

6th January 2017

To whom it may concern,

Rentassured has inspected and completed a rent appraisal of the property at 56 Fergusson Street, Tokoroa. The property is in a nice area of Tokoroa where they enjoy rural views, near a park and also near kindergarten and a school.

This property consists of a 2 bedroom flat joined to a 4 bedroom flat. Each have their own separate driveway, carport and fenced area, making them more sought after than a standard flat. They have good sized bedrooms, a combined toilet/bathroom, a spacious kitchen/dining area and lounge. They are presented in reasonably good condition and appear well looked after. The front flat has no heating but the back flat has a heatpump. The front flat currently rents at \$140 p/w and the back flat rents at 170 p/w.

If the property was to have a superficial update and for heating to be placed in the front flat, given the current market, I expect the property would demand a market rent of \$170 p/w for the front flat and \$210 p/w for the back flat.

Rent Assured Property Management is a company that has been set up by investors for investors. As active investors ourselves we understand what it takes to run successful tenancies, which result in successful property investment solutions.

For our investors to achieve success, our primary focus is successful property management. We strive for excellence and go the extra mile to ensure our clients receive a top quality service. We have extensively researched investors to ensure we have the requirements expected of quality property managers. We are members of the Independent Property Managers Association and also the New Zealand Property Investors Federation.

We have found that many owners have difficulty in comprehensively managing their rental properties such as detailed inspections, managing issues that arise and dealing with tenants. We find that by being an independent third party we are more easily able to deal with issues that arise and ensure that the tenancy runs smoothly. Often with our investors, when we have taken over the management of their properties, we have also taken a weight off their shoulders.

If you have any queries please feel free to contact me on the above contact details.

Kind Regards



Fiona Dickson
Property Manager