

February, 2024

To whom it may concern,

## RENTAL APPRAISAL OF PROPERTIES LOCATED 27 NORTH AVOCA PARADE, NORTH AVOCA

McGrath Property Management is pleased to provide a current rental appraisal for the properties located at the abovementioned address. It is our professional opinion that the properties, in their current condition, would achieve weekly rental returns as detailed below:

|                   |                         |                            |
|-------------------|-------------------------|----------------------------|
| - Main Property   | 4 Bedrooms, 2 Bathrooms | \$1,400 - \$1,500 per week |
| - Second Property | Self-Contained Studio   | \$400 - \$430 per week     |

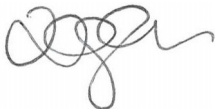
This appraisal may vary depending on the supply and demand of other properties and tenants at the time of renting. Please note as a property investor you should be aware that rents can fluctuate at different times of the year and are mainly determined by the market and vacancy rate.

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

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