

Wednesday, 9 September 2015

To Prospective Buyers and Investors:

Rental Appraisal

Thank you for allowing Drake Real Estate the opportunity to provide a current rental appraisal for **30 Marina Road, Elanora Heights NSW 2101**.

Based on the current strength in the rental market and taking comparable rentals into consideration we believe a realistic rent for this 4 bedroom home with salt-water pool and garage, would be in the vicinity of **\$1250-1300*** per week. The tenants would be responsible for their own utility expenses plus pool chemicals and maintenance and lawn/garden care. If you would like to include the pool and garden maintenance expenses, the rent could be increased accordingly.

We at Drake Real Estate, pride ourselves on service. We offer quarterly property inspections which include written reports with photos to all of our clients. We minimise tenant disruption and potential damage to your investment property by handling maintenance issues pro-actively. In addition, Drake extensively vets applicants to ensure that they are reputable before they are put forward to you as potential tenants. This selection process includes a credit check with Trading Reference Australia Pty Ltd, both current and past employer and landlord references together with 100 points of identification. Should you have any further questions or queries, please do not hesitate to contact me directly.

I look forward to hearing from you.

Yours sincerely,



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*Disclaimer: The appraisal figure in this report represents an estimate of the rent for the above property could reasonably achieve in the current rental market, valid for 30 days. This estimate is provided free of charge and is not to be construed as being a valuation.