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21 January 2025

**To Whom It May Concern,**

**RE: 32606/191 Brunswick Street, Fortitude Valley**

Thank you for allowing our team to provide an appraisal for your apartment at 32606/191 Brunswick Street, Fortitude Valley.

Based on the information provided, we are confident your apartment will achieve an annualized return between **\$700 - \$800 per week** after management fees.

32606/191 Brunswick Street, Fortitude Valley is perfect for the short-term rental market. The apartment is spacious, well-appointed and in a great location. It is exactly the type of property that suits our target guest.

Not only does short-term management increase your earning potential, you also have the opportunity to enjoy your beautiful property. As our client, you have the ability to stay in your property throughout the year (as long as there are no existing bookings for your chosen dates).

Working off our own extensive experience of the property sector, we believe our modeling and industry knowledge would not only support your investment, but assist with the development of tailored strategies to maximize value for this and future opportunities.

Our team is available, willing and able to answer any questions regarding the information provided so please do not hesitate to ask.

**Yours sincerely,**

Callum Fitzgerald  
Business Development Manager

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Disclaimer: This market rental appraisal has been prepared solely for the information of the client. Although every care has been taken in arriving at the figure we stress we are not qualified valuers, this is an opinion only and not to be taken as a sworn valuation.