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MountainGreyRise

Rental Estimates at 29/01/09

Lot No.	House	Package Price	Rent per week (Approx.)	Rent per annum (Approx.)	Rental Yield per annum (Approx.)
1	Ballan	\$279,550	\$275	\$14,300	5.12%
3	Kara	\$278,550	\$270	\$14,040	5.04%
4	Elmore	\$249,195	\$255	\$13,260	5.32%
7	Beechworth	\$280,400	\$260	\$13,520	4.82%
8	Newhaven	\$286,050	\$275	\$14,300	5.00%
9	Newhaven	\$289,550	\$275	\$14,300	4.94%
10	Kara	\$301,050	\$280	\$14,560	4.84%
11	Napier	\$291,760	\$300	\$15,600	5.35%
12	Ballan	\$284,550	\$275	\$14,300	5.03%
13	Kara	\$284,550	\$270	\$14,040	4.93%
14	Napier	\$291,760	\$300	\$15,600	5.35%
15	Kara	\$284,550	\$270	\$14,040	4.93%
19	Charlton	\$300,050	\$280	\$14,560	4.85%
20	Elmore	\$255,195	\$260	\$13,520	5.30%
21	Napier	SOLD	SOLD	SOLD	SOLD
22	Ballan	SOLD	SOLD	SOLD	SOLD
23	Napier	SOLD	SOLD	SOLD	SOLD
24	Elmore	\$255,195	\$260	\$13,520	5.30%
35	Elmore	\$255,195	\$260	\$13,520	5.30%
38	Beechworth	\$287,400	\$270	\$14,040	4.89%
39	Elmore	\$253,695	\$260	\$13,520	5.33%
40	Ballan	\$277,550	\$270	\$14,040	5.06%
45	Lawson	\$271,340	\$260	\$13,520	4.98%
46	Ballan	\$277,550	\$265	\$13,780	4.96%
47	Lawson	\$271,340	\$255	\$13,260	4.89%
48	Heywood	\$289,350	\$290	\$15,080	5.21%
49	Stirling	\$250,650	\$250	\$13,000	5.19%
50	Charlton	\$288,550	\$270	\$14,040	4.87%
51A	Lawson	\$277,340	\$260	\$13,520	4.87%
51B	Ballan	\$284,550	\$275	\$14,300	5.03%
51C	Napier	\$291,760	\$300	\$15,600	5.35%
51D	Kara	\$284,550	\$270	\$14,040	4.93%
51E	Beechworth	\$279,400	\$265	\$13,780	4.93%

The above rental appraisals have been calculated utilising current day comparable residential rental data; supply and demand (current vacancy rate at less than 1%); expected future demand due to proposed substantial infrastructure works programmed for the Latrobe Valley Region, and my continuous experience of over 3 decades in real estate in this region.
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Directors: F.T. Addison - Licensed Estate Agent O.I.E.C. M.J. Addison - Licensed Estate Agent