

Rental Appraisal

the
rentshop



121 Pretty Bridge Valley Road, Wakefield.

\$680 - \$720+per week

2 July 2025

Thank you for the opportunity to provide you with a rental appraisal.

Based on our extensive knowledge of the current market within the area, we are pleased to provide the following.

The property features:

- 3 Bedrooms.
- 2 Bathrooms.
- 2 Carport spaces and off street parking.
- Modernised.

Based on rentals in the area, present competition and current market conditions, we believe that a rent in the vicinity of \$680-\$720+ optimum rent level being \$680+ in this winter rental market. Immediate land around the house only.

Home must comply with Healthy homes, and report must be provided before tenant move in.

What can we offer you?

- Landlord Rent Guarantee – we pay your rent even if your tenant doesn't
- Individual property managers plus dedicated credit controllers
- Effective & fast communication
- Finding the best available tenants
- Achieving strong and sustainable rents
- Detailed status reports and bond lodgement
- Focused action on rent arrears
- Ongoing property inspection reports with photos
- Managing property repairs and maintenance
- Mediation and Tribunal representation
- Prompt landlord payments
- Online access to monthly statements with income and expenditure reports
- A 24/7 Emergency Number

Your Property is Our Business

Every property is unique and so are the needs of every property owner.

You want to work with a Property Management company that shares your goals and vision for your property. This might be in the form of increasing the rent, making improvements to the property, or providing long-term stability by finding the right tenant. We realise that each and every person and property has different needs and a different story.

Our core business is built around helping you meet those needs, whatever they may be.

Kind regards,

Georgia Rose

Business Development Manager

027 204 6591

georgia.rose@therentshop.co.nz

The Rent Shop - Nelson

259 Queen Street, Richmond, Nelson 7020

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www.therentshop.co.nz