

15 September 2025

To whom it may concern,

RE: Rental Assessment – 26 Shepherd Street Sandy Bay

After careful consideration of the current market and trends, we estimate the potential rent return for the above property to be in the vicinity of \$900 - \$1,200 per week unfurnished.

It is important to note that rent prices are usually seasonal, with higher rents generally achieved during periods of greater demand, historically between January and March. Consequently, the rent achieved may vary depending on the month in which the property is marketed. Additionally, the rent may be influenced by the availability of similar properties and the overall demand in the rental market at that time.

We are committed to achieving the highest possible rental yield for our clients and are proud to have one of the lowest vacancy rates in our market.

I would welcome the opportunity to discuss our Property Management services with you further. Please do not hesitate to contact me if I can be of any further assistance.

DISCLAIMER:

This assessment is for the use of the party to whom it is addressed and for no other purpose. No liability is accepted to any third party who may rely on this assessment. The assessment has been made without a physical inspection of the property, and is based on a review of basic information and photos of the property only, as well as a review of similar properties currently available for rent and comparable properties within our portfolio. The assessment is intended as an estimate only and should not be treated as a formal appraisal.

Best regards,



Lisa Gifford
PORTFOLIO MANAGER
0477 774 474