



Atlas
Property Solutions

05 September 2006

PDMS Group P/L

RE: BAYSWATER ESTATE

It is my professional opinion that the rental returns for the properties listed at the above estate would reach the following:

2 Bedrooms: \$260 per week.

3 Bedrooms: \$270 - \$280 per week.

4 Bedrooms: \$290 - \$310 per week.

Rentals in the Deception Bay area are rare and our waiting list of prospective tenants far outweigh what is currently available. As we are located in the busy shopping centre of Deception Bay we collect a great deal of traffic through our office and receive daily phone calls for rentals in this area. It is my belief that all rental properties in Deception Bay will move quickly. Should you need any further information please do not hesitate to contact me.

Regards

Haley Moloney
Property Manager

This appraisal has been prepared solely for the information of the client and not any third party. Although every care is taken in arriving at this figure, we do stress that it is an opinion only and not to be taken as a sworn valuation. We also add the warning that we shall not be responsible should the appraisal or any part thereof is incorrect or incomplete in any way.