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Rent appraisal prepared for
Mel Kenny
Refined Real Estate

Re
19a Essex St
Balclutha

To whom it may concern

This two-bedroom home is in very good condition with new carpets, double glazing, and décor. The kitchen is near original but very functional with a dishwasher. The bathroom has a wet area floor and in good condition generally.

There is a nice conservatory which adds a good alternative living space.

There is a drive through carport and common area parking for visitors. The carport has a small secure space and a clothesline for all weather drying.

Whilst the property is on the busy main state highway, noise is reduced by the double glazing. It would be reduced further if the single glazed entrance door was replaced. It's location close to Clutha Views rest home and village will be convenient for staff as it is an easy well lit walk for tenants working there.

Similar properties in Balclutha are:

- Stevenson St - \$440/week. Older but has new kitchen and bathroom.
- Drumclog St - \$360/week, Older and dated. Long term tenant so rent is slightly lower than market.
- Edinburgh Place - \$390/week. Tidy. New flooring, secure garaging.
- Renfrew St - -\$350/week. Inferior. Dated

- Charlotte St - \$380/week. Older. Single glazed. Good location.
- Argyle St - \$400/week. Compact. Single glazed. Similar layout.

In my opinion the rent value is in the \$390 to \$420/week range. The unit has a very nice, homely feel and being updated, allows for comfortable easy living. Demand for rental housing has eased from its highs but good homes are still sought after.

I am not a registered valuer but have good knowledge and experience of the Coastal and South Otago residential rental scene. Good Hands Property Works is currently managing approximately 120 properties.

This appraisal was only made for the purposes of ascertaining rent value. This is not a builders or condition report. This should be taken into account in your decision making.

Phil Atkinson
Property manager

A handwritten signature in blue ink, appearing to read 'Phil Atkinson', with a long horizontal stroke extending to the right.