



**first
national**
REAL ESTATE

| David Haggarty

To Whom It May Concern,

RE: RENTAL APPRAISAL LETTER
PROPERTY: 50 MELBEE STREET, RUTHERFORD

Property management is a specialised and highly skilled area of real estate that demands attention to detail, well qualified and experienced personnel, regular communication and an effective and systemised approach to asset management.

Our property management division has developed 'cutting edge' property management systems and procedures that ensure effective letting and management to maximise our client's investment returns.

And that's what it is all about – maximising investment opportunities!

It is our opinion that the above property has the potential given a cosmetic renovation inclusive of various elements such as new flooring, paint, updated kitchen / bathroom, in the early \$400 per week range.

Please note this is an estimate based on the assumption that the above is completed and to a quality standard, as well taking into account comparable data of that portraying the above recommendation. As such, this should be seen as a guide only and an onsite assessment will need to be made if and when renovations are complete on the basis of the work completed and the current market at that time.

If you have any questions regarding this matter, please do not hesitate to contact me.

Regards,
First National David Haggarty

A handwritten signature in blue ink, appearing to read 'Jade Tweedie'.

Jade Tweedie
Business Development Manager

Class 1 LREA / Principal, Partner

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries, the above for this reason should be seen as a guide only.

ABN: 3200 1989 706