

# Rental Appraisal\*



TO WHOM IT MAY CONCERN

12<sup>th</sup> February 2026

## 4 Kara Road, Maungatapere, Whangarei

### Property location

This property is situated in a popular lifestyle location within easy commute to central Whangarei.

### Property features

- 3 Bedrooms
- 2 Bathrooms
- Heatpump x 2
- Large Shed
- Woodburner
- Deck
- Office/storage

### Ideal tenant profile

The property will attract strong interest from professional families who will enjoy living in a rural setting within a good school zone and not far from central Whangarei.

### Financial considerations

- Rental Range: \$720.00- \$760.00 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

- Owhiwa Road, inferior, \$680 per week, currently tenanted
- Knight Road, inferior, \$650 per week, currently tenanted
- Pipiwai Road, inferior, \$640 per week, currently tenanted
- Norfolk Ave, similar, \$720 per week, currently tenanted

This appraisal is based on the shortage of rental properties currently available in Whangarei. We have an influx of people moving into the area that are looking for good quality rental properties.

This appraisal is based on the property being compliant with WDC and the Healthy Homes Act for renting properties in New Zealand.

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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