



## Investment *Property Appraisal* January 2025

2 Martin Road,  
Paraparaumu Beach

Number of Bedrooms: 2, Bathroom: 2, Garaging: 1

### Current Statistics from [tenancy.govt.nz](https://tenancy.govt.nz)

Market Rent in Paraparaumu Beach for November 2024

Property Type: House

Number of Bedrooms: 2

Lower Quartile

\$540

Median Quartile

\$580

Upper Quartile

\$600

## Property Comparisons

Property Address	Property Type	Market Rent per week	Amenities	Overview/Summary
33a Rosewood Place, Paraparaumu	House	\$610	Bedroom: 2 Bathroom: 1 Garaging: 1	Built in 1989, this home is 30sqm smaller. It has been updated throughout and is in excellent condition. It is set on a low maintenance back section, with a large garage plus lots of off-street parking. Rented by Homely October 2024
5/44 Marine Parade, Paraparaumu Beach	Apartment	\$650	Bedroom: 2 Bathroom: 1 Garaging: 0	Built in 1995 and the same size, this property is in original, dated condition throughout. Covered balcony with undercover parking in a secure shared garage, across from the beach. Rented October 2024
185 Tutere Street , Waikanae Beach	House	\$650	Bedroom: 2 Bathroom: 1.5 Garaging: 1	Built in 1995, this home is slightly smaller and in Waikanae Beach. It has been completely renovated inside and out. Set on a much smaller section, which is low maintenance. Single garage plus one off-street park. Listed for rent January 2025

Based on current market and comparable properties used by Trade Me, [www.realestate.co.nz](https://www.realestate.co.nz) and REINZ to compare this property, I would consider the current market value to be appraised between:

**\$640 - \$670** per week

# Your Homely Journey

What your journey may involve from a marketing perspective.

- I would initially advertise the property for rent at \$670 per week.
- I would conduct private viewings and conduct these as soon as people enquire. This includes weekends and after hours.
- If there is little engagement then I would look to lower the rent to \$640 per week
- Once a suitable tenant has viewed the property and applied then I would vet their application which includes: Conducting background and credit checks per applicant. Calling current and previous landlords to obtain information on what they are like as tenants. Call employers and other referees to obtain a reference for these tenants.
- I will collate all information and email this to you for you to review and make a decision on whether you are happy with these tenants.
- Please note: you have the final decision on the tenant selection. No tenant will be offered the property without your approval.

## Homely Points of Difference

- Our fees are **tailored** to suit you and your property. We take into account, location, portfolio size, market rents and standard of compliance.
- We are an **REINZ accredited agency**, so you know you can trust us.
- Our property managers are **qualified**.
- We infuse a **personal approach** into everything we do.
- On top of your routine inspections, we report on how your property is **performing financially**.
- We work independently, which means our hours are flexible to accommodate you and tenants. It also means we are **invested in what we do**.
- Our **portfolios are capped** to ensure quality over quantity.
- Homely has teamed with PropertyMe to provide a unique experience with an **Owner App**. You can access your property portfolio from the palm of your hand at any time.

## Further Notes

*This rental appraisal has been completed based off plans, photos or an online listing. Because the property has been unavailable to view in person this is an estimate and not a true and accurate rental appraisal. To have an accurate appraisal completed it is recommended that someone from Homely attends the property to complete this.*

**Health & Safety and Maintenance Needs:** Not reviewed as part of desk top appraisal

**Compliance:** You will need to have a Healthy Home Assessment completed (this includes smoke alarm certificate). We can arrange this on your behalf.

**Methamphetamine Testing:** You may wish to have this test completed, and we can arrange this on your behalf also.



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