

20th October 2025

1911 Beaudesert-Beenleigh 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 \$1100.00 – \$1200.00 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 –Master Built 3 Bedroom, 2 Bathroom Home with Formal Lounge, Formal Dining, Open Plan Kitchen / Dining / Casual Living with wrap around verandahs, Large Shed, Double Lock Up Garage, Solar Power, Solar Hot Water, Dam on 6.27 flat useable acres, Flood Free Property.
- 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, Under 1 hour to Gold Coast & Brisbane, 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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