



17 Jul 2020

To Whom It May Concern,

**Rental Appraisal: 9A Alfred Street, Fairfield, Hamilton 3214**

Thank you for the opportunity to prepare a market appraisal for this property.

Property Information:

- 3 bedrooms
- 2 car parks
- 1 bath
- Land area: 567m<sup>2</sup>
- Deck: N
- Floor area: 140m<sup>2</sup>
- Roof material: Steel/G-Iron
- Site cover: 140m<sup>2</sup>
- Units of use: 1
- Wall material: Weatherboard
- Year built: 2002

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 \$460 - \$490, giving a monthly rent of \$2,058 and an annual rent of \$24,700.

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.

Kind Regards,

**Jordan Harper | Property Manager P 07 838 9988 M 027 296 5430**

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