

# RENTAL APPRAISAL

Property appraised by:



**Lisa Robinson**

Licensed Agent REAA 2008

**Cert Property Management**

REINZ Accredited Property Manager

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Date:07/11/2020



30 Whenuapai Drive, Whenuapai

## Property description:

Two level townhouse overlooking the park. Open plan kitchen, dining and lounge on the ground level opening out to fully fenced yards at either side. Upstairs you'll find the family bathroom and two bedrooms, the master complete with ensuite. Single internal access garaging plus one off-street carpark. Property is zoned for Whenuapai school and Hobsonville Point Secondary.

	3
	2
	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 \$680.00 - \$700.00 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:

Actual property. Currently rented for \$680 in December 2019. Market has increased slightly since then.

