

22 October 2022

To Whom It May Concern

Rental Appraisal for 25 Anaheim Boulevard, Shamrock Park

This is a current rental appraisal for the five bedrooms property at 25 Anaheim Boulevard, Shamrock Park

- Five bedrooms, three bathrooms, three living room, one study room with triple internal access garage.
- Big backyard with swimming pool.
- Located very close to schools, shops and transportation.

It is my considered opinion taking into account, the location, condition and comparable rentals and adjusting for any differences, the property would rent for approximately \$1050 - \$1100 per week.

Please note rents do vary from month to month depending on supply and demand. It is important to note that this is our "considered opinion" only as to prospective rental value. Whilst all care has been taken in preparing this appraisal, we are not registered valuers and Ray White Real Estate MREINZ, its directors, employees, et al, cannot accept any responsibility on any grounds, including (but not limited to) liability in negligence.

The maximum monetary return for properties within a valuable investment portfolio requires careful management of that property and keeping property owners fully informed of changing trends.

I will be pleased to meet with you personally at any time to discuss any aspects of your property portfolio.

For further assistance please do not hesitate to call me.

Yours faithfully

A handwritten signature in black ink that reads "Cathy Huang". The signature is written in a cursive, flowing style.

Cathy Huang
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Five AM Realty Ltd