



## Investment *Property Appraisal* March 2026

85 Florida Road,  
Muhunoa East, Ohau

Number of Bedrooms: 4, Bathroom: 2, Garage: 6

### Current Statistics

Market Rent in Ohau for December 2025

Property Type: House

Number of Bedrooms: 4

Lower Quartile	Medium Quartile	Upper Quartile
\$0	No Statistics Available	\$0

*These stats are from tenancyservices.co.nz*

## Property Comparisons

Property Address	Property Type	Market Rent	Amenities	Overview/Summary
27 Railway Terrace, Ohau	House	\$750	Bedroom: 4 Bathroom: 3 Garaging: 2	Built in the 2020's with a floor area 196m <sup>2</sup> , this modern family home is situated on a large piece of land. Rented March 2023

*There is limited historical rental data for 4-bedroom properties in Ohau due to scarce comparable stock over the past five years; however, based on my knowledge of the local area and broader rental market conditions, I am confident in the rental appraisal I have provided.*

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:

**\$800 - \$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 \$800 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.
- Please note: 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.

\*The 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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