

To Whom It May Concern,

**RENTAL APPRAISAL: 14 Orana Street, Redbank Plains QLD 4301**

Urbnest Property is a boutique property management agency servicing landlords across Brisbane South-East, including Bayside, Logan and the Redbank Plains corridor. We provide a hands-on, transparent service built around protecting your asset and maximising your return.

In assessing the rental value of your property, we consider recent comparable leases in the immediate area, current vacancy levels, market demand and property presentation. Arriving at a realistic rental figure ensures your property is leased promptly while achieving the strongest possible return on your investment.

A range is provided to guide your decision based on your personal circumstances. The upper figure reflects what may be achieved with strong presentation and a patient approach to the market. The lower figure is positioned to attract quality tenant interest quickly.

<b>APPRAISAL RANGE</b> <b>\$700 – \$730</b> per week <i>Main dwelling</i>	<b>RECOMMENDED</b> <b>\$720</b> per week <i>Optimal strike rate</i>	<b>+ GRANNY FLAT</b> <b>\$550</b> per week <i>3-bed, if applicable</i>
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We would anticipate a rental of **\$700 – \$730 per week** to represent a fair and competitive market value for the main dwelling, sufficient to attract a quality tenant within a reasonable timeframe.

Additionally, should the 3-bedroom granny flat be added, we would appraise this at **\$550 per week**, bringing the total combined weekly income to **\$1,250 – \$1,280 per week**. This dual-income opportunity represents a strong yield position for the property.

The Urbnest team would be delighted to manage your investment property. We offer a fully transparent **6.6% all-inclusive management fee** with **4 weeks free property management** for landlords switching to us — and we handle the entire transition on your behalf, including contacting your current agency directly. No effort required from you.

For any questions regarding our services or to arrange a no-obligation meeting, please contact us at [hello@urbnest.au](mailto:hello@urbnest.au) or visit [urbnest.au](http://urbnest.au).

Yours faithfully,

**Urbnest Property**  
hello@urbnest.au | urbnest.au

**DISCLAIMER:** This appraisal has been prepared solely for the information of the property owner and not for any third party. While every care has been taken in arriving at the stated figures, this document represents an opinion only and should not be treated as a sworn valuation. Urbnest Property accepts no responsibility should any part of this appraisal prove to be incorrect or incomplete in any way.