

4 May 2022

Mr Chris Judd
Sold On Kapiti

By e-mail to: chris@soldonkapiti.co.nz

Dear Chris,

Re: Rental Appraisal - 116 Renown Road, Raumati South

I write to present a rental appraisal for the property at 116 Renown Road, Raumati South. I have not visited the property, and I base my appraisal on our records and upon your listing on Sold On Kapiti's website: https://www.soldonkapiti.co.nz/property?property_id=975586/116-renown-road-raumati-south.

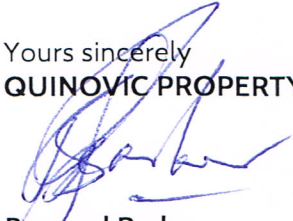
This property is a nicely renovated 1940s home on a large section, in the heart of Raumati South.. The house has four double bedrooms, and two bathrooms with over-bath showers. There is a laundry closet in the hallway.

The modern kitchen and dining room are open plan, and these lead through the separate lounge to a sunroom. Decks are accessed from the sunroom and the dining room, providing outdoor living options... The sloping ceilings add to the feeling of space. The living room is by a heat pump and a wood burner fireplace. The section is developed with lawns and some raised vegetable gardens and a few shrubs and trees. At the front is a paved parking area for off-street parking.

I expect that this property will attract a family, perhaps, with a couple of children attending Kapiti College or a local primary school. I assess the market rent for this property to be in the range \$630-\$680 per week.

Please don't hesitate to call me if you have any questions.

Yours sincerely
QUINOVIC PROPERTY MANAGEMENT Kapiti-Mana


Bernard Parker
Principal