

June, 2023

To whom it may concern,

RENTAL APPRAISAL OF 5 Etta Road, Umina Beach NSW

McGrath Property Management is pleased to provide a current rental appraisal for the abovementioned property. It is our professional opinion that the property, in its current condition, would achieve in the vicinity of \$500—\$550 per week for each of the two bedroom residences and \$460—\$500 for the one bedroom residence in the current market. Total if all three leased would be in the vicinity of \$1420—\$1550 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,



Alison Hardie
Senior Property Manager

M: 4346 1467

McGrath Estate Agents

E: Alisonhardie@McGrath.com.au

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

3/162 Avoca Dr
Avoca Beach NSW 2251
T + 61 2 4382 2222
F + 61 2 4382 2182
ABN 35 625 804 319

ETTALONG

277 Ocean View Rd
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

485 Central Coast Hwy
Long Jetty NSW 2261
T + 61 2 4331 8000
F + 61 2 4331 8099
ABN 12 604 239 143

TERRIGAL

2/10 Pine Tree Ln
Terrigal NSW 2260
T + 61 2 4384 4566
F + 61 2 4384 5532
ABN 96 093 402 021

TOUKLEY

248 Main Rd
Toukley NSW 2263
T + 61 2 4392 2065
F + 61 2 4311 9402
ABN 86 605 879 801