



18/05/2017

Sales and Marketing Manager
Heran Building Group Pty Ltd
Level 3, Suite 301 'Pivotal Point'
50 Marine Parade, Southport Qld 4215

Dear Sir

Re. Market Rental Appraisal for new townhouses at 45 Menser St , Calamvale, Qld 4116

Thank you for allowing RE/MAX Community Realty to provide you with a rental appraisal for your new townhouses development at the above. These new townhouses, situated within 18km of the Brisbane CBD, close the Calamvale College, close to local shops (include Woolworth Super Market) & many transports. It is in a very handy location. These 42 new townhouses are all two storey, all have an open living area, modern kitchen with stone bench top, super modern glass splash back, dishwasher, 3 Bedrooms, 2 bathrooms, 3 toilets, stone bench top to vanities, ensuite to main bedroom, air-conditioners in living area and ceiling fans in bedrooms, double or single lock up garage. A swimming pool in the complex. The rent achieved for the property will be influenced by a number of influences including but not limited to the following factors:

- The time of year the property is available for rent
- The motivation of the landlord to obtain a tenant
- Tenant selection criteria required
- Lease specifics, including the term of the lease and start date
- Vacancy rate within the area

Based on the current available rental possibilities within the Calamvale area and above factors, it is estimated that the new townhouse would have a rental prospect of

Double lock garage townhouse – approx. \$ 430 per week.

Single lock up garage townhouse – approx. \$ 410 per week.

However, in stating the above it is the owner's discretion to specify a particular rent requirement which we would be happy to work towards obtaining. Ultimately it is the market which determines the price; however there is strong interest for rental properties. If you have any queries, please do not hesitate to contact me on 0422 386 868.

Your sincerely



Cathy Cheng

Licensed Real Estate Agent

RE/MAX Community Realty

