## 22/05/2020

## Rental Appraisal on behalf of Metro Realty

**121 Cavel Street ,Tainui, Dunedin.**

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

Metro Property Managemnent 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.

Elevated position on Cavell Street - situated just around the corner from Tainui Primary School and a short walk to Tahuna Intermediate School, close to Chisholm Links and St Kilda Beach - this home is in a very popular location and offers first home buyers the chance to paint their own canvas and add value. The current owner has done some good things here to help you get started. A new Colorsteel roof was installed in 2017 and the house was insulated top and bottom in 2018 with R4.1 Earthwool ceiling insulation and R1.6 Technobond underfloor insulation.  
  
Built in 1930, this home features ample off-street parking, single basement garage, three double bedrooms, family bathroom, open plan kitchen and living, separate laundry room. The original entrance has been built in to create another small utility room, that has been used as a child's bedroom. It could also serve as an office. Options include that you could reinstate the front entrance, or add a doorway into the living room.

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 $325 and $400 per week

This would indicate that for a property like this with everything it has to offer it would be fair to expect the market to react favorably to an asking rental of between $325 and $375 per week

Yours faithfully

