



25th June 2018

To Whom It May Concern

RE: **1/80 Goria Ave, Te Atatu Peninsula, Auckland**

We would like to thank you for the opportunity to offer a rental appraisal for your property at **1/80 Goria Ave, Te Atatu Peninsula, Auckland**

It is important to us to provide our investors with accurate information and also for the property investor to understand that rents can fluctuate during the year and are predominantly determined by the market conditions. This appraisal may vary depending on the supply and demand of tenants and the availability of comparable properties at the time of renting.

When appraising the property, we take into consideration the following:

- Comparison of similar properties
- Features or benefits of the property (ie ensuite, fencing, garaging, views, proximity to shops, decor, accessibility, modern conveniences)
- Condition and presentation
- Location
- Current vacancy rates

The house features 1 bedrooms, 1 bathroom and a carport

Based on the current rental market, we feel an achievable weekly rental of between:

\$380 to \$420 per week

Our objective is to achieve maximum rent for our investors. Our experience tells us that there may be matters to address that could achieve the premium rental. We can assist you further with these details if requested.

This appraisal letter is based on our extensive experience of the rental market and supported by independent statistics from the Department of Building and Housing as below:



**AUCKLAND
PROPERTY
MANAGEMENT**

Protect your investment,
put your property in our hands



Waitakere - Te Atatu Peninsula 01 Dec 2017 - 31 May 2018

This data is updated monthly and contains bond information from the previous six months. The default market rent area displayed is based on your IP address. Any category that has less than five bonds lodged has been excluded, to prevent individual properties from being identified.

HOUSE

<u>SIZE</u>	<u>BONDS RECEIVED</u>	<u>LOWER QUARTILE</u>	<u>MEDIAN RENT</u>	<u>UPPER QUARTILE</u>
2 bedrooms	21	\$427	\$450	\$481
3 bedrooms	65	\$500	\$540	\$560
4 bedrooms	20	\$600	\$650	\$697
5+ bedrooms	7	\$670	\$750	\$797

Thank you for the opportunity of appraising your property. Please feel free to contact me if you have any questions.

Kind Regards

Wayne Song

Business Development Manager

Mob: 021 528218 DDI: 09 6382556 Ph: 09 6382500 Fax: 09 6390873