

23rd May 2025

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 38 Pacific Terrace, East Ballina NSW 2478.

As requested, I have viewed the property and considered the potential leasing of the property based on current market conditions and recently leased comparable properties.

Given a suitable marketing program & current market we believe the studio could achieve a rental figure in the vicinity of \$600.00 to \$650.00 per week in the current market. The house could achieve a rental figure in the vicinity of \$950.00 to \$1000.00 per week in the current market.

Closest comparable rentals that have recently leased;

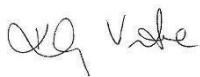
6/18 Byron Street, Lennox Head – 2 Bed, 1 Bath, SLUG – leased for \$650 per week in March 2025

2/6 Kell Mather Drive, Lennox Head – 2 Bed, 1 Bath, SLUG – leased for \$650 per week in March 2025

62 Sandstone Crescent, Lennox Head – 4 Bed, 2 Bath, DLUG – leased for \$950 per week in April 2025

Should you have any queries or would like to discuss your leasing options further please ensure to reach out.

Yours sincerely



Kimberley Virtue
New Business Manager

Encl.

Please note this is an appraisal only and not to be taken as a formal valuation. This appraisal is current as at today's date and market, and is subject to change in line with market conditions.

McGrath

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176 River St
Ballina NSW 2478
+61 2 6618 3399

Alstonville
3/78a Main Street
Alstonville NSW 2477
+61 2 6618 3399

Lennox Head
47 Ballina Street
Lennox Head NSW 2478
+61 2 6687 6155

Byron Bay
7A/21-25 Fletcher Street
Byron Bay NSW 2481
+61 2 6639 1200

Riverwalk Realty Pty Limited ABN 83 672 598 067 (an independently owned and operated Franchise business) T/as McGrath Ballina/Lennox Head/Alstonville
Capville Pty Ltd ABN 42 865 194 743 (an independently owned and operated Franchise business) T/as McGrath Lennox Head
Bangalow Hinterland Property Management Pty Ltd ABN ABN 11 143 031 154 T/as McGrath Lennox Head
NRGC Byron Bay Pty Ltd ABN 37 633 592 700 (an independently owned and operated Franchise business) T/as McGrath Byron Bay