

Rental Appraisal



41 Elizabeth Street, Matamata

3 1 1 1

10 Apr 2024

To whom it may concern:

Thank you for the opportunity to provide you with a rental appraisal for the property situated at 41 Elizabeth Street, Matamata

Fully fenced property offering 2 toilets, heat pump and separate laundry. This property will be well received in the rental market.

In today's market and at the date of this appraisal, we envisage an achievable rental to be in the vicinity of \$565.00- \$575.00per week.

This does not purport to be a valuation, but merely a guide of the current market trends, and this should be treated as such.

This appraisal has been based on marketing photographs, current statistics, rented properties in the area and is also based on our current portfolio. In addition, the property is required to be fully compliant with all current legislation.

Sarah Bright

Team Leader | Business Development Manager

M 027 235 1652 | E sarah.bright@pb.co.nz



**Property
Brokers**

Property
Management

pb.co.nz

Property Brokers Ltd Licensed REAA 2008



1 Property tenanted, or we'll pay



If we have not found a tenant for your property within 28 days of it being available, we will pay the rent.*

2 No rent arrears, or we'll pay



if your tenant won't pay the rent, we will.*

3 Great service, or we'll pay



If you are not happy and we cannot resolve the problem, we'll pay your management fee.*

For guaranteed stress-free property management you can trust, call your local Property Manager today. *Terms and conditions apply - propertybrokers.co.nz/serviceguarantees

Maximise your income and protect your asset

Our aim is to maximise your rental income and also make sure that your property is maintained to its best possible standard.

We achieve the best results for you with:

- Advice on how to best present your property to attract the right tenant
- Superior marketing packages available which can include professional photography and video marketing
- Minimal vacancy rates
- Strict tenant selection criteria utilising background and credit check databases
- A Zero Tolerance Rent Arrears Policy
- Strong policies and procedures on all tenant breaches
- Regular inspections with photographs, comments and recommendations
- Regular rent reviews and market analysis
- Access to legal consultants for matters of dispute
- A financial end of year summary
- Interactive online access to your account 24/7
- Ongoing investment education and seminars
- Our Property Managers attend regular training workshops to ensure they are up to date with the most recent developments
- Our Property Managers are fully qualified or working towards The New Zealand Certificate in Residential Property Management (Property Manager) (Level 4)

Property Brokers has access to some great services to help you further protect your rental investment.

You can ask us about the following:

- **Landlord insurance**
- **Detection of Methamphetamine**
- **Debt collection**

Our maintenance contractors have a Service Level Agreement with Property Brokers to ensure that all work carried out on your investment property is of the highest quality, and at a competitive price.



For all your property needs, please call 0800 367 5263

Disclaimer. While all care has been taken in preparing this publication, Property Brokers Ltd, its sales consultants and staff accept no responsibility for the accuracy of the information at any time. The information contained has been prepared by PBL for informational purposes only and should not be a substitute for legal, or other professional, advice; you are advised to seek specific advice relevant to your circumstances from a suitably qualified professional. PBL does not accept any responsibility or liability for any action taken as a result of relying directly or indirectly on the information in this document. How you use the information is your sole responsibility. If you have concerns about the information in this publication, contact PBL directly.

**Property
Brokers**