



13<sup>th</sup> September 2017

To Whom It May Concern

**RENTAL APPRAISAL – ARBOUR RESIDENCES AT THE HEIGHTS, PIMPAMA, QLD, 4209**

Thank you for your request to provide our assessment of the current rental value of the aforementioned property. **ManageMe** currently manage in excess of 550 investment properties in the area. We are a family owned and operated business and have been managing these important assets for our clients for over 16 years.

**In the present market we assess the weekly rent at the range of:**

**Design A and Design AM – \$420 to \$440**

**Design B and Design BM – \$420 to \$440**

**Design D and Design DM – \$425 to \$445**

We have taken the following into consideration:

- Three bedrooms, air conditioned master bedroom with walk in robe and ensuite
- Remaining bedrooms with mirrored built in robes and ceiling fans
- Air conditioned and tiled dining/living area
- Modern kitchen offers stone bench tops, mirror splashback, gloss laminate cabinetry, gas cooking and dishwasher
- Separate bathroom plus guest powder room
- Separate laundry
- Flyscreens throughout
- Attached lockup garage with remote access
- Close to all amenities
- Overall condition of the rental market (ie. current vacancy rates, supply and demand)

It is important for you, as a property investor, to understand that rents can fluctuate during the year and are predominantly determined by the market, ie. the tenant, supply and demand.

Please do not hesitate to contact me should you require any further information.

Yours Sincerely

A handwritten signature in black ink that reads "Sally Burey".

Sally Burey  
New Business Manager  
0415 724 428

[grow@manme.com.au](mailto:grow@manme.com.au)

**ManageMe - A family owned and operated independent property management agency.**

\*\*\*Please note that this Appraisal is solely an opinion based on current rental incomes achieved by this office and is not to be taken as a guarantee or formal valuation\*\*\*

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