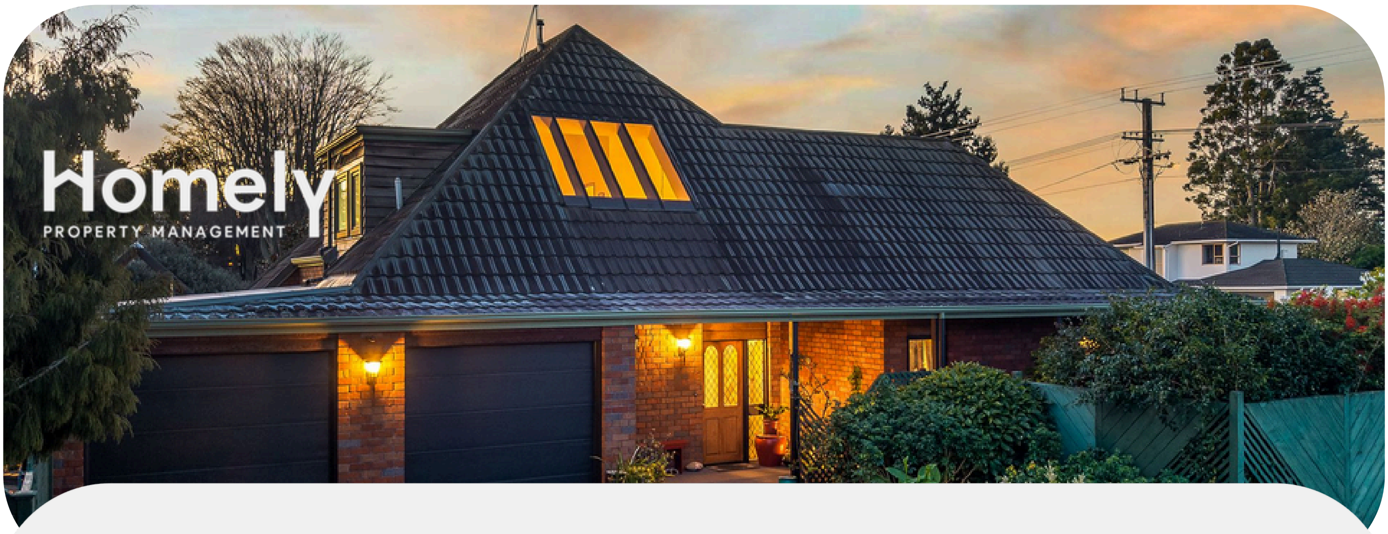

Investment
Property Appraisal
September 2026

2 Byrd Street, Levin
Number of Bedrooms: 4, Bathroom: 2, Garage: 2

Current Statistics
Market Rent in Levin for August 2026
Property Type: House
Number of Bedrooms: 4

Lower Quartile	**Medium Quartile** *No*	**Upper Quartile**
$621	*$660*	*$698*

These stats are from REINZ

Property Comparisons

Property Address	Property Type	Market Rent	Amenities	Overview/Summary
48C Hokio Beach Road Levin	House	$640	Bedroom: 3 Bathroom: 2 Garage: 2	Built in 2020s. This house features 3 bedrooms and 2 bathrooms. Outside are 2 garage parking and 2 off-street parking spaces. Rented June 2026.
144 Bartholomew Road Levin	House	$650	Bedroom: 4 Bathroom: 1 Garage: 0	Built in 1980s. This house features 4 bedrooms and 1 bathroom. Outside is 1 off-street parking space. Rented September 2025.
4 Burnfield Way Levin	House	$690	Bedroom: 4 Bathroom: 2 Garage: 2	Built in 2000s. This house features 4 bedrooms and 2 bathrooms. Outside are 2 garage parking and 2 off-street parking spaces. Rented November 2025.

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:

$640- $690 per week

Your Homely Journey

What your journey may involve from a marketing perspective.

- I would advertise the property for rent at $690 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 $640 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.

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