



30 June 2020

To Whom It May Concern,

5 Ettrick Place, Tokoroa 3420

Thank you for the opportunity to prepare a market appraisal for this property. This will make an ideal investment property in Tokoroa with added potential for future development opportunities.

Property Information:

- 3 bedrooms
- Newly renovated
- Woodburner and heatpump
- Double carport
- Single stand-alone garage
- Covered deck

Based on research, understanding of the market and current regional rent movements, together with statistics from Ministry of Business, Innovation and Employment (MBIE), this property is estimated to achieve a weekly rental at the present time of between **\$420 - \$450, giving a monthly rent of \$1,885 and an annual rent of \$22,620.**

Market rent can be impacted by a number of factors. This includes consumer behaviours and seasonal variations. Typically, the summer months attract better market rent than the winter. The property could be advertised at the upper end and adjusted accordingly depending on market feedback.

If you have any questions about this rental market appraisal, please do not hesitate to contact us.

Yours sincerely,

Michelle Pearson
Manager P 07 838 998 | M 02108321516
E michelle@wre.co.nz