



**Homely**  
PROPERTY MANAGEMENT

# Investment Property Appraisal

February 2026

12 Simpson Crescent,  
Raumati Beach

Number of Bedrooms: 4, Office: 1, Bathroom: 2, Living: 2, Garaging: 2  
Built 2013  
244sqm

## Current Statistics from [tenancy.govt.nz](https://www.tenancy.govt.nz)

Market Rent in Raumati Beach for December 2025  
Property Type: House  
Number of Bedrooms: 4

Lower Quartile	Median Quartile	Upper Quartile
\$745	\$780	\$800

## Property Comparisons

Property Address	Property Type	Market Rent per week	Amenities	Overview/Summary
27 Fincham Road, Raumati Beach	House	\$795	Bedroom: 4 Bathroom: 2 Living: 1 Garaging: 2	Built in 1987, this single level property is 99sqm smaller (double garage separate). Recently modernised throughout, it is light and bright with single glazing, and a separate office space. Set on a flat, easy care section. Rented August 2025
61 Hillcrest Road, Raumati Beach	House	\$800	Bedroom: 4 Bathroom: 2 Living: 1 Garaging: 2	Built in 2011, this property is 24sqm smaller, set over two levels. The property is in excellent condition throughout, with tiled bathrooms, modern kitchen, and neutrally decorated. Set on a smaller, easy care section. Rented October 2025
22 Kaimanawa St, Paraparaumu	House	\$800	Bedroom: 4 Bathroom: 2 Living: 2 Garaging: 2	Built in 1978, this property is 61sqm larger, set over two levels. The entire home has recently been renovated, and enjoys great views. Set on a sloped section, with minimal gardens to look after. Listed for rent February 2026
87 Golf Road, Paraparaumu Beach	House	\$830	Bedroom: 4 Bathroom: 2 Living: 2 Garaging: 2	Built in 1981, this home is 24sqm smaller, set over two levels. It has been almost entirely renovated recently, includes a separate office space, however it retains the original main bathroom. With views to Kapiti Island, the home is set on a very easy care section. Listed for rent February 2026

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

**\$810 - \$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 \$810 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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