

Lot 25 Elm Avenue, Logan Central, QLD, 4114



Rental Appraisal House 4,3.5,2

Option 1

Co-Living: Inc common area furnishings & utilities \$900- \$990 per week

Option 2

House: No Inclusions: \$500 - \$550 per week

► AGENT DETAILS

Kristen Watson | Business Development Manager

K WATSON Date: 13/04/2023

Email: kristenw@imagerealty.com.au Mobile: 0426 455 314

"At Image Realty we specialise in Property Management!! This allows us to provide our clients with the highest level of service at the most competitive price!!" - Kristen.






► DISCLAIMER

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Comparable Rentals






1 3 KINGSTON COURT KINGSTON QLD 4114



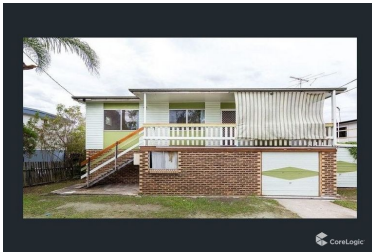
 4  3  1  964m²  123m²
 Year Built 1975 DOM 35 days
 Listing Date 19-Oct-22 Distance 2.26km
 Listing Price \$510 Weekly






2 11 BLACKWOOD ROAD LOGAN CENTRAL QLD 4114



 4  2  4  1,214m²  -
 Year Built 1980 DOM 18 days
 Listing Date 07-Feb-23 Distance 0.92km
 Listing Price \$480






3 31 MYRA STREET KINGSTON QLD 4114



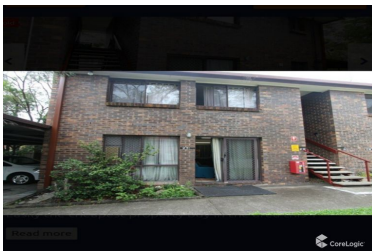
 4  2  2  660m²  95m²
 Year Built 1965 DOM 35 days
 Listing Date 20-Jan-23 Distance 1.14km
 Listing Price \$540






4 11/41-43 DEFIANCE ROAD WOODRIDGE QLD 4114



 1  1  1  -  38m²
 Year Built 1985 DOM 17 days
 Listing Date 27-Mar-23 Distance 1.28km
 Listing Price \$300 per week

5 25/41-43 DEFIANCE ROAD WOODRIDGE QLD 4114



 1  1  1  -  42m²
 Year Built 1985 DOM 7 days
 Listing Date 09-Mar-23 Distance 1.27km
 Listing Price \$300

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Rental Return Guarantee

Landlords Full Name(s): _____

Property: Lot 25 Elm Avenue, Logan Central, QLD, 4114 House 4,3,5,2

Appraisal Date: 13/04/2023

Guaranteed Weekly Rental Return Amount: \$500

Term: Three (3) Years

RECITALS

- A. Image Realty Pty Ltd ACN 607 345 568 ("Image Realty"), as the Managing Agent of the Property, hereby offers the Landlord a guaranteed rental amount for the Term in accordance with the Terms and Conditions of this agreement.
- B. The Guaranteed Weekly Rental Return Amount offered by Image Realty may not be the maximum rental return that is possible for the Property.
- C. The Landlord wishes to enter into this agreement as a way to ensure guaranteed income for the Property.

TERMS AND CONDITIONS

- 1. The Landlord has engaged Image Realty to manage the Property, such engagement is reflected in the Form 6 (Appointment of a Property Agent) executed on or about the same date as this agreement.
- 2. The Landlord acknowledges and accepts this guarantee is only operational from the date the Property is first leased by Image Realty and only enforceable against Image Realty whilst the Form 6 is valid and subsisting. Any valid termination of the Form 6 by either party will result in this guarantee being terminated immediately with the Landlord prevented from relying on it after the date of termination for any reason.
- 3. The Landlord acknowledges and accepts the following:
 - (i) Prior to entry into this guarantee, Image Realty provided the Landlord with a rental appraisal of the Property which was undertaken by Image Realty. The Landlord has had sufficient opportunity prior to entry into this agreement to conduct its own due diligence enquiries to confirm the appraisal represents a fair and reasonable rental amount for the Property.
 - (ii) The Guaranteed Weekly Rental Return Amount is not necessarily the highest market rental return which could be achieved for the Property;

- (iii) This guarantee is designed to provide certainty to the Landlord and is in no way guaranteeing that the rental amounts received by the Landlord during the Term will represent the maximum rental amount achievable for the Property;
 - (iv) The guarantee is based upon four (4) weeks vacancy in any fifty-two (52) week period.
 - (v) If the average rental amount received during the Term (this is calculated by dividing the total amount of rent received throughout the Term by the number of weeks in the Term, less the allowed four (4) week permitted vacancy period for each year of the Term) is below the Guaranteed Weekly Rental Return Amount, Image Realty will pay to the Landlord the difference within fourteen (14) days of the end of the Term; and
 - (vi) From the Guaranteed Weekly Rental Return Amount, Image Realty is permitted to deduct all such amounts it is authorised to deduct pursuant to the terms of the said Form 6.
4. During the Term, the Landlord must ensure it undertakes the following:
- (i) Take out and maintain a Landlord Insurance Policy which is to include cover for loss of rent. Evidence of such insurance must be provided to Image Realty when requested;
 - (ii) Be available (or have a lawful representative available) to provide instructions to Image Realty with regard to the Property and ensure such instructions are provided within two (2) days of Image Realty seeking same;
 - (iii) Not unreasonably refuse to accept any proposed tenant, suggested rent or rental increase in line with the current market that Image Realty suggests for the Property;
- Should the Landlord breach any of the undertakings contained in this clause, Image Realty will be entitled to terminate this agreement, in writing to the Landlord without notice.

Client Name: _____

Client Signature: _____ Date ____/____/____

Client Name: _____

Client Signature: _____ Date ____/____/____

Agent Name: Image Realty Pty Ltd

Client Signature: _____ Date ____/____/____