

McGrath

16th July 2024

To Whom It May Concern,

Thank you for the opportunity to provide you with a current appraisal of 2/6 Pinnacle Row,, Lennox Head NSW 2478

As requested, I have viewed the property photos 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 I believe the property could achieve a rental figure in the vicinity of \$800.00 to \$850.00 per week in the current market.

Closest comparable rental that has leased recently;

2/45 Dress Circle Drive, Lennox Head- 3 Bed, 2 Bath, DLUG -leased for \$800 per week in September 2023.
3/35 Dress Circle Drive, Lennox Head- 3 Bed, 2 Bath, DLUG -leased for \$750 per week in April 2023.

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.

BALLINA

176 River St
Ballina NSW 2478
T +61 2 6618 3399

BYRON BAY

Shop 7a, 21-25 Fletcher St
Byron Bay NSW 2481
T +61 2 6639 1200

ALSTONVILLE

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

LENNOX HEAD

47 Ballina Street
Lennox Head NSW 2478
T +21 6687 6155