Colony Realty Limited (Licensed REAA 2008)
Cnr Wood Street/Fagan Place, Wood Street Shops
Mangawhai Heads 0505
PH: 09 945 2589
Email: conny@colonyrealty.co.nz

Statement relating to passing on information

The attached documentation has been assembled by the collection of records, documents, or information.

This information might have been supplied by third parties, the vendor or the vendor's agent. We are merely passing on the information as it was supplied to us.

Important:

No responsibility for the accuracy of the documentation whole or in any part is made by Colony Realty or any of the company's licensees, employees and officers.

The attached documents are provided to assist you with gathering relevant information relating to the property and it is not intended that you solely rely on this information.

It is important that you carry out your own investigation.

This could be in relation to legal, technical or any other advice relating to the property or information about the property.

Colony Realty and its licensees highly recommend you seek your own independent legal advice before signing a sale and purchase agreement or other contractual documents.

You should also be aware you can and might need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual documents.

Rental Appraisal*

QUINOVIC
Experts in property care and return

FOR CONNY LAUTERBACH: COLONY REALTY

1 March 2018

87 Rangiora Road, Kaiwaka

Country 2 bedroom home on lifestyle block

Property location

Two bedrooms and 1-bathroom home on a large lifestyle block with a rural setting.
Approximately 15 minutes drive to Kaiwaka town.

Property features

- Two bedrooms
- One bathroom
- Open plan living and dining
- Sunny outdoor area and large garden
- The property is well positioned for sun all day

Ideal tenant profile

The property will attract strong interest from professional couples or small families who love the rural lifestyle but wish to be close to the loca and school.

Financial considerations

- Rental Range: **$415 - $435 per week**
- Plan on occupancy of 50 weeks per year.
- We recommend making allowance of 5% of gross rental for possible repairs and maintenance

This appraisal is based on ... xxx unique options for each office xxx

Linda Otter
Principal
Quinovic Property Management Warkworth

'Whilst careful market research has been undertaken to provide realistic appraisal information on the current details available, Quinovic accepts no liability for the accuracy and completeness of the appraisal information provided. Users of the appraisal information are advised to complete their own independent assessment.

COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952

Guaranteed Search Copy issued under Section 172A of the Land Transfer Act 1952

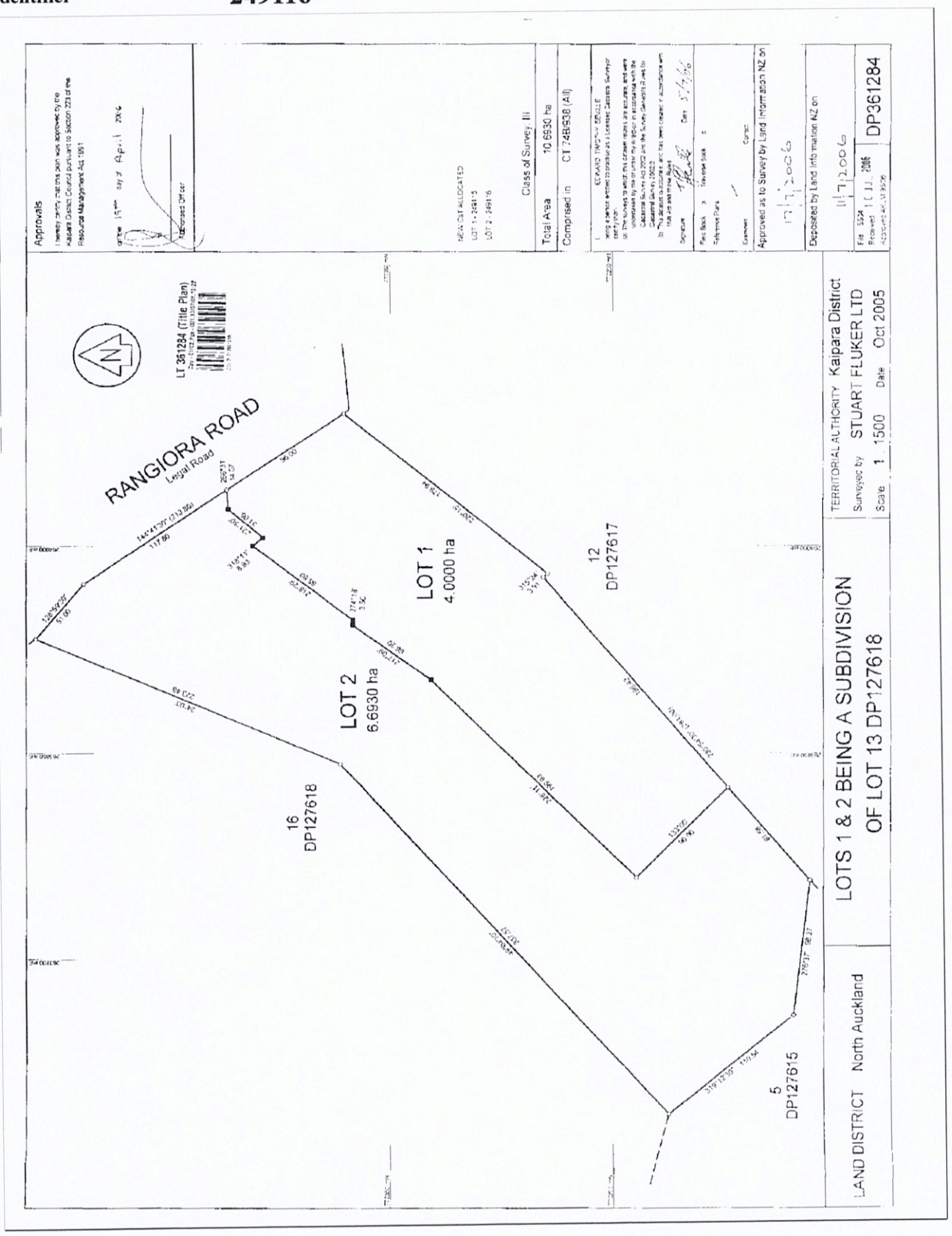
R.W. Muir
Registrar-General
of Land

Identifier	**249116**
Land Registration District	**North Auckland**
Date Issued	11 July 2006

Prior References
NA74B/938

Estate	Fee Simple
Area	6.6930 hectares more or less
Legal Description	Lot 2 Deposited Plan 361284

Proprietors
Janet Mary Leitch and MDL Trustee (2015) Limited

Interests
10142959.3 Mortgage to Westpac New Zealand Limited - 7.8.2015 at 2:59 pm

Identifier **249116**