

Rental Appraisal

OXYGEN

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A portrait of Dyanna Kinraid, a woman with long dark hair, wearing a dark patterned jacket, positioned in the bottom left corner of the page. The background of the entire page is a dark blue aerial view of a city with a harbor, overlaid with large, semi-transparent circular patterns.

Dyanna Kinraid

Business Development Manager

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**60 Larchmont Grove
Totara Park
Upper Hutt
5018**

30th of July 2025

Dear Team Brockelbank,

Thank you for providing us with this opportunity. We are excited to present our rental appraisal for your property located at: **60 Larchmont Grove, Totara Park, Upper Hutt 5018.**

We have taken the following factors into consideration when appraising your property:

- Features that the property has to offer.
- Internal and government data
- Comparable properties within the area
- Current condition of the rental market (i.e. vacancy rates, supply, and demand)
- The condition of the property

Property Features

Your property has some great features we know tenants will find appealing which include.

- . Three-bedroom standalone family home.
- . One family bathroom and a separate guest toilet.
- . Open plan living and dining & a modern practical kitchen.
- . Indoor/outdoor flow to a fully fenced back section, this is a great space to relax and unwind.
- . Single garage and off-street parking.
- . In a handy location to shops, schools & river trails.

Rental Appraisal Price

It is always our goal to achieve the best possible rental return and to secure the highest calibre of tenants. In its current condition, the rent we can achieve are below.

Rent= approximately \$640 per week - \$680 per week.



Government Statistics

The latest tenancy statistics for the region show **105 bonds** have been filed over the past 6 months with a **median to upper quartile of \$695 – \$710 per week**

Comparable Properties

Comparable properties within the locality of your property that are currently on the market for rent:

Property address	Current listed rent per week
Haylock Grove 3 bed, 1 bath, 2 carpark.	\$680

Recommendations

We recommend that you carry out the following to achieve a higher weekly rent return and attract quality tenants:

Recommendations

. This is a sight unseen appraisal based on information and photos provided.



Additional Notes

- From 1 July 2021, the property must be compliant with the Healthy Homes Standard and a statement supplied. This includes heating, ventilation, moisture, insulation.
<https://www.tenancy.govt.nz/healthy-homes/>

Additional information to help you feel confident.

I have included additional information that will advise you on how the rent is set, our tenant screening and reference checking process, and a booklet explaining every aspect of the property management journey with Oxygen. It will help you to make an informed decision.

My job is to make this process clear, simple, and enjoyable for you.

We want you to feel confident that we will achieve the best possible rental return for your property. We are committed to taking care of your rental property and providing you with a quality letting and property management service to keep your investment profitable and hassle free, so that you can get on with enjoying life.

If you have any questions regarding the appraisal, please contact me today.

I look forward to hearing from you.

Kind Regards,

Dyanna Kinraid.

Disclaimer: This opinion of market rents has been prepared solely from a visual and written description of the property together with Department of Building and Housing statistics on bonds collected. We stress that it is an opinion and not to be taken as a valuation. The actual rental that the property attracts is subject to many variables over which we have no control and may differ from the figure stated here. Historically we observe that the rental market can shift very fast, one week there is a strong demand in a certain location, price bracket or style, the next week or month the emphasis has changed. This is the rental marketplace for which we make no predictions or promises and take no responsibility.