

Date: 19/05/2022

Dear Investor,

RE: 33/9 Rata Place Nerang QLD 4211

Thank you for the opportunity to appraise your potential future property at 33/9 Rata Place Nerang. We understand that the townhouse has 3 bedrooms, and 2 bathrooms with 1 secure garage and an additional car space Infront of the garage. – the property also comes with an added benefit of a complex pool – 33/9 Rata Place is a great home.

Based on the current market research, and on similar properties managed by this office, we estimate the current rental value to be between \$625 and \$650 per week. This is based on unfurnished and will of course be subject to confirmation once viewed and when the house does come onto the market. We note at this time the rental market is high with lots of quality tenants actively looking – there are limited houses available for rent in and around this location. We confirm we manage other properties in the area and our experience suggests that there would be good-high demand for such a house. There are currently only 2 other townhouse's in Nerang currently for rent.

Here at Gold Coast Prestige Rentals we have a specialized team of property management and we look forward to being of assistance to you sourcing the right tenant and managing the property for you when you are ready. Our team is experienced and up to date on all things relating to rental legislation to ensure your investment return is maximized. Our management portfolio has grown from repeat business and referrals. Many of our clients have been with us for over 10 years as we build partnerships with our clients for their property portfolios. We would be pleased to refer you to existing owners and existing tenants as testament to the quality service we provide for all of our clients.

We trust the information covers what you need - look forward to working with you in the near future – here when we can be of service

Please don't hesitate to get in touch if you require further assistance. Mobile is best on 0426771200 for Liam Adams Property Manager or alternatively please email our rental department on admin@goldcoastprestigerentals.com

Sincerely
GOLD COAST PRESTIGE RENTALS

Michele Decroix

Michele Decroix LREA
Director and Principal

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