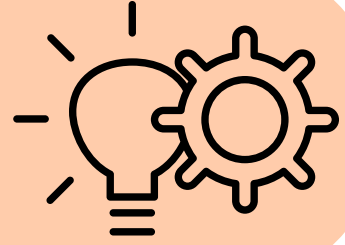


YEAR IN REVIEW

11 Smith Street, Thurgoona

1. RENT

- Current rent \$450.00 p/wk
- Increased from \$430.00 p/wk 01/07/2023



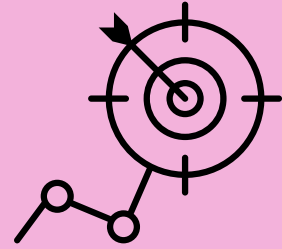
2. LEASE

- Old lease dates 01/07/2022 - 30/06/2023
- New lease date 01/07/2023 - 30/06/2024
- Lease renewed for 12 months



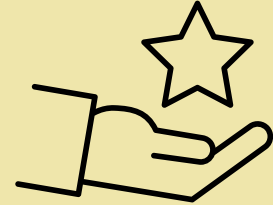
3. MAINTENANCE

- Front door lock issue
- Dishwasher not draining
- Shower head leaking



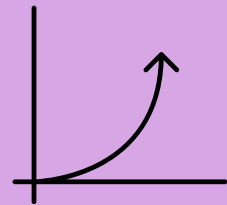
4. INSPECTIONS

- Three routine inspections completed
- Three drive by inspections completed



5. INCOME & EXPENSES

- Rent collected \$23,500
- Maintenance expenses \$875.00
- Fee expenses \$2,013.60
- End of year income \$20,611.40



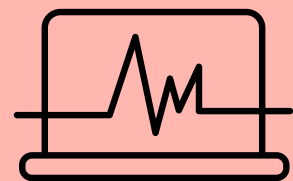
6. SUGGESTED

- New carpet throughout could achieve an extra \$20.00p/wk
- Freshen up the front facade with new paint to gutters



7. SALE ESTIMATE

- As of 21/12/2023 - \$560,000



8. COMPLIANCE

- Smoke alarm service x1
- Gas & electrical safety check x1



thank you for being a valued client