



14th February 2025

Re: Co-living Appraisal – Lot 341 Stakes Boulevard, Manor Lakes, Vic

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 the floor plan provided it's my view that you would achieve approximately \$750 - \$840 per week in gross rent. This assumes the property is reasonably furnished and listed at the current market rents..

Rooms 1 – 3: \$250 - \$280 per week

This assumes that the rooms have their own en-suite and are furnished as well. Please note that this is a best efforts rental opinion and the guarantee amount is based on the actual initial rent achieved.

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.



Our rent guarantee

Under Certainty Property's rent guarantee, we will ensure that you always receive at least 75% of maximum gross rent on a monthly basis. That is, if gross rent is below 75% of what you would have received if the co-living property were at full occupancy, we will pay the difference ourselves.

Our rent guarantee means that we share some of the risk associated with vacancies and arrears, and means we have a strong financial incentive to make sure that your co-living property is fully occupied with minimal rental arrears.

Certainty Property has strong experience in offering meaningful rent guarantees as the only residential property manager in Australia that offers a rent guarantee that covers vacancies, arrears and falling rents.

The 75% guarantee is rounded down to the nearest whole room equivalent and is based on the actual rent achieved for the initial tenancies. This means that in a three-bedroom property, the guarantee is based on at least two out of three rooms being occupied. Please refer to the management agreement and rent guarantee annexure for full terms of the rent guarantee.

Our fee structure

Full-service co-living property management: 8.9%
Leasing fee: 2 weeks rent
Advertising fee: \$200 per lease
Preparation / attendance at Tribunal, compliance activities: \$70 per hour

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

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,

LREA
Certainty Property
ABN: 85 631 059 866