

# Rental Appraisal\*



TO WHOM IT MAY CONCERN

26<sup>th</sup> November 2025

## 12 Windsor Avenue, Kamo, Whangarei

### Property location

This property is located in a popular Kamo cul-de-sac within walking distance to the Kamo Shops and Schools.

### Property features

- 3 Bedrooms
- Single garage
- Full bathroom
- Separate Toilet
- Dishwasher
- Heatpump

### Ideal tenant profile

The property will attract strong interest from small families, professionals and elderly who will enjoy the benefits of the convenience for local amenities and schools in the area.

### Financial considerations

- Rental Range: \$580 - \$590 per week.
- Plan on occupancy of 50 weeks per year.
- We recommend making allowance of 5% of gross rental for possible repairs and maintenance

### Market Comparisons

- Paramount Parade, inferior, \$560.00 per week, currently tenanted
- Kamo Road, superior, \$620 per week, currently tenanted
- Clark Road, superior, \$600 per week, currently tenanted
- Princes Street, inferior, \$560 per week, currently tenanted

This appraisal is based on the property being compliant with WDC and the Healthy Homes Act.

If you have any questions or require clarification please don't hesitate to contact me.

Yours sincerely

**Andrea Phelan**

**GENERAL MANAGER**

*'Whilst careful market research has been undertaken to provide realistic appraisal information on the current details available, Quinovic accepts no liability for the accuracy and completeness of the appraisal information provided. Users of the appraisal information are advised to complete their own research.'*

**Disclosure:** A staff member of Olive Tree holds financial interest in Quinovic

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