



## Investment Property Appraisal

July 2026

24 Ferguson Street,  
Levin

Number of Bedrooms: 2, Bathroom: 1, Garage: 2, Studio: 1

### Current Statistics

Market Rent in Levin for May 2026

Property Type: House

Number of Bedrooms: 2

Lower Quartile  
\$450

Medium Quartile  
\$470

Upper Quartile  
\$495

*These stats are from [tenancyservices.co.nz](https://tenancyservices.co.nz)*

## Property Comparisons

| Property Address              | Property Type | Market Rent | Amenities                                |
|-------------------------------|---------------|-------------|------------------------------------------|
| 22 York Street,<br>Levin      | House         | \$510       | Bedroom: 2<br>Bathroom: 1<br>Garaging: 2 |
| 56 Parker Avenue,<br>Levin    | House         | \$500       | Bedroom: 2<br>Bathroom: 2<br>Garaging: 2 |
| 29 Beldisloe Street,<br>Levin | House         | \$470       | Bedroom: 2<br>Bathroom: 1<br>Garage: 0   |

### Overview/Summary

Built in the 1950's with a floor area of 100m<sup>2</sup>, this 2-bedroom home is larger and in a more central part of town. Has "refreshed" appliances but, still keeps the original build.

Rented May 2025

Built in the 1950's with a floor area of 86m<sup>2</sup>. This Homely rental also has a studio but, with a bathroom. Features a large backyard with secure fencing. It was tenanted within 2x weeks of advertising.

Rented October 2025

Built in the 1960's with a floor area of 71m<sup>2</sup>, this 2 bedroom home is smaller. The property has been completely renovated internally to match with modern builds.

Rented November 2025

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

**\$480 - \$520** per week

# Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at \$510 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 \$470 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 is unique, as there are very few two-bedroom properties in Levin that also include a studio. I've completed the appraisal using all the information provided and believe the rental range is accurate and well supported.

I've previously had experience with a two-bedroom property plus a studio, and found that this style of home was in strong demand due to its versatility and appeal, at the time.

\*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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Homely Property Management  
Ana Harrison  
Independent Property Manager  
021 168 9866 - ana@homely.nz

