

The Agency Investor Pack

THE AGENCY
PROPERTY MANAGEMENT



Introducing your Business Development Manager



Kaylee Hick

Introducing Kaylee Hick, our Business Development Manager for Property Management.

With a career in real estate that spans over a decade, Kaylee has established a reputation for fostering lasting relationships and identifying growth opportunities across all areas of the industry. Since starting her career in 2013, she has honed her skills in client engagement, securing new business and managing key relationships ensuring long term success.

In her current role, Kaylee is instrumental in driving business expansion while maintaining a personalised approach to every client interaction. Her deep understanding of the industry, combined with her expert communication, negotiation, and relationship management skills, allows her to effectively navigate the ever-changing property landscape.

Kaylee's ability to build trust and deliver exceptional service has played a key role in her success. Her commitment to client satisfaction and retention, along with her strong focus on growth, makes her an invaluable asset to your property management journey.

Outside of work, Kaylee enjoys staying active, trying new restaurants with her partner, and spending time with her loved ones and her dog. Her dedication to maintaining a balanced lifestyle and commitment to excellence continues to inspire those around her.

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THE AGENCY

The Proprietor
38 Boyle Avenue
Rockingham

27 October 2025

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

From our local market knowledge and experience, we estimate that a current reasonable rent expectation would be in the vicinity of \$650 - \$700 per week for a property of these specifications.

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 six 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.

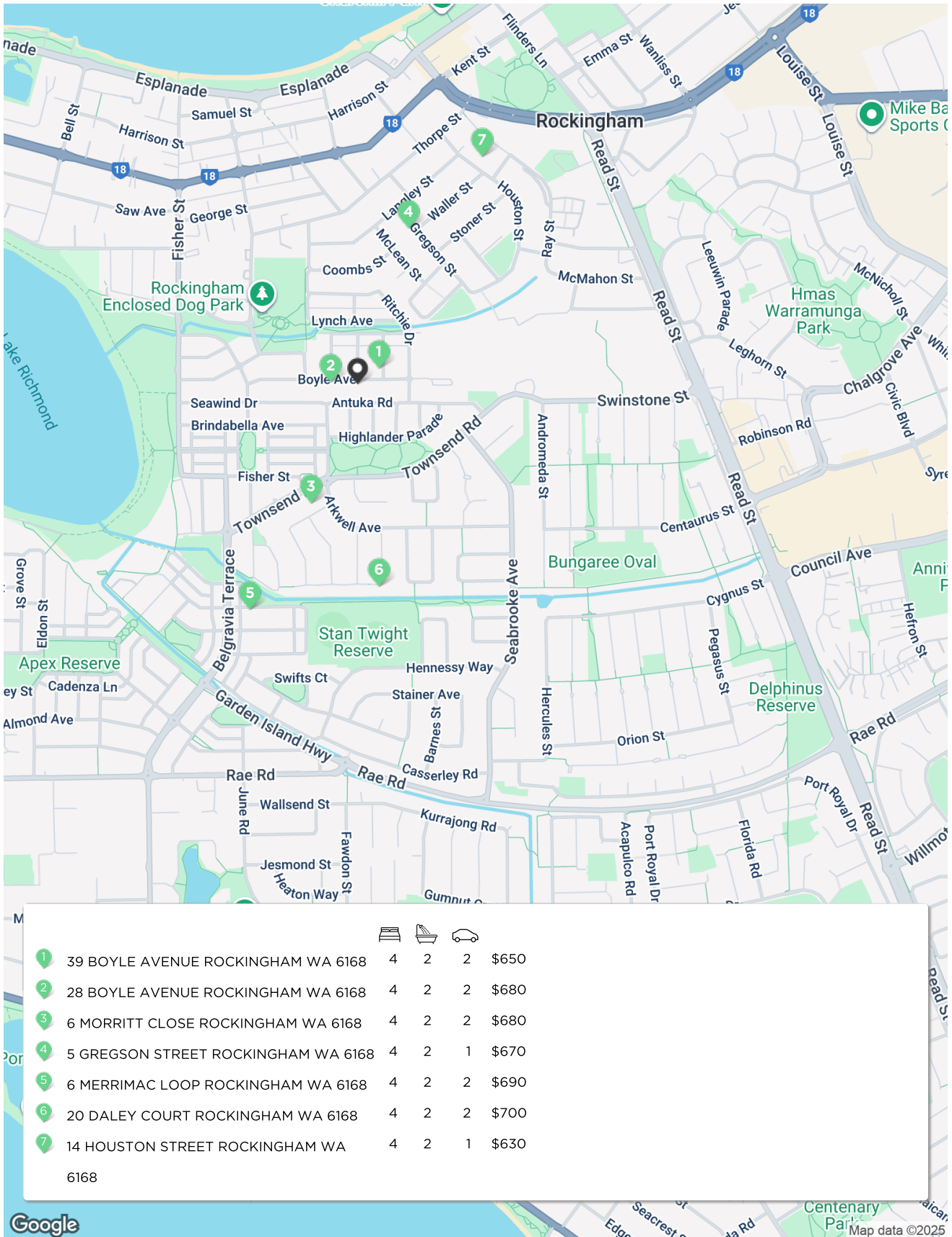
Disclaimer

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.

Kaylee Hick
THE AGENCY WA
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Comps Map: Rentals



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

Comparable Rentals

1 39 BOYLE AVENUE ROCKINGHAM WA 6168



4 2 2 531m² 161m²
 Year Built 2003 DOM 26 days
 Listing Date 09-Jan-25 Distance 0.08km
 Listing Price \$650/WEEKLY

2 28 BOYLE AVENUE ROCKINGHAM WA 6168



4 2 2 600m² 156m²
 Year Built 2002 DOM 15 days
 Listing Date 24-Sep-25 Distance 0.09km
 Listing Price \$680/WEEKLY

3 6 MORRITT CLOSE ROCKINGHAM WA 6168



4 2 2 668m² 150m²
 Year Built 1999 DOM 11 days
 Listing Date 17-Oct-25 Distance 0.43km
 Listing Price \$680/WEEKLY

4 5 GREGSON STREET ROCKINGHAM WA 6168



4 2 1 891m² 175m²
 Year Built 1990 DOM 62 days
 Listing Date 26-Aug-25 Distance 0.54km
 Listing Price \$670/WEEKLY

5 6 MERRIMAC LOOP ROCKINGHAM WA 6168



4 2 2 521m² 180m²
 Year Built 2006 DOM 34 days
 Listing Date 08-Aug-25 Distance 0.84km
 Listing Price \$690/WEEKLY

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

Comparable Rentals





6 20 DALEY COURT ROCKINGHAM WA 6168



4  2  2  631m²  202m²
Year Built 1996 DOM 24 days
Listing Date 09-Sep-25 Distance 0.69km
Listing Price \$700/WEEKLY

7 14 HOUSTON STREET ROCKINGHAM WA 6168



4  2  1  890m²  155m²
Year Built 1965 DOM 29 days
Listing Date 21-Aug-25 Distance 0.86km
Listing Price \$630/WEEKLY

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



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.



Protect Your Investment

Seasoned property investors know that insurance is never something to scrimp on, when something goes wrong with a property it can be expensive.

So successful investing means making sure you're never left footing the bill for something you should not have to.

Every investor should have building and contents insurance and particularly Landlord Insurance which can help minimise your exposure and protect your income and investment.

EBM Insurance offer just that, to learn more about this please explore these links:

- [For More Information on Platinum Cover Click Here](#)
- [For More Information on Ultra Cover Click Here](#)

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