

March 2024

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To whom it may concern:

**Re: 37 Coolangatta Avenue, Elanora Heights**

Upstate draw on years of industry experience and local market knowledge to provide accurate rental values to ensure maximum returns obtained.

This market indicates this property can achieve a yield of:

**\$1700 - \$1800 per week**

This appraisal is based on a 12-month Tenancy Agreement and the property being lease in the current market and current conditions.

Should you have any other investment properties you would like an up-to-date appraisal on, I can be contacted on 0403 346 089.

Kind Regards.

Ilijana Nonkovic



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**Upstate**

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Disclaimer: Whilst all care has been taken in preparation of this appraisal, this is an estimate only which may be subject to change without notice and should not be construed as a formal valuation.