



**first
national**
REAL ESTATE

| Engage Eastlakes

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To Whom It May Concern,

RENTAL ASSESSMENT – 488 Pacific Highway, Belmont NSW 2280

The Property has been assessed for rental capacity. Our analysis revealed that the market appeal is highly favourable, with the likelihood of an *excellent* tenancy outcome being strong.

Comparisons with other property recently leased and available for lease indicated that a tenancy is most likely going to be established at the following:

Commercial

Shop 1/488 Pacific Highway, Belmont – \$1,026.70/calendar month inc gst plus outgoings

Shop 2/488 Pacific Highway, Belmont – \$1,375.00/calendar month inc gst plus outgoings

Residential

Unit 1/488 Pacific Highway, Belmont – Unit \$330.00 per week.

Unit 2/488 Pacific Highway, Belmont – Unit \$420.00 per week.

While we have not conducted a full risk management assessment at this stage, the property appears to be ready for rental occupancy subject to routine checks (smoke alarm compliance, locks, safety switch etc).

In my opinion the properties overall rental investment suitability is – **Moderate**

Please note – the price opinion provided in this statement can and will vary with changes in market conditions.

Please do not hesitate to contact our office if you require any further information.

Best Regards,

First National Engage Eastlakes