



21<sup>st</sup> November 2024

## Re: Co-living Appraisal – Lot 542 Wharfdale Crescent, Lara - Austin Estate

Thank you for considering Certainty Property to manage your co-living property. We trust that you will find our unique offering compelling as you select a co-living manager.

### Appraisal

Based on current market conditions and after reviewing similar properties it is my view that the market rent is approximately \$750 - \$840 per week in gross rent.

Rooms 1 – 3: \$250 - \$280 per week

This assumes that the rooms are furnished with our furniture package.

### Our fee structure

Full-service co-living property management: 8.9%

Leasing fee: 2 weeks rent

Advertising fee: \$200 per lease

Please refer to the management agreement and rent guarantee annexure for the full terms of the guarantee and fee schedule.

### Co-living management

Owning a co-living property can be an incredibly rewarding and profitable investment. Unlike a traditional residential property, co-living properties require a high-touch management approach to ensure their smooth operation. Selecting the right co-living manager is vital to ensure that your property operates smoothly and profitably.

As part of our co-living management service, Certainty Property will take care of all day-to-day operations including:

- Collecting and disbursing rent
- Managing rental arrears
- Advertising, sourcing and screening tenants
- Signing lease agreements
- Incoming, outgoing and routine inspections
- Arrange maintenance and repairs
- Compliance with applicable legislation
- Represent you at Tribunal as required
- Enforce 'house rules' with tenants
- Provide monthly income and expense statements

Fundamentally, our role as co-living managers is to act in your best interests to ensure your investment is as stress-free and profitable as possible.



## Next steps

If you would like to engage Certainty Property to manage your co-living property, all you need to do is fill out our exclusive management agreement and we will take care of the rest.

Kind regards,

A handwritten signature in black ink, appearing to be 'S. P.' or similar, written in a cursive style.

**LREA**  
**Certainty Property**  
**ABN: 85 631 059 866**