



18th August 2020

To Whom it may Concern

Dear Sir

Re. Rental Appraisal for New Townhouses at 200 Nottingham Rd, Parkinson, QLD, 4115

Thank you for allowing RE/MAX Community to provide you with a rental appraisal for 29 new townhouses at the above address. These new townhouses, situated within 18km of the Brisbane CBD, close to the Calamvale shopping centre, next to the beautiful parkland & Parkinson lake, short walking to the Calamvale College, 2 minutes to Logan Motor Way, city buses are just outside of the complex, short drive to Sunnybank Hills & Calamvale Shopping Centre. It is in a very handy location.

These two storey new townhouses, all have an open living area, modern kitchen with dishwasher, 3 or 4 Bedrooms, 2 bathrooms, 3 toilets, en-suite to main bedroom, two air-conditioners, single or double lock up garage, and 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 area and above factors, it is estimated that the new townhouse would have a rental prospect of

- Single garage 3 bedrooms townhouses \$ 410 to \$ 430 per week.
- Double garage 3 bedrooms townhouses \$ 420 to \$ 440 per week.
- Double garage 4 bedrooms townhouses \$ 450 to \$ 470 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 further queries, please contact me on 0422 386 868 or 07 3343 3333.

Your sincerely

Cathy Cheng

Principal/Licensed Real Estate Agent
RE/MAX Community Realty

