



Investment *Property Appraisal* July 2025

206a/b Manly Street,
Paraparaumu Beach

Number of Bedrooms: 4, Bathroom: 2.5, Garaging: 1
147sqm

Current Statistics from tenancy.govt.nz

Market Rent in Paraparaumu Beach for May 2025

Property Type: House

Number of Bedrooms: 3 (no data for 4 bedrooms)

Lower Quartile

\$620

Median Quartile

\$655

Upper Quartile

\$736

Property Comparisons

Property Address	Property	Market	Amenities	Overview/Summary
104 Seaview Road, Paraparaumu Beach	House	\$750	Bedroom: 3 Bathroom: 3 Garaging: 1	Built in 2020, this home is 123sqm larger, with an additional bathroom. It is in excellent condition throughout. Set on a section size of 814sqm. Rented April 2025
10/1 Marine Parade, Paraparaumu Beach	Townhouse	\$780	Bedroom: 3 Bathroom: 2 Garaging: 1	Built in 2002, this property is slightly larger. The end townhouse in a complex, it is in good, original condition throughout. A small balcony enjoys sea views. Rented April 2025
51 Seaview Road, Paraparaumu Beach	House	\$780	Bedroom: 3 Bathroom: 2 Garaging: 1	Built in the early 2000s, this property is 63sqm larger with an extra garage space, on a 454sqm section. In good, original condition. Rented May 2025
Mahana Road, Paraparaumu Beach	House	\$850	Bedroom: 4 Bathroom: 2 Garaging: 2	Built in 2000, this home is 119sqm larger with an additional living space & garage spot. It has had some cosmetic modernisation, and is set on a large 872sqm section. Listed for rent July 2025

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

\$820 - \$850 per week

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at \$850 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 \$820 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. 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.

This rental appraisal provided by Homely Property Management is valid for a period of 30 days from the date of issue. This appraisal reflects current market conditions and relevant factors at the time of assessment. After the 30-day period, the appraisal is no longer valid and the price range that has been given should not be relied upon without a new assessment being completed. It is recommended that an updated appraisal be completed to reflect any changes in the market conditions or other influencing factors.



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