

Thursday, 17 January 2019

Rhodes Park
54- 58 Mount Cotton Rd
CAPALABA, QLD 4157

Thank you for the opportunity to perform a Current rental Market Appraisal for the new Town Houses development at:

RHODES PARK, CAPALABA

Type of Townhouse:

T1- NORTHORT SIX

To define the rental value of a property, we need to consider the factors that assist in leasing the property promptly. This includes comparison of similar properties, current vacancies in and around the local area and the general market trends.

Obtaining a realistic rental value ensures that your property is leased fast. We have carried out our research for comparable Two storey, Three-bedroom, Double garage Twin bath room (including ensuite) styled units and townhouse in the local area.

In comparison though Rhodes Apartments offers a lot more, the full use of the Large Private swimming pool, Resort styled Barbeque area and gymnasium.

Rhodes Apartments is situated within walking distance to the main shopping centre, public transport and the ideal location to head to either Brisbane CBD, Gold or Sunshine coast

We estimate the property would achieve a rental income of approximately **\$430 - \$500 pw**

Type of Townhouse:

T6- MONTEREY

Two storey, Three-bedroom, Single garage Twin bath room plus powder room (including ensuite) styled units and townhouse in the local area.

We estimate the property would achieve a rental income of approximately **\$400 - \$480 pw**

Type of Townhouse:

T2- GARDNER CUBE

Three storey, Three-bedroom, Double garage Twin bath room plus powder room (including ensuite) styled units and townhouse in the local area.

We estimate the property would achieve a rental income of approximately **\$460 - \$510 pw**

Type of Townhouse:

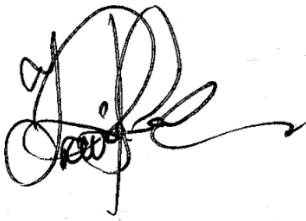
T5 - ASHMORE

Two storey, Three-bedroom, Single garage Twin bath room plus powder room (including ensuite) styled units and townhouse in the local area.

We estimate the property would achieve a rental income of approximately **\$400 - \$480 pw**

It is important to note that this appraisal should be treated as a constructive guide and the right marketing process and timing of going to market will determine the maximum price you could achieve.

If we can help you with anything in the future, please feel free to contact us on (07) 3103 5151.



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