

LOT
1



Rental Appraisal

Address : Lot 1-4, 83 Seddon Street, Naenae



Prepared for : Team Brockelbank

Jan Kendrick

Business Development Manager

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OXYGEN
LIFTING PROPERTY PERFORMANCE



26 August 2020

Team Brockelbank
Redcoats Limited
Cornwall Street
Lower Hutt

Dear Team

Thank you for providing us with this opportunity. We are pleased to present our rental appraisal for your proposed new build located at **Lot 1-4, 83 Seddon Street, Naenae.**

We have taken the following factors into consideration when appraising your property:

- Features that the property has to offer
- Internal and government data
- Comparable properties within the area
- Current condition of the rental market (i.e. vacancy rates, supply and demand)

Property Features

Your property has some great features we know tenants will find appealing which include:

- Two storey, three bedroom townhouses
- Well –appointed interior
- Quality fixture and fittings
- Open plan living
- Private courtyard
- Single car garaging
- Close to parks, public transport

Rental Appraisal Price

It is always our goal to achieve the best possible rental return and to secure the highest calibre of tenants. Taking into consideration the current rental market conditions and government data, we can advise that the proposed new build, sight unseen, would rent for:



Lot 1-2 - \$690.00 - \$720.00

- 3 bedrooms 128sqm
- Open plan living
- Main bathroom plus ensuite & guest toilet
- Single garage internal access

Lot 3-4 - \$680.00 - \$700.00

- 3 bedrooms 116sqm
- Open plan living
- One bathroom plus guest toilet
- Single garage - either internal or external access

Additional information to help you feel confident

I have included additional information that will advise you on how the rent is set, our tenant screening and reference checking process and a booklet explaining every aspect of the property management journey with Oxygen. It will help you to make an informed decision.

My job is to make this process clear, simple and enjoyable for you

We want you to feel confident that we will achieve the best possible rental return for your property. We are committed to taking care of your rental property and providing you with a quality letting and property management service to keep your investment profitable and hassle free so that you can get on with enjoying life.

If you have any questions regarding the appraisal, please contact me today.

I look forward to hearing from you.

Kind regards,

Jan Kendrick.

Disclaimer: This opinion of market rents has been prepared solely from a written description of the property together with Department of Building and Housing statistics on bonds collected. This sight unseen rental appraisal is only to be used as a guide. We stress that it is an opinion and not to be taken as a valuation. The actual rental that the property attracts is subject to many variables over which we have no control and may differ from the figure stated here. Historically we observe that the rental market can shift very fast, one week there is a strong demand in a certain location, price bracket or style, the next week or month the emphasis has changed. This is the rental market place for which we make no predictions or promises and take no responsibility.