

Rental Appraisal

the
rentshop



26c Nevada Drive, Merrilands

\$550 - \$570pw

7th September 2022

Thank you for the opportunity to provide you with a rental appraisal for 26c Nevada Drive, Merrilands.

Based on our extensive knowledge of the current market within the area, we are pleased to provide the following.

The property features:

- 3 bedrooms
- 1 bathroom and separate laundry
- Kitchen and dining, with a separate lounge + sunroom
- Separate garage

Based on rentals in the area, present competition, and current market conditions, we believe that a rent in the vicinity of **\$550 - \$570** per week is achievable once the property is fully compliant.

What can we offer you?

- Individual property managers plus dedicated credit controllers
- Effective & fast communication
- Finding the best available tenants
- Achieving strong and sustainable rents
- Detailed status reports and bond lodgement
- Focused action on rent arrears
- Ongoing property inspection reports with photos
- Managing property repairs and maintenance
- Mediation and Tribunal representation
- Prompt landlord payments
- Online access to monthly statements with income and expenditure reports
- A 24/7 Emergency Number
- Courtesy trailer

Your Property is Our Business

Every property is unique and so are the needs of every property owner.

You want to work with a Property Management company that shares your goals and vision for your property. This might be in the form of increasing the rent, making improvements to the property, or providing long-term stability by finding the right tenant. We realise that each and every person and property has different needs and a different story.

Our core business is built around helping you meet those needs, whatever they may be.

Kind regards,



Business Development Manager

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