

24th July 2025

Dear Sir/Madam,

**Property: 131 Chambers Flat Road, Marsden**

Thank you for the opportunity to provide you with an estimated rental capacity for the property mentioned above.

**In the current rental market, we believe your property would achieve the below rental income \$700 per week.**

When assessing your property's rental value, we consider several factors to assist in leasing your property promptly. These include comparison properties and current market trends, current supply and demand levels as well as the characteristics and features of the property itself.

We believe it is important to offer realistic rental expectations to ensure that your property is leased with minimal vacancy possible for a better financial return on your investment.

NGU Rentals Toowong would be delighted to manage your most valuable investment.

Please do not hesitate to contact me should you wish to discuss this further.

Kind regards,

NGU Property Management Head Quarters P 07 3103 0723