

4th August 2025

To Whom It May Concern

Rental Appraisal – 190 Showground Road, Narara

George Brand Property Management is pleased to provide a current rental appraisal for the above-mentioned property.

Based on current market activity and comparable properties in the area, I believe you would achieve a weekly rental return in the vicinity of \$700 - \$720 per week.

This appraisal may vary depending on the supply and demand of other properties and tenants at the time of renting. Please note as a property investor you should be aware that rents can fluctuate at different times of the year and are mainly determined by the market and vacancy rate.

The following items were considered whilst appraising your property:

- Condition, presentation and modifications to the property.
- Current tenant demands and rental market
- Comparison to similar properties in the area
- Property features such as number of bedrooms/bathrooms/ car spaces, living areas, views, position, nearby amenities and conveniences such as dishwasher, heating cooling etc.

Should you require any additional information regarding the above, please do not hesitate to contact me on 4340 2424.

Yours faithfully

Kelly Flakus

**Property Investment Manager
George Brand Kariong**