

21st September 2021

To Whom It May Concern

Rental Appraisal for 60A Beach Road, Mellons Bay

This is a current rental appraisal for the 3 bedroom property at 60A Beach Road, Mellons Bay.

- 3 double bedrooms, 2 bathroom
- 6 car garage with ample off street parking
- 1962m2 section with big backyard for kids and pets to play
- Macleans College zone
- Close to Howick and Mellons Bay beaches
- Close to Howick Village

It is my considered opinion taking into account, the location, condition and comparable rentals and adjusting for any differences, the property would rent for approximately \$780 - \$820 per week.

Please note rents do vary from month to month depending on supply and demand. It is important to note that this is our "considered opinion" only as to prospective rental value. Whilst all care has been taken in preparing this appraisal, we are not registered valuers and Ray White Real Estate MREINZ, its directors, employees, et al, cannot accept any responsibility on any grounds, including (but not limited to) liability in negligence.

The maximum monetary return for properties within a valuable investment portfolio requires careful management of that property and keeping property owners fully informed of changing trends.

I will be pleased to meet with you personally at any time to discuss any aspects of your property portfolio.

For further assistance please do not hesitate to call me.

Yours faithfully

A handwritten signature in black ink that reads "Cathy Huang". The signature is written in a cursive, flowing style.

Cathy Huang
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Five AM Realty Ltd