

Tuesday, 22 October 2024

To Whom It May Concern,

Re: Rental Market Appraisal / Details

Pty: 6 & 6A Orchard Close, Gillieston Heights NSW 2321 – Dual Key Premises

Thank you very much for the opportunity to provide you with a market appraisal of the above- mentioned property.

We confirm that both properties are currently tenanted and the details are outlined below:

6 Orchard Close – Is currently rented to a good tenant on a continuation lease at \$460 per week. We note, based on comparable pricing evidence, if the property was re- leased or a rent increased issued when legally able (the next legal date falling in April 2025), the property would have the ability to achieve in the vicinity of \$520 - \$540 per week.

6A Orchard Close – Is currently rented to good tenant at \$450 per week in lease until 20th February 2025. We note the current rent based on comparable pricing evidence, sits at the current market rental amount for this property.

If you have any questions regarding this matter, please do not hesitate to contact me on 4933 5544.

Yours faithfully

First National David Haggarty



Jade Tweedie

Class 1 Licenced Real Estate Agent / Principal, Partner

Disclaimer

This appraisal is prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way. The above should be seen as a guide only and the final amount will be determined by the market at the time of leasing. We always recommend a further inspection if/once any works are completed to ascertain any changes within the market in that time and the quality of works completed represent the pricing point.