

RENTAL APPRAISAL

Property appraised by:



Lisa Robinson

Licensed Agent REAA 2008

Cert Property Management

REINZ Accredited Property Manager

M: 021 942 226

E: lisa@faceup.co.nz

www.faceup.co.nz

Date:17/03/2021



13 Parma Place, Henderson

Property description:

Nicely laid out, classic kiwi home. Featuring 3 good sized bedrooms, and large, light living areas. There is a sizeable lawn area and plenty of off-street parking including a single garage. The deck is a perfect spot for a barbeque. A quiet location but still centrally located in bustling Henderson.

	3
	1
	1
	1+

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 \$540.00 - \$570.00 per week if the property were to undergo minor renovations.

	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:

3 bedroom, 1 bathroom home in nearby location. Currently asking \$570. The property is in tidy but not modern condition.

