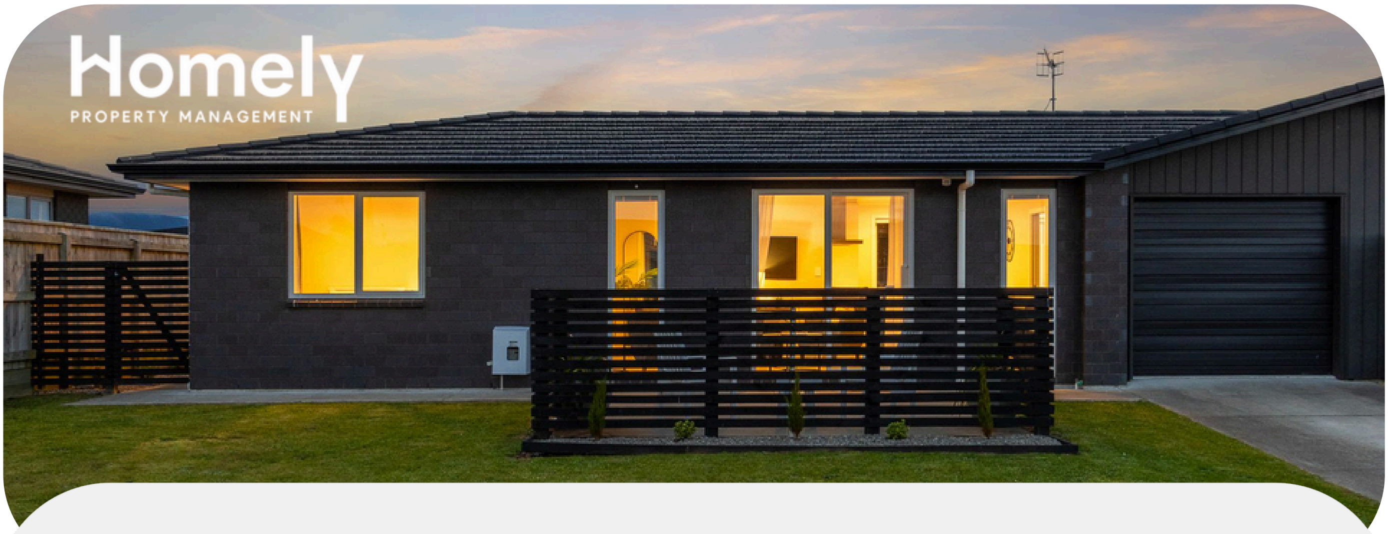

Investment
Property Appraisal
September 2026

87 Hinemoa Street, Levin

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

Current Statistics

Market Rent in Levin for August 2026
Property Type: House
Number of Bedrooms: 2

Lower Quartile	**Medium Quartile** *No*	**Upper Quartile**
$458	*$488*	*$510*

These stats are from REINZ

Property Comparisons

Property Address	Property Type	Market Rent	Amenities	Overview/Summary
27 Hinemoa Street Levin	House	$450	Bedroom:2 Bathroom: 1 Garage: 0	Built in 2020s. This house features 2 bedrooms and 1 bathroom. Outside is 1 off-street parking space. Rented March 2026.
83 Hinemoa Street Levin	House	$480	Bedroom: 2 Bathroom: 1 Garage: 1	Built in 2020s. This house features 2 bedrooms and 1 bathroom. Outside are 1 garage parking and 1 off-street parking space. Rented May 2026.
71b Hinemoa Street Levin	House	$500	Bedroom: 2 Bathroom: 1 Garage: 1	Built in 2020s. This house features 2 bedrooms and 1 bathroom. Outside are 1 garage parking and 1 off-street parking space. Rented 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:

$450 - $500 per week

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at $500 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 $450 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 inperson 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.

- Ordinarily, this property could achieve a higher rental return; however, given the current rental market in Levin, I would recommend positioning the property at the lower end of the current market range to secure a suitable tenant within a reasonable timeframe.
- There are currently 21 two-bedroom properties advertised in Levin, with asking rents ranging from approximately $400–$560 per week. A significant number of these properties have been available since August, highlighting the current level of competition and the longer vacancy periods some properties are experiencing.
- With this in mind, I recommend taking a competitive approach to the initial rental price to attract strong tenant interest, minimise vacancy, and secure a suitable tenancy in a timely manner. Once a suitable tenancy is established, there may be an opportunity to review and increase the rent in line with market conditions and the relevant rental review requirements, particularly after the first 12 months.
- This approach aims to balance achieving a good rental return with minimising the financial impact and risk of an extended vacancy.

Prepared by Ana Harrison
Independent Property Manager
0211689866 - ana@homely.nz