



**first
national**
REAL ESTATE

| Engage Eastlakes

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31st October 2023

To Whom It May Concern,

RENTAL ASSESSMENT – 6/3 Walter Street, Belmont

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 **\$450.00 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**

(NB: The price opinion provided in this statement can and will vary with changes in market conditions.)

If you require any further information, please don't hesitate to contact me on (02) 4947 7877, alternatively you can contact me via email at bec@fnee.com.au.

Best Regards,

Bec Walton
Business Development Manager & Team Leader