

# McGrath

2<sup>nd</sup> June 2026

RE: RENTAL ESTIMATION:

15 Russell Street, Gormans Hill

We wish to confirm that an expected rental income has been considered on the proposed property known as 15 Russell Street, Gormans Hill.

Based on the current strength in the market and taking comparable rentals into consideration, we believe a realistic rental value would be in the vicinity of \$390,00 per week, in its current presentation.

Should you require any further information or have any further questions, please do not hesitate to contact me or discuss this matter further.

Kind Regards,

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McGrath Real Estate