

19<sup>th</sup> July 2018

Re: John & Windsor

Dear Sir/Madam

**Re: Rental Appraisal Letter – 130-186 BUCKLEY STREET, FOOTSCRAY VIC 3011**

Having regard to current rental market conditions and comparable rental evidence, it is my opinion that a reasonable asking rent for the above referred property lies between the ranges of:

<b>2 BED, 2 BATH, 1 CAR</b>	<b>\$550.00 per week - \$600.00 per week</b>
<b>3 BED, 2.5 BATH, 1 CAR</b>	<b>\$600.00 per week - \$700.00 per week</b>
<b>4 BED, 2.5 BATH, 2 CAR</b>	<b>\$750.00 plus per week</b>

Please note, that this letter is not intended in any way to represent an accredited market rent valuation and is simply an initial estimate for general marketing purposes only. The estimate is based on the assumption that all building works are completed in full in accordance with approved plans, permits and specifications.

The undersigned reserves the right to revise the estimate post conducting an internal inspection of each of the completed apartments within the project.

The right to conduct a revised rental appraisal post completion will also enable the appraiser to take into account prevailing rental market conditions at that time, competing stock levels within the subject project and physically assess the dynamic attributes of each apartment such as aspect and views.

Yours Sincerely



**Evan Cathcart**

**Director - 360 Property Group**