39 Lancaster Street, Highbury, Palmerston North

MARKET RENTAL ASSESSMENT

ELITE PARTNER TENANCY.co.nz

LPMA Leading Property Managers Association



watson INTEGRITY

16 October 2026

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To whom it may concern,

Rental Assessment for 39 Lancaster Street, Highbury, Palmerston North

This is to confirm that we consider a fair market rental for the property situated at 39 Lancaster Street, Highbury, Palmerston North to be between $590.00 (Five hundred and ninety dollars) and $630.00 (Six hundred and thirty dollars) per week. How ever the house also has a large amount of potential so with a cosmetic refurbishment (new carpet, more modern kitchen, bathroom renovation), it could achieve up to $720.00 (Seven hundred and twenty dollars) per week.

** Please note this price is based on the market as at today's date; It takes into consideration that the property will meet the healthy home standards at the time of tenancy **

If you have any questions, please don't hesitate to let me know.

Kind regards,

Audrey Grinter
New Business Manager



m. 021 451 708 | e. audrey@watsonrealestate.co.nz
w. watsonintegrity.co.nz

How we make Property Management easy for you!

- Liaising with tenants
- Checking rental and other payments have been paid on time, and follow ups where required.
- Ensuring the tenants comply with the tenancy agreement.
- Ensuring property compliance.
- Tenancy tribunal issues
- Inspecting the property regularly and actioning any required maintenance
- Rent reviews
- Resolving disputes
- Insurance claims
- Adapting to legislation and lots more!

Where to from here?

- Call or email me and we can go over the Management Fee that suits you and your property.
- Signing the Management Authority.
- Is your Property ready? – see our checklist.
- Healthy home assessment.
- Photos and 3D Tour completed.
- Advertising begins on Trademe, realestate.co.nz, watsonrealestate.nz and our social media pages.
- Assigned to an experienced Property Manager.
- We contact our current database of potential tenants.
- Showing property via private and open viewings.
- Vetting of preferred applications including reference checks, credit analysis, verify employment and screen via Tenancy tribunal.
- Tenant selection.
- Tenancy agreement is signed and tenancy process begins.
- Undertake a Watson Integrity full 360° initial condition report.
- You get to relax while we look after your investment.



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Why landlords CHOOSE Watson Integrity property Management:

Trusted Local Ownership: With over 27 years in business, family-owned Watson Integrity has earned its reputation for trust and integrity.

Zero Tolerance Rent Arrears: With the help of our large admin team we enforce a strict zero-tolerance policy on rent arrears, ensuring prompt payments and maximising your rental income while minimising financial risks.

We consistently maintain rent arrears at less than 1% across more than 1,500 tenancies. This is well below the industry average of 3% to 7%, highlighting our proactive approach to rent collection and effective communication with tenants.

Our Fees: Our all-inclusive management fee is transparent with no hidden costs and we can customise fees based on your rental type. When comparing lower fee percentages, ensure there are no extra charges like letting, advertising, or tribunal fees. These hidden costs can add up to $30–$50 per month, easily adding at least 2% to your management fee.

Community Investment: We're all about supporting our local community through some awesome sponsorships, building great relationships and pitching in on local initiatives.

Regulatory Compliance & Experienced Team: Choosing the wrong property manager could result in expensive fines or tribunals, potentially costing you thousands of dollars. Our team have the knowledge to protect you from potential legal issues and vulnerabilities. All our property managers are accredited with a Level 4 Property Management qualification or are working towards their qualification.

Virtual 3D Property Tours: Enable prospective tenants to tour your rental property remotely from any location and on any device, allowing them to fully evaluate its layout and features before arranging an in-person viewing.

Money-Back Guarantee: Our unmatched three month money back guarantee of service stands as a testament to our confidence in our service we provide our valued customers who trust us to safeguard their investment.



YOU'RE IN GOOD COMPANY

Watson Real Estate Ltd. Licensed REA 2008

REINZ REINZ ACCREDITED RESIDENTIAL PROPERTY MANAGER MEMBER

> "Audrey was fantastic at helping us through the process of renting our house. She allowed us to be as hands off or on as much as we wanted. Honest, trustworthy and very diligent at such a good rate: cannot go wrong with Watson's." - Matt Comber Google Reviews JAN 2024

