

28th November 2020

Simon Osner
Unlocked Real Estate
PO Box 33847
Takapuna 0740

Dear Simon,

Rental appraisal for properties situated at 3 Willow Avenue, Birkenhead, Auckland

Thank you for the opportunity to present a rental appraisal for your properties.

The proposed split-level homes comprise 2 double bedrooms and 2 bathrooms. Living is an open-plan lounge/dining/kitchen area opening to a sunny balcony space.

Given that the properties are new builds, they will be presented in excellent condition and as at today's date would expect to achieve a weekly rent of \$650.00 to \$680.00.

Although we endeavour to provide the most accurate information we can, this rental assessment does not purport to be a registered valuation and it should be noted that rental value may change as market conditions fluctuate.

We are committed to achieving the best possible rental return on your property and have presented our management offer below:

Management offer

- 6.9% + GST Property management fee
- 5% + GST on repairs and maintenance fee
- **\$0** inspection fee
- \$149 + GST on property marketing costs, tenant background and credit checks for tenancy placements. This cost applies per tenancy agreement.
- \$99 + GST on smoke alarm compliance checks. This cost applies as an annual subscription, however covers all visits and changes.
- \$119 + GST Healthy Homes Standards compliance report (**not necessary for newly built housing**)

Please give me a call if you have any queries and look forward to hearing from you.

Yours sincerely,



Connor Blake
Director
Omni Property Management