

Anthony Ferraro  
JLL  
via email

Dear Anthony,

**Re: Lakehouse Development – 75 Palmerston Crescent, South Melbourne VIC 3205**

Thank you for the opportunity to review the rental potential of the Lakehouse development.

Based on the current market demand for similar brand new apartments in the South Melbourne area, we anticipate the weekly rental prices for the development to be in the vicinity of:

<b>Bedrooms</b>	<b>Bathrooms</b>	<b>Car park</b>	<b>Rent per week</b>
<b>1</b>	1	1	\$390 - \$420
<b>2</b>	1	1	\$500 - \$550
<b>2</b>	2	1	\$550 - \$600
<b>2</b>	2	2	\$680 - \$730

In assessing this, we have taken into account a number of factors including the market conditions of the premises, location, comparable properties and the current rental climate which is primarily affected by fluctuation in supply and demand.

If I can be of any further assistance, please feel free to contact me on the details below.

Yours sincerely,



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