

Tuesday, 14 January 2025

To Whom It May Concern,

Re: Rental Market Appraisal

Pty:5 & 5A Morecambe Circuit, Thornton NSW 2322

Thank you very much for the opportunity to provide you with a market appraisal of the above- mentioned property.

We can confirm that the above properties are currently leased under the below circumstances:

5 Morecambe Crt – Currently leased at \$490 per week with a rent increase due to come into effect on 13th March 2025 to \$560 per week. Currently the tenant is on a week to week continuation lease pending lease renewal arrangements.

5A Morecambe Crt - Currently leased at \$430 per week with a rent increase due to come into effect on 13th February 2025 to \$480 per week. Currently the tenant is due to come out of lease as at 22nd January 2025 at which point they will move on to week to week continuation lease pending lease renewal arrangements.

If you have any questions regarding this matter, please do not hesitate to contact me on 4933 5544.

Yours faithfully

First National Real Estate Maitland



Jade Tweedie

Class 1 Licenced Real Estate Agent / Principal, Partner

Disclaimer

This appraisal is prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way. The above should be seen as a guide only and the final amount will be determined by the market at the time of leasing. We always recommend a further inspection if/once any works are completed to ascertain any changes within the market in that time and the quality of works completed represent the pricing point.