

23rd October 2017

To Whom It May Concern

Rental Appraisal for 34A Greenhill Cres, Pakuranga

This is a current rental appraisal for the 6-bedroom property at 34A Greenhill Cres, Pakuranga

Basking in a copious amount of sunshine throughout the day and being only two years old – this is a true family home where everyone can have their own space. Downstairs has one bedroom and a bathroom – making it ideal for guests or as a teenagers retreat. You'll love the large modern, designer kitchen which sits proudly adjacent to the sizeable open plan dining and lounge area. Featuring decking on three sides of the house, the outdoor area is easily accessed from the dining area – making the entire space absolutely perfect for entertaining.

Upstairs you'll find the huge master bedroom, another living area and four additional bedrooms (one of which is classified as a study). A total of three toilets and two bathrooms (both with underfloor heating) are also handily located upstairs. The double internal access garage and off-street parking for six cars complete this wonderful package.

It is my considered opinion taking into account, the location, condition and comparable rentals and adjusting for any differences, the property would rent for approximately \$840 - \$920 per week

Please note rents do vary from month to month depending on supply and demand. It is important to note that this is our "considered opinion" only as to prospective rental value. Whilst all care has been taken in preparing this appraisal, we are not registered valuers and Ray White Real Estate MREINZ, its directors, employees, et al, cannot accept any responsibility on any grounds, including (but not limited to) liability in negligence.

The maximum monetary return for properties within a valuable investment portfolio requires careful management of that property and keeping property owners fully informed of changing trends. I will be pleased to meet with you personally at any time to discuss any aspects of your property portfolio.

For further assistance please do not hesitate to call me.

Yours faithfully

A handwritten signature in black ink, appearing to read "Lloyd Reardon".

Lloyd Reardon

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