

# RENTAL APPRAISAL

Property appraised by:



**Lisa Robinson**

Licensed Agent REAA 2008

**Cert Property Management**

REINZ Accredited Property Manager

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18 Hendrika Court, Hobsonville

## Property description:

From the attractive high stud entranceway leading to the well-designed split level layout allowing separation of the 2 living areas and the bedroom wing. Featuring attic storage, central vac, two heat pumps and an HRV system, along with separate laundry and internal access double garaging. Three of the four easily double bedrooms share the main bathroom, the master with walk-in ward robe and ensuite.

	4
	2
	2-3
	2

*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 \$720.00 - \$750.00 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 style property in nearby location. Also 4 bedrooms, 2 bathrooms and a double garage. Property is single level. The property is up a shared driveway and the floor area is not as large.



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