraisal or our property management services, please do not hesitate to contact me at your convenience.

Yours sincerely,



Luann Egan
New Client Consultant
McGrath Estate Agents

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Disclaimer: The above figure represents an estimate of the rent the above property could reasonably expect to achieve in the current rental market. This estimate is provided free of charge and is not to be construed as being a valuation. This is valid for two months.

AVOCA BEACH

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ETTALONG

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Ettalong NSW 2257
T + 61 2 4344 5544
F + 61 2 4344 5533
ABN 68 132 166 502

GOSFORD

3.7/69 Central Coast Hwy
West Gosford NSW 2250
T + 61 2 4323 4833
F + 61 2 4323 4491
ABN 68 132 166 502

LONG JETTY

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T + 61 2 4331 8000
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ABN 12 604 239 143

TERRIGAL

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Terrigal NSW 2260
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F + 61 2 4384 5532
ABN 96 093 402 021

TOUKLEY

248 Main Rd
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