29/08/2023

APPRAISAL OF RENTAL VALUE – **7/12 Queen St, Kings Beach QLD 4551**

Thank you for the opportunity to appraise your property for its rental value.

A Current Rent Analysis is enclosed, providing you with a range of rental value. I trust that the following information will be of assistance when considering the rental range provided.

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

A range of rental value is provided so that you can make a sound decision based on your personal situation. 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.

It may depend on your personal situation as to the rent asked. If you require a Tenant urgently it may be better to consider starting at the lower figure appraised. You may choose to test the market to see if the higher figure can be achieved and see what feedback Tenants inspecting provide. We will keep you informed.

Our feedback to you is important so that we can both make practical and informed rental assessments and vary the rental amount as needed. Lessors using our management services are provided with a regular appraisal at the end of each lease or annually, whichever comes first. 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 the market activity.

Our team would be delighted to manage your investment with your individual needs in mind. I will be in contact in the near future however, if in the meantime, I can answer any questions, please contact me on 0419 728 807 or michael@fncaloundra.com.au.

Yours faithfully
First National Real Estate Caloundra



Michael Kettle
Property Management
Enc : Comparative Rent Analysis

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COMPARATIVE RENT ANALYSIS

PROPERTY ADDRESS	**7/12 Queen St, Kings Beach QLD 4551**
LESSOR NAME	

The following information was the basis of our Rent Review and other recommendations for your Property.

COMPARABLE PROPERTIES FOR RENT NOW	**Asking Rent pw**	**Rent Achieved**	**No. Days On Market**
6/25 Burgess St, Kings Beach 2 Bed | 1 Bath | 2 Car	$570	N/A	11
11/41 Moreton Parade, Kings Beach 2 Bed | 1 Bath | 1 Car	$480	N/A	14
COMPARABLE PROPERTIES RENTED RECENTLY	**Asking Rent pw**	**Rent Achieved**	**No. Days On Market**
14/12 Queen St, Kings Beach 2 Bed | 1 Bath | 1 Car (March 23)	$500	$500	54
10/15 Verney St, Kings Beach 2 Bed | 1 Bath | 1 Car (July 23)	$550	$550	34
4/1 Queen St, Moffat Beach 2 Bed | 1 Bath | 1 Car (June 23)	$500	$500	21
2/1 Saltair St, Kings Beach 2 Bed | 1 Bath | 1 Car (June 23)	$490	$490	7
11/3 Sykes Avenue, Kings Beach 2 Bed | 1 Bath | 2 Car (August 23)	$550	$550	12
3/46 King St, Kings Beach 2 Bed | 1 Bath | 1 Car (August 23)	$540	$540	27
COMMENTS eg market conditions, property condition			
7/12 Queen St, Kings Beach QLD 4551 2 Bed, 1 Bathroom, 1 Car			

RENT RECOMMENDED	**$490 - $510 per week**
RECOMMENDED TERM OF TENANCY AGREEMENT	6 / 12 months
COMMENTS	

DISCLAIMER

"This appraisal has been 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."

AGENT	**SIGNATURE**	**DATE**
Michael Kettle		**29/08/2023**

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