

STATEMENT OF PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI



Homely
PROPERTY MANAGEMENT

Investment *Property Appraisal* November 2025

169 Manly Street,
Paraparaumu Beach

Number of Bedrooms: 3, Bathroom: 1, Garaging: 0
140sqm

Current Statistics from tenancy.govt.nz

Market Rent in Paraparaumu Beach for August 2025

Property Type: House

Number of Bedrooms: 3

Lower Quartile

\$624

Median Quartile

\$683

Upper Quartile

\$733

Property Comparisons

Property Address	Property Type	Market Rent per week	Amenities	Overview/Summary
191 Manly Street, Paraparaumu Beach	House	\$710	Bedroom: 3 Bathroom: 1 Garaging: 0	Built in 1965, this home is 29sqm smaller. Recently modernised throughout, it is in good condition and set on a small, easy care section. Listed for rent October 2025
200b Manly Street, Paraparaumu Beach	House	\$740	Bedroom: 3 Bathroom: 1 Garaging: 0	Built in 1955, this home is 19sqm smaller. It has been completely renovated inside. Views to Kapiti Island from the upstairs balcony. Small easy care section mostly consisting of decking. Rented March 2025
10/1 Marine Parade, Paraparaumu Beach	Townhouse	\$780	Bedroom: 3 Bathroom: 2 Garaging: 1	Built in 2002, this property is 18sqm larger. The end townhouse in a complex, it is in good, original condition throughout with a garage. A small balcony enjoys sea views. Rented April 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:

\$780 - \$820 per week

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at \$820 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 \$780 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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