

26/06/2020

Rental Appraisal on behalf of Metro Property Management
**72 Every Street , Andersons Bay,
Dunedin.**



Thank you for the opportunity to appraise this property for a market rental.

Metro Property Management is a Professional highly skilled property management company that specialises in residential rentals. We are well known for our very experienced and long standing personnel and offer an effective and systemised approach to property management. During the last 21 years we have developed procedures that ensure effective letting and management and have 50 years of combined staff experience.

We would very much like the opportunity to work with you as your managing agent. We firmly believe that no other company can provide you with the quality and consistency of service that has built our reputation for excellence in property management and we can assure you of our prompt attention and the very best service at all times.

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METRO
PROPERTY
MANAGEMENT

This three possibly four bedroom home is situated in the always popular location of Andersons Bay. Having recently undergone renovations in all rooms other than the kitchen this home feels fresh and warm and offers a great standard of living for any prospective tenants. With a large basement area available will certainly appeal to those looking for a large amount of storage or utility space/man cave. The floor coverings are new and the bathroom comes complete with underfloor heating along with a modern shower over bath and toilet. Heating in this well insulated home is via two heat pumps ensuring the home will be warm and dry even on the coldest of days. The rear section is well fenced with the addition of new fencing and a large carport plus off street parking at the front of the property.

I have researched properties of similar size and condition that we have managed now and in the past in this and nearby areas and also looked at properties that are currently advertised and see that the rentals fall between \$425 and \$550 per week.

This would indicate that for a property like this it would be fair to expect the market to react favorably to an asking rental of between \$480 and \$545 per week.

Yours faithfully

Tom Sharp
General manager

