



Date: 12/07/2024

To: **Libra Property Pty Ltd**

Rental Appraisal for 5 Mona Street, Allawah, NSW

1. Introduction

This rental appraisal report has been prepared for the property located at **5 Mona Street, Allawah, NSW**. The purpose of this report is to provide an estimated rental price based on the current market conditions and comparable properties in the area.

2. Property Overview

Address: **5 Mona Street, Allawah, NSW**

Type:

Boarding House

47 x Boarding rooms

9 x bicycle parking

9 x motorcycle parking

24 x car parking



APPROVED ARCHITECTURAL DRAWINGS



EAST ELEVATION



WEST ELEVATION



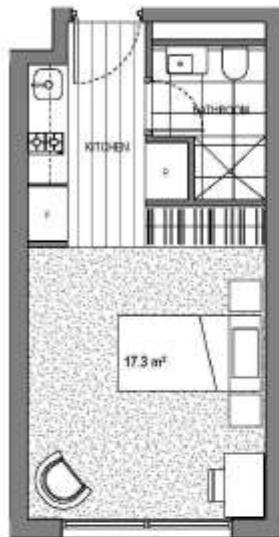
NORTH ELEVATION



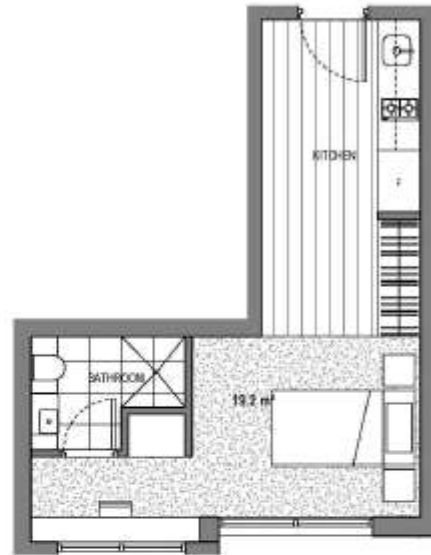
SOUTH ELEVATION



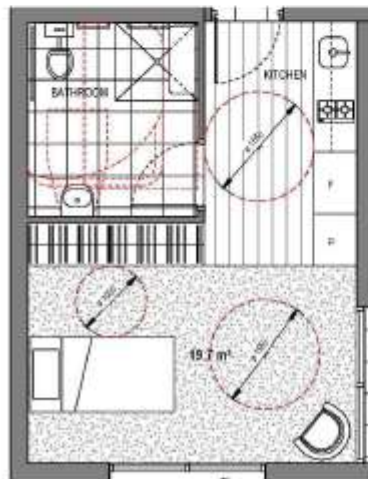
APPROVED ARCHITECTURAL DRAWINGS



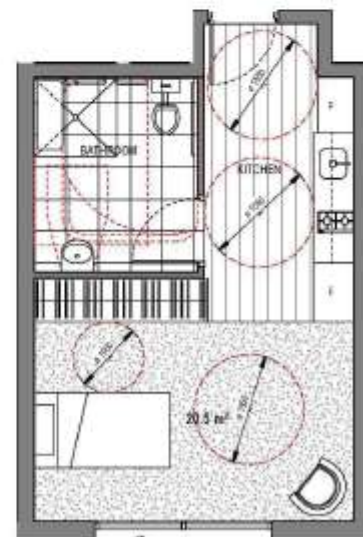
ROOM TYPE 01



ROOM TYPE 02



ROOM TYPE 03



ROOM TYPE 04



3. Rental Price Estimate

Based on the market analysis and the features of property at **5 Mona Street, Allawah**, we estimate the rental price to be approximately **\$600 - \$620** per week.

This estimate considers the following factors:

- The property's condition and features.
- Comparable rental prices in the area.
- Proximity to amenities such as public transport, schools, and shopping centres.

4. Conclusion

The estimated rental price for the finished product at 5 Mona Street, Allawah, is around **\$600 - \$620** per week. This appraisal reflects the current market conditions and is intended to provide a realistic expectation for rental income.

Please feel free to contact us if you have any questions or requires further information. We look forward to assisting you with your rental needs.