Rental Appraisal

75 Wrantage Street
Westown
New Plymouth

Property Brokers
Property Management

To whom it may concern,

Thank you for the opportunity to provide you with a rental appraisal for the property.

This does not purport to be a valuation, but merely a guide of the current market trends, and this should be treated as such. This appraisal has been based on marketing photographs, current statistics, rented properties in the area and is also based on our current portfolio. In addition, the property is required to be fully compliant with all current legislation.

Yours sincerely

Suzanne Peters
Team Leader | BDM - Taranaki
027 309 5722 | 06 920 3323
suzanne.peters@pb.co.nz

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In the current market, we anticipate 75 Wrantage Street, Westown, New Plymouth could be rented between $550.00 and $580.00 per week.

Stress-free Property management

We guarantee that once you entrust your rental property to Property Brokers we will give you peace of mind and optimal returns with our unique rent guarantees.

No rent arrears, **or we'll pay**

If your tenant wont pay the rent, we will.*

We are invested in the success of your tenancy, and are so confident in our tenant selection that, if a tenant we select fails to pay the rent, we will. We do not place a limit on the value of this guarantee; this shows the level of faith we have in our team and procedures. With more than 35 years' experience managing rental properties, we know how to collect your rent. We have systems and procedures in place that other agents aspire to.

Great service, **or we'll pay**

If you are not happy and we cannot resolve the problem, we'll pay your management fee.*

Our experienced Property Managers follow up on the smaller details that reduce wear and tear on properties. Our highly proactive approach to Property Management sees us looking not only to identify but also resolve issues, so these don't spiral out of control. We pride ourselves on exceptional service. If you are ever unhappy, and we are unable to resolve the problem, we'll pay your management fee for the month.

Maximise your income and protect your asset

Our aim is to maximise your rental income and also make sure that your property is maintained to its best possible standard.

We achieve the best results for you with:

- Advice on how to best present your property to attract the right tenant
- Superior marketing packages available which can include professional photography and video marketing
- Minimal vacancy rates
- Strict tenant selection criteria utilising background and credit check databases
- A Zero Tolerance Rent Arrears Policy
- Strong policies and procedures on all tenant breaches
- Regular inspections with photographs, comments and recommendations
- Regular rent reviews and market analysis
- Access to legal consultants for matters of dispute
- A financial end of year summary
- Interactive online access to your account 24/7
- Ongoing investment education and seminars

Expertly Trained and Qualified Property Managers

- Our Property Managers attend regular training workshops to ensure they are up to date with the most recent developments
- Our Property Managers are fully qualified or working towards The New Zealand Certificate in Residential Property Management (Property Manager) (Level 4)

Property Brokers has access to some great services to help you further **protect your rental investment.**

You can ask us about the following:

- **Landlord insurance**
- **Detection of Methamphetamine**
- **Debt collection**

Our maintenance contractors have a **Service Level Agreement** with Property Brokers to ensure that all work carried out on your investment property is of the highest quality, and at a competitive price.

For all your property needs, please call 0800 367 5263

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