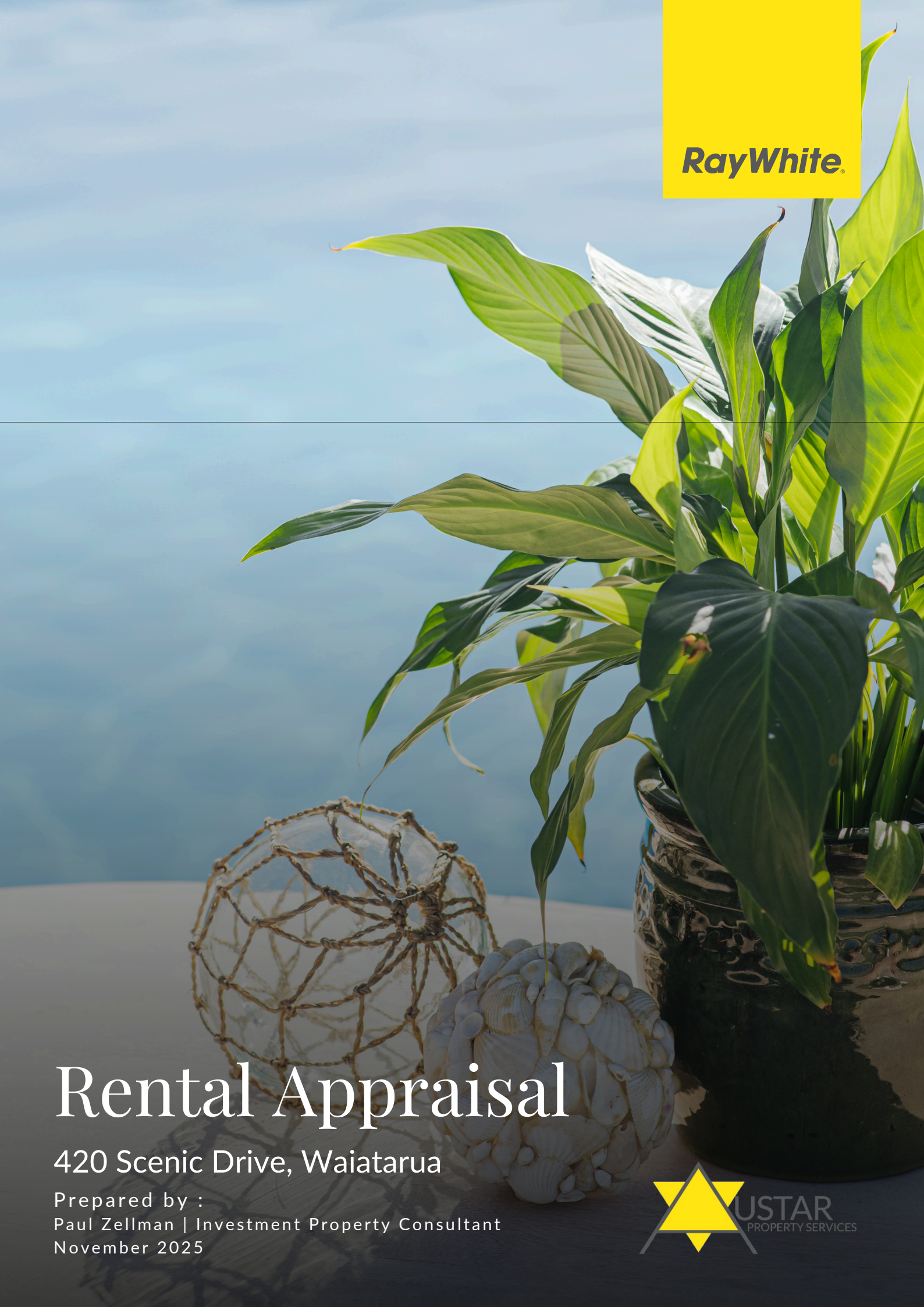


Rental Appraisal

420 Scenic Drive, Waiatarua

Prepared by :
Paul Zellman | Investment Property Consultant
November 2025

LOOKING FOR RENTAL PROPERTY SERVICES?

RayWhite.

AUSTAR PROPERTY SERVICES OFFERS IT ALL !

Why Ray White Austar?

- **Educational Excellence**: All offices hold NZQA Level 4 Certificate experience, backed by a minimum required 20 hours of annual training for all staff.
- **Financial Integrity**: We manage rental funds through dedicated client funds accounts (trust accounts), undergo independent financial audits, and carry public indemnity insurance.
- **Customer-Centric Approach**: Tailored products and services for all landlords, yes, even those self-managing- as below:

Offerings:

- Free Rental Appraisals
- Trusted Supplier recommendations for Healthy Homes Reports & Works
- Full Renovation Management for Those wanting to Add Value or Bring up to Rental Standard
- Ray White Choice for Self-Managing Landlords & Diy Enthusiasts
- Traditional Full Management

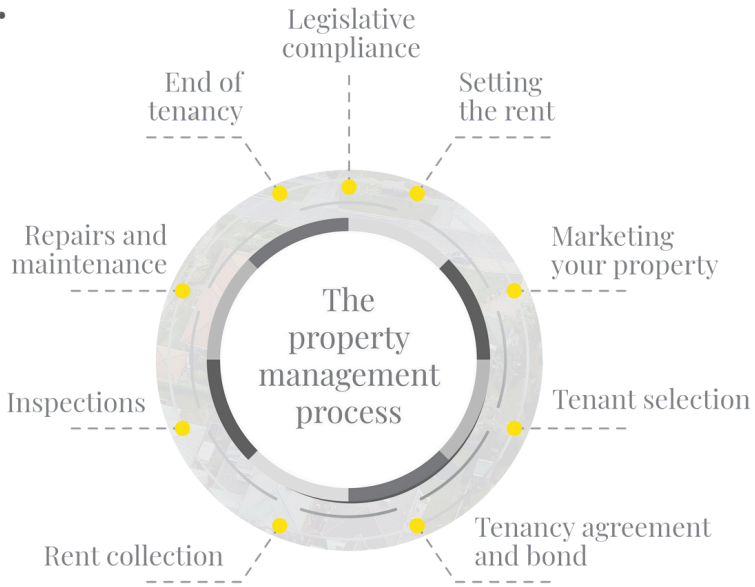
Trusted Network: Austar Investors Club, Lawyer Recommendations, Healthy Homes Suppliers, Insurance Brokers & Life Insurance, Loan Market Mortgage Brokers, Sales Reviews & Local Market Leader Referral to Sell or Purchase

$500 PREZZY CARD Referrals

Whether it be New, Currently Managed, or Self Managed- if they come on board with us receive a $500 Prezzy card. (T's and c's apply)

The Value of a Property Manager

1. Comprehensive initial inspections
2. Regular market rent reviews
3. Educated legislative advice
4. 24/7 Contact
5. Daily rent and arrears monitoring
6. Minimised vacancy periods
7. Access to the best tenancy law advice
8. Compliant Tenancy Agreements
9. Personalised service offerings



Let us know if you'd like to see the detailed list of over 40 unique tasks we can take care of when managing your property or if you'd like to request your free Landlord Information and Claimable Expenses Guides.

AUSTAR PROPERTY SERVICES

RayWhite

Appraisal & Property Details

Ray White Austar Property Services thanks you for engaging us to conduct a rental appraisal on your property. Based on current market and comparable properties in the area, we would consider the current market value for to be **$730.00 - $750.00 per week**.

The Median Market Rent for a Three Bedroom House in the Titirangi area rents for $700.00 per week. The Upper Quartile Rents for $754.00 per week. The Titirangi Area was used as the Waiatarua Market Rent was not available.

420 Scenic Drive, Waiatarua

3 **2** **1** **120m^2 Floor**

AUSTAR PROPERTY SERVICES

Comparable Rental Properties

3 Brabant Road Waiatarua, $750.00/week

3 2 3 130m^2 Floor

Paul Zellman

Investment Property Consultant

021 197 9341 paul.zellman@raywhite.com

Ray White Austar Property Services have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions so may change in future. No site visit has been conducted and this appraisal is not intended to be used for finance purposes - if you require this please let us know.

It is assumed the property appraised complies with all tenancy-related requirements (e.g. Insulation and Healthy Homes standards) and has the necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is accepted for error or omission of fact or opinion.