

A decorative still life photograph occupies the top half of the page. It features a clear glass vase filled with a bouquet of flowers, including a large green hydrangea and smaller white blossoms with green leaves. In front of the vase is a small, white, ceramic pitcher with a slightly irregular shape. To the right of the pitcher is a white, scalloped-edge bowl filled with several bright yellow lemons. The items are placed on a white surface, and a blurred background shows a window looking out onto greenery.

Comparative Rental Appraisal

311 Main South Road

Comparative Rental Appraisal

DATE: 21/06/2022

PROPERTY ADDRESS: 311 Main South Road, Hornby, Christchurch.

Thank you for the opportunity you have given Shelley's Property Management in being able to appraise your investment property. An appraisal for rent is determined by the current rental market at any given time. In this current rental market, your property consisting of:

Property Description

2 Bedrooms, 1 Bathroom & Double Garage House, has been assessed at being able to obtain between: \$425.00 and \$435.00 per week based upon the following comparisons on the next page.

Shelley Scott of Shelley's Property Management

Shelley has worked in the real estate industry for over 11 years, honing her skills as a senior accredited property manager and a leasing consultant since joining forces with Ray White in 2016 the business has achieved awards including

- | | | |
|-------------------------------------|----------------------------------|-----------------------|
| ● Ray White Outstanding Achievement | - 2 Canterbury Completed Letting | January - June 2018 |
| ● Ray White Outstanding Achievement | - 3 Canterbury New Managements | January - June 2018 |
| ● Ray White Outstanding Achievement | - 2 Canterbury New Managements | January - March 2017 |
| ● Ray White Outstanding Achievement | - 3 Canterbury New Managements | January - March 2016 |
| ● Ray White Outstanding Achievement | - 2 Canterbury New Managements | July - September 2016 |
| ● Ray White Outstanding Achievement | - 2 Canterbury New Managements | April - June 2016 |

We are known for our work ethic and high standards. If you are looking for a property management company that is professional, dedicated to working with you to achieve maximum result and puts people first, then call Shelley's Property Management

For all your property queries please feel free to contact us as below:

Shelley Scott - Director/Accredited Senior Property Manager
Cell: 021 714 099 or Email : shelley.scott@raywhite.com

Comparative Rental Appraisal

Current Properties for Rent/ Rented or Managed:

<u>Street/Suburb & Status of Property</u>	<u>Brief Description</u>	<u>Rent Per Week</u>
House: Gibson Drive, Hornby – Trade Me.	2 Bedrooms, 1 Bathroom, Single Garage.	\$420.00
House: Waterloo Road, Hornby – Trade Me.	3 Bedrooms, 1 Bathroom, Single Garage.	\$500.00

Market Rent information for a Suburb: Hornby (April 2021 – March 2022)

The Market Rent Report provides users with a quarterly overview of the surrounding suburbs, rental information, provided by the Department of Building and Housing.

Last 12 Months

Type	Bedrooms	Average Rent	Rent Range	Median
House	2	\$386.00	\$350.00 - \$420.00	\$380.00

Please read the following in conjunction with this report

These Statistics are derived from information gathered from bonds lodged at the Department of Building and Housing. The results may not be a true indication of the rental Market, because they only reflect properties where bonds are lodged at the Department of Building and Housing. The data has been produced to show recent market rents for non-government owned properties for which the Department of Building and Housing holds information. It should not be used to determine the market rent of any property or for any other purpose except as an indication of the non-government rental market based on bonds lodged at the Department of Building and Housing.

Rental Appraisal - No on-site visit

Ray White Shelley's Property Management have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes - if you require this please let us know. It is assumed the property appraised complies with all tenancy-related requirements (e.g., Insulation & Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion. This appraisal is valid for 30 days.

Healthy Homes

By providing this rental appraisal does not mean the property meets the Healthy Home Standards and their maybe costs associated to comply. We advise Next Step Realty Limited and Shelley's Property Management have not assessed the subject property in this report for compliance with the Healthy Homes Standard and that all rental properties have to comply with the Healthy Homes Standards by 31st July 2021 and an assessment carried out before the 1st December 2019. We strongly recommend the owner and any purchaser seek independent legal technical advice on the same.

Comparable Properties

Properties listed on the second page are comparable to your property in today's market. In some instances, there are no properties that are comparable to the property and in this case we must make a judgement on what renters will be comparing the property to when making their inspections. In these cases we will refer to area, zoning, future development and the current market to arrive at the rental appraisal for these properties.

It is important to discuss the proposed value with your Property Manager, but also make note that the way in which your property is marketed across many mediums and of course the current market fluctuation, will make the biggest impact on what renters are prepared to pay for your property, whether a tenancy is achieved and in what time frame.

It is also important that you are comfortable that the rental professional that you are working with is supported by a large network that will ensure your property is seen by as many potential tenants as possible.

The Value of a Property Manager

1. Comprehensive initial inspections
2. Regular market rent reviews
3. Educated legislative advice
4. 24/7 Contact
5. Daily rent and arrears monitoring
6. Minimised vacancy periods
7. Access to the best tenancy law advice
8. Compliant Tenancy Agreements
9. Personalised service offerings



Let us know if you'd like to see the detailed list of over 40 unique tasks we can take care of when managing your property or if you'd like to request your free Landlord Information and Claimable Expenses Guides.

Kind regards

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