

RENTAL APPRAISAL

Property appraised by:



Lisa Robinson

Licensed Agent REAA 2008

Cert Property Management

REINZ Accredited Property Manager

M: 021 942 226

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www.faceup.co.nz

Date: 30/07/2021



14 Memorial Park Lane, Hobsonville

Property description:

Three very generous sized bedrooms, two of which are located upstairs with shared bathroom and one downstairs with its own private, or guest bathroom. Master bedroom is bathed in natural light with a wonderful park outlook and water views. Open plan lounge, dining and very modern kitchen. Laundry in internal access garage. Extra parking space to side of garage. End terrace with big yard.



3



2



1



1 garage + 1 space

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
\$680.00 - \$720.00 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:

Very similar property in same street. Not end terrace. Yard much smaller. No extra parking space. Currently rented for \$710 per week.

