

RENTAL APPRAISAL

49 PAYNE COURT, LINCOLN

It is Mosaic Property Management's pleasure to provide a rental appraisal for 49 Payne Court, Lincoln. When providing this appraisal, a number of factors were taken into consideration including the features and condition of the property, location, current market conditions and proximity to transport and lifestyle hubs.

I wish to advise that in the current rental market the for the property located at 49 Payne Court, Lincoln, could achieve approximately \$770.00 - \$830.00 per week.

Simliar properties which have recently rented are listed below:

Address	Bedrooms	Bathrooms	Rent per week
21 Waikirikiri Ave, Lincoln	4	2	\$720.00
43 Sunline Ave, Lincoln,	4	2	\$770.00
145 Verdecco Blvd, Lincoln	4	2	\$850.00
33 Zabeel St, Lincoln	4	2	\$760.00
97 Oaks Dr, Lincoln	4	2	\$850.00

The Rental range is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved given time, and may be used to test the market. The lower figure is one which may appeal to a tenant quickly. Somewhere in between would be considered a reasonable market value to locate a suitable tenant in a reasonable time frame.

At Mosaic Property Management we are committed to providing a professional service to you at all times, ensuring not only peace of mind but the maximum return on your investment. Our experienced, personalised and professional approach ensures the quality of tenants, minimum vacancy periods and smooth management of your tenancies.

If you would like any further information on property management services, please don't hesitate to contact our Property Management Team on 022 569 4855 or rentals@mosaicpropertymanagement.co.nz.

Yours sincerely,



Amanda Stent
Mosaic Property Management
Director – Property Management Specialist



Disclaimer - Conditions on which the rental appraisal is provided.

1. The appraisal is an opinion only on the rental which may be achieved on the property as of the date of this appraisal and although every care has been taken in arriving at this figure, it is an opinion only and must not be taken as a sworn valuation.
2. The appraisal is affected by many factors including, but not limited to: general supply and demand of rental properties; change in the state of the economy; local market fluctuation; changes to the property itself or neighboring properties.
3. The appraisal is prepared solely for the information of the person to whom it is forwarded and not for any third party.

OUR PERFORMANCE

A LITTLE SNAPSHOT OF OUR PERFORMANCE
OVER THE PAST 12 MONTHS

99%

Occupancy rate

1%

Rent Arrears

100%

Client Retention

5

Avg days on market

Amanda manages our Christchurch property while my partner and I live in another city. They are very quick to respond, we always feel our concerns are heard and they are very professional. Amanda knows the market really well and stays up to date with current practices. We swapped to their company because of their People centred approach. We have ease in knowing our property is left in good hands, more importantly, that our tenants are safe and happy. I can't recommend her enough!

-Pratiksha and Joshua, Southampton Street, Sydenham.



AMANDA STENT

DIRECTOR &
PROPERTY MANAGER