STATEMENT OF
PASSING OVER INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly, Ownly (REAA 2008) and Sold On Kapiti Limited is merely passing over the information as supplied to us by the vendor of the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all the intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Ownly (REAA 2008) and Sold On Kapiti Limited does not accept any responsibility to any person for the accuracy of the information herein.

SOLD ON KĀPITI
real estate

Investment
Property Appraisal
June 2026

46 Nimmo Avenue West,
Waikanae

Number of Bedrooms: 3, Bathroom: 2, Garaging: 0
Built 2022
136sqm

Current Statistics from tenancy.govt.nz

Market Rent in Waikanae for March 2026
Property Type: House
Number of Bedrooms: 4

Lower Quartile	Median Quartile	Upper Quartile
$758	$780	$901

Property Comparisons

Property Address	Property Type	Market Rent per week	Amenities	Overview/Summary
32 Kapanui Road, Waikanae	*House*	*$780*	*Bedroom: 4* *Bathroom: 2* *Garaging: 2*	*Built in 1968, this home is 47sqm larger with a double garage separate. The property has been updated throughout, with the living spaces enjoying neutral décor. Set on a large section.* *Rented February 2026*
29 Kohekohe Road, Waikanae	*House*	*$780*	*Bedroom: 4* *Bathroom: 2* *Garaging: 2*	*Built in 1959, this home is 259sqm. Retains some character charm, with kitchen & bathroom updates around 30 years old. Set on a very large section with extensive parking.* *Listed for rent May 2026*
15 Belvedere Avenue, Waikanae	*House*	*$795*	*Bedroom: 4* *Bathroom: 2* *Garaging: 2*	*Built in 1975, this home is 24sqm larger. Set on a very large section, the property is dated but tidy. The garage is separate to the home and the grounds are extensively planted.* *Listed for rent May 2026*

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

$750 - $800 per week

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at $800 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 in increments of $10 per week until we start to get more interest and enquiry from prospective tenants.
- 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.

homely.nz

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