

# Rent Appraisal

17 Waipa Esplanade  
Ngaruawahia

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I have assessed this property on 8 March 2022 and advise that the expected weekly rental return would be approximately:

**\$520 to \$560**

Please note that this appraisal has been compiled with information sources regarding market rentals at the date of this appraisal. As rental values vary regularly depending on supply and demand, it is important to note that this is our considered opinion only as to the value and not a guarantee of rental income. Please do not hesitate to contact me if you require any further information.

Yours faithfully,

Chloe Vedder - Rental Property Manager

## Introducing Our Property Management Services

We understand the importance of you selecting the right company to manage your property. Whether it is your own home you are renting for a period of time, or whether you are a property investor with more than one home in your portfolio, the Lugtons Property Management team will give you a personalised service that reflects your needs and delivers the desired outcome.

*Let us take the stress out of managing your property.*

At Lugtons, we offer a full range of property management services:

- **Rent collection:** When we manage your rental property, we ensure that your tenants are paying their rent on time. If tenants fall behind on their payments, we will take appropriate measures to ensure that you are getting money in the bank.
- **Inspections:** We conduct quarterly property inspections to ensure your tenants are keeping your property clean and tidy. We provide you with a report of inspections to ensure you are kept informed on what is going on.
- **Property management/maintenance:** Our property management team have many years of experience and are well qualified to manage your properties. You can trust that any repairs or maintenance will be taken care of, hassle free.
- **Industry knowledge:** Due to our close relationship with the Lugton's sales team, our property managers are kept well-informed on market trends and are educated on policy and legislation that could affect you as a property owner.
- **Tenancy applications:** Our team conduct multiple viewings of your property to ensure the right tenant is found for you. The potential candidate/s follow a comprehensive application process and are credit checked and screened to ensure we are selecting a trustworthy and reliable resident for your property.
- **Property advertisement:** We advertise your property on three high profile websites, with no additional cost to you. This ensures we are reaching a diverse selection of people and can then select the best tenant for your property.
- **Marketing your property:** An online marketing campaign for your property. With Lugtons your rental property is visible on three high profile websites:
  - i) [www.lugtons.co.nz](http://www.lugtons.co.nz)
  - ii) [www.trademe.co.nz](http://www.trademe.co.nz)
  - iii) [www.realestate.co.nz](http://www.realestate.co.nz)Properties to rent are also promoted in the Waikato Times on a regular basis.

## Costs

### *What do we charge?*

Lugtons Property Management fee is 8.5% + GST on the rent.

We collect the rent throughout the month and transfer it into your account at the beginning of each month. Our communication standard is unrivalled, we provide you with a monthly statement to ensure you are always kept well-informed.

Please feel free to contact Annette Day or Chloe Vedder for more information on managing your property on 07 838 3800 or email on [annette.day@lugtons.co.nz](mailto:annette.day@lugtons.co.nz) or [chloe.vedder@lugtons.co.nz](mailto:chloe.vedder@lugtons.co.nz)

