

RENTAL APPRAISAL

Property appraised by:



Lisa Robinson

Licensed Agent REAA 2008

Cert Property Management

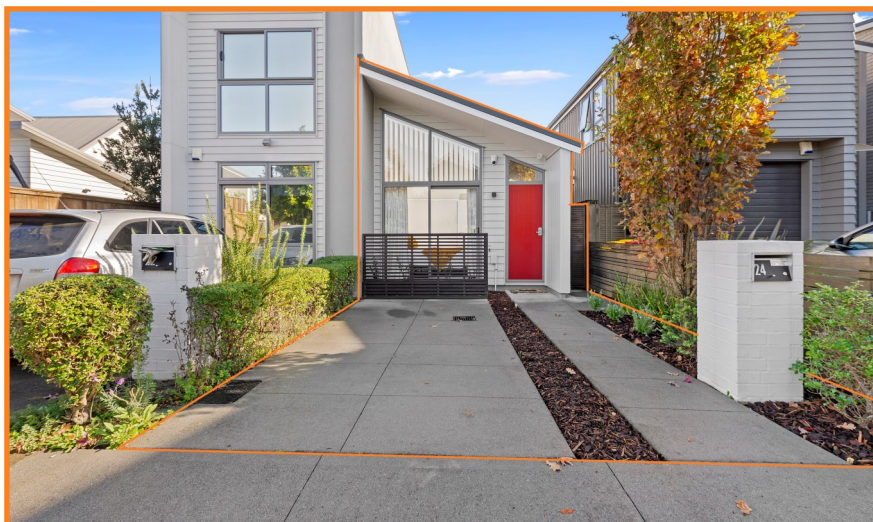
REINZ Accredited Property Manager

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www.faceup.co.nz

Date: 17/05/2021



24 Liquidambar Drive, Hobsonville

Property description:

Spacious and single level you benefit from the lovely, private patio, with a garden shed for storing things out of sight. With lofty ceilings, the roomy open plan living flows seamlessly out to the patio and garden area and makes a wonderful extension to your living space. Boasting a huge wardrobe, the bedroom is fit for a queen and the vaulted ceilings and full height windows make this room a light and enticing space.

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This is a rental appraisal only and should be treated as such. It is not a registered valuation and has been prepared for the sole benefit of the Landlord. Any person who treats the above otherwise does so at their own risk.

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Appraised range:

Given the current market conditions I would appraise the property at \$480.00 - \$510.00 per week.

	Silver	Gold	Platinum
Management Fee - on rental collected	6.5% + GST	7.5% + GST	8.5% + GST
Minimum Non-Cancellation Period	6 months*	12 months*	12 months*
Billing Fee - on invoices paid	6.5% + GST	Free	Free
Regular Inspections	\$46 GST incl.	Free	Free
Advertising for tenants	\$57.50 GST incl.	Free	Free
Credit Checks**	\$15 GST incl/tenant	Free	Free
Annual Smoke Detector Assessment**	\$99 GST Inc	\$99 GST Inc	Free
Initial Regulation Compliance Report**	\$179 + GST	\$179 + GST	Free
Mediation or Tribunal	Free^	Free^	Free^
Initial Condition Report	Free	Free	Free
Final Inspections	Free	Free	Free

** Cost may vary depending on supplier charge * \$500 early cancellation fee may apply ^For tenants sourced by FaceUP

Similar property:

Similar property nearby in quiet, laneway position. This property has a bathroom off the bedroom which is not ideal. It also has another unit on top which does limit the light . The yard is unfenced and in the front. Recently rented by FaceUP for \$480 per week.

