

10th September 2025

## **40 – 80 Verbena Rd TAMBORINE QLD 4270**

Thank you for the opportunity to appraise your potential rental property, zoned Rural Residential.

In my opinion as an asset manager, I believe you would achieve weekly rent of \$2400.00 – \$2500.00 per week. Please note that this appraisal figure is valid for a 30-day period only.

It is important for you as a property investor to understand that rents can fluctuate during the year and are predominantly determined by the market.

When appraising the property, we take into consideration the following:

- Comparison with similar properties
- Features or benefits of the property (Executive 7 Bedroom, 3 Bathroom Home, Large Shed, Pool, Carport, Solar Power & Battery Back Up, Fully Fenced on 5 flat useable acres.
- Condition and presentation of the property
- Overall condition of the rental market (i.e. vacancy rates, supply & demand)
- The location – Proximity to Schools, shopping centre, public transport, hospitals M1.

This appraisal may vary depending on the supply and demand of tenants and properties at the time of renting.

We are very interested in managing the property for you and look forward to hearing from you shortly.

Kind regards,

Samantha Marshall

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