



**first  
national**  
REAL ESTATE

Mooloolaba & Maroochydore

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26<sup>th</sup> March 2019

To Whom It May Concern

### **APPRAISAL OF RENTAL VALUE – 6 Crows Ave Kuluin**

When assessing the rental value of a Property, we take into account factors that assist in leasing the Property promptly. This includes comparison of similar properties, current vacancies and market trends. Obtaining a realistic rental value ensures that the Property is let as quickly as possible for a better financial return on investment.

A range of rental value is provided. The higher figure represents a rental which may be achieved given time, and may be used to test the market. The lower figure is one which may appeal to a Tenant quickly. Somewhere in between would be considered a reasonable market value to locate a suitable Tenant in a reasonable time frame. If a Tenant is required urgently it may be better to consider starting at the lower figure appraised.

If possible, we aim at achieving a higher rent for Lessors although this depends on many factors such as the condition of the Property and market activity.

I anticipate that a rental of between \$540.00 - \$560.00 per week be achievable for this home.

In the meantime if I can answer any questions, please contact me on 54440800 or jo@fnmooloolaba.com.au.

Yours faithfully  
**FIRST NATIONAL MOOLOOLABA**

**Joanne Leach**  
**Property Management Team**

*Although every care has been taken in arriving at the above figure, we stress that it is an estimate only and it not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the estimate or part thereof be incorrect or incomplete in any way.*