

# The Agency Investor Pack

THE AGENCY  
PROPERTY MANAGEMENT



# THE AGENCY

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The Proprietor  
89 Warburton Trail  
Lakelands WA 6180

25th August 2024

Thank you for the opportunity to provide you with our appraisal.

Having compared your property with recently leased properties and from our market knowledge and experience, we estimate that a current reasonable price expectation would be in the vicinity of \$650.00 to \$700.00 per week for the house.

We however do not simply wish to limit ourselves to this range in the current market and assure you that it is always our goal to set out to achieve the maximum rent possible for each property we lease. This appraisal is based on comparative rentals which have been leased in the area over the past 6 months and not on an internal inspection. This price may vary depending on when the property comes onto the market and a physical inspection.

We hope you will give us the opportunity to impress you with our service and our ability to produce exceptional results. By partnering with us and entrusting the management of your property to The Agency Property Management you can rest easy knowing that we will provide you with industry leading levels of service and property management best practice.

If there is anything further, I can do to assist you with your decision to employ The Agency Property Management please feel free to contact me.

Kind Regards,

Bramley Greenfield  
Business Development Manager  
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#### Disclaimer

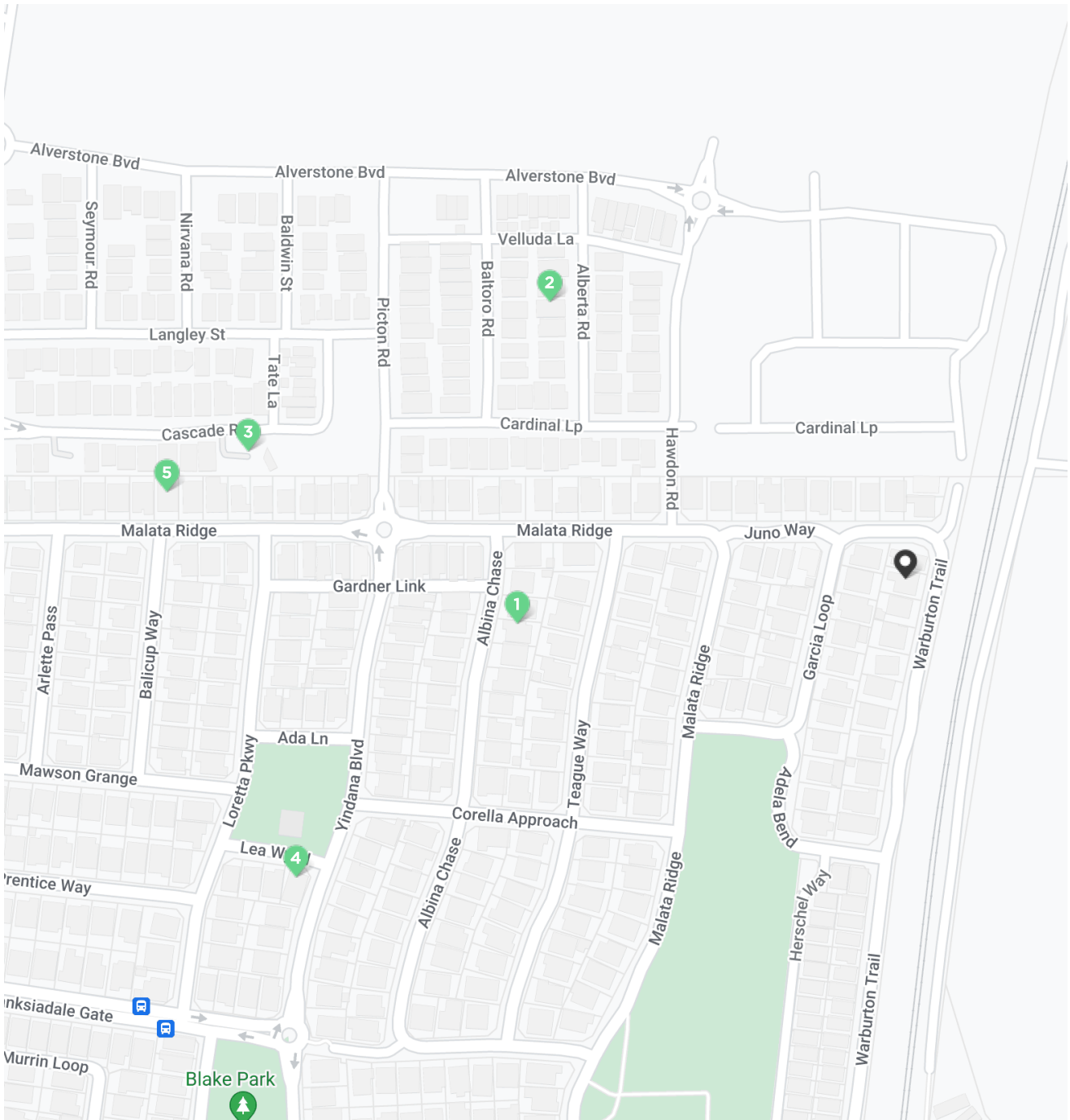
The accuracy of the methodology used to develop this Comparative Market Analysis for Rental Value, the existence of the subject property, and the accuracy of the estimated value and all rule sets provided are estimates based on available data and are not guaranteed or warranted.




The Agency excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or Estimated Value. Whilst all reasonable effort is made to ensure the information in this publication is current, The Agency does not warrant the Rental Appraisal and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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## Comps Map: Rentals



				
1 38 ALBINA CHASE LAKELANDS WA 6180	4	2	2	\$650
2 9 ALBERTA ROAD LAKELANDS WA 6180	4	2	2	\$680
3 28 CASCADE ROAD LAKELANDS WA 6180	4	2	2	\$670
4 1 LEA WYND LAKELANDS WA 6180	4	2	2	\$680
5 90 MALATA RIDGE LAKELANDS WA 6180	4	2	2	\$750

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Comparable Rentals

### 1 38 ALBINA CHASE LAKELANDS WA 6180



🏠 4 🚿 2 🚗 2 📏 600m<sup>2</sup> 📐 184m<sup>2</sup>  
 Year Built 2006 DOM 14 days  
 Listing Date 30-Jul-24 Distance 0.29km  
 Listing Price \$650 WEEKLY

### 2 9 ALBERTA ROAD LAKELANDS WA 6180



🏠 4 🚿 2 🚗 2 📏 450m<sup>2</sup> 📐 207m<sup>2</sup>  
 Year Built 2018 DOM 4 days  
 Listing Date 23-Aug-24 Distance 0.33km  
 Listing Price \$680 per week

### 3 28 CASCADE ROAD LAKELANDS WA 6180



🏠 4 🚿 2 🚗 2 📏 375m<sup>2</sup> 📐 188m<sup>2</sup>  
 Year Built 2024 DOM 43 days  
 Listing Date 24-Jun-24 Distance 0.5km  
 Listing Price \$670 per week

### 4 1 LEA WYND LAKELANDS WA 6180



🏠 4 🚿 2 🚗 2 📏 500m<sup>2</sup> 📐 200m<sup>2</sup>  
 Year Built 2007 DOM 32 days  
 Listing Date 23-Jul-24 Distance 0.5km  
 Listing Price \$680 WEEKLY

### 5 90 MALATA RIDGE LAKELANDS WA 6180



🏠 4 🚿 2 🚗 2 📏 600m<sup>2</sup> 📐 221m<sup>2</sup>  
 Year Built 2012 DOM 31 days  
 Listing Date 16-Mar-24 Distance 0.55km  
 Listing Price \$750 per week

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Our Property Management Fees

Allow your Business Development Manager to tailor a comprehensive fee package which will suit your financial needs without compromising the delivery of our excellent service.

By choosing The Agency to manage your investment you will receive

- Maximum rental yield from our intimate up to date knowledge of the local market.
- A dedicated Property Manager who has full administrative support to ensure that our relationship with you is their primary concern.
- Exceptional scrutiny during the tenant selection process, which will allow us to foster the best relationship with your tenant.
- Qualified trades who will take care of any maintenance for the best possible price.
- State of art systems and processes along with your very own secure portal access so you know the status of your property at any moment of the day.

# Introducing your Business Development Manager



## Bramley Greenfield

Introducing Bramley Greenfield, our Business Development Manager for Property Management in Western Australia.

With over five years of experience in the real estate industry, Bramley's journey began in London, where he started as a sales representative in the upscale suburb of Richmond.

Bramley seamlessly transitioned his impressive skill set to the Perth Market upon joining The Agency, initially as a Leasing Manager before advancing to the role of Business Development Manager. What sets Bramley apart is his unique perspective and innovative thinking, adapting and driving success.

During his time in the UK, Bramley's impressive sales track record speaks volumes, as he sold over \$66.5 million worth of property in 2021, including an extraordinary \$20.9 million worth in a single month in 2020. Bramley is also one of the youngest managers to run a branch within a company boasting 1250 real estate offices in the UK.

Outside of work, Bramley enjoys Formula 1 and maintaining an active lifestyle. Bramley's guiding principles include staying positive, delivering results, and maintaining an open-minded approach to challenges. His commitment to excellence and continual growth makes him an invaluable asset to your property management journey.

## Disclaimer

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