

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:1/11/2020



168 Luckens Road, West Harbour

Property description:

Home and income or large family home. Excellent school zoning and prime position on large corner site. Separate entrances on different streets. Configuration is 3 bed, 1 bath and 1 bed, 1 bath. Could easily be 5 bedroom family home with 2 kitchens.



3 + 1



1 + 1



1 + 1



2 garage + 2 spaces

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.

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

Appraised range:

Given the current market conditions I would appraise the property at

\$1,020 - \$1,080.00 per week.

3 bedroom - \$650 - \$680

1 bedroom - \$370 - \$400

	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 properties

3 bedroom, 1 bathroom home , recently renovated but with only a single garage. Renovation is good but not exceptional. Lesser school zone. Property is single home on large site. \$700 per week in September 2020.

1 bedroom, 1 bathroom, recently renovated minor dwelling. Not as large as the subject. Modern but not recently renovated. No separate vehicle entrance. \$365 per week in February 2020