



Property Appraisal

PROPERTY ADDRESS

34A tratford Drive - Two Bedroom Unit

PREPARED FOR

Potential Buyers

PREPARED BY

Rebecca Freeman

DATE

07/07/2025



About us

We're a passionate and experienced property management company. We are here to capture and cater to the ever-changing needs of high-value rental guests. Our goal is to empower property owners to maximise rental income on their homes.

Work ethic, sustainability, personability, passion and loyalty are the pillars of our company. From round-the-clock concierge services and management to maintenance, our clients and guests trust us because we're local, dedicated, and always just a stone's throw away. We make sure our owners are at the forefront of everything we do.

We're in this together. That means every property, investment, guest and opportunity that comes our way is treated as one of our own. Maintaining superior standards is only the beginning.

Watch our company video for more insight - [Watch now!](#)

Beautiful homes. Incredible location. Property management you can trust.

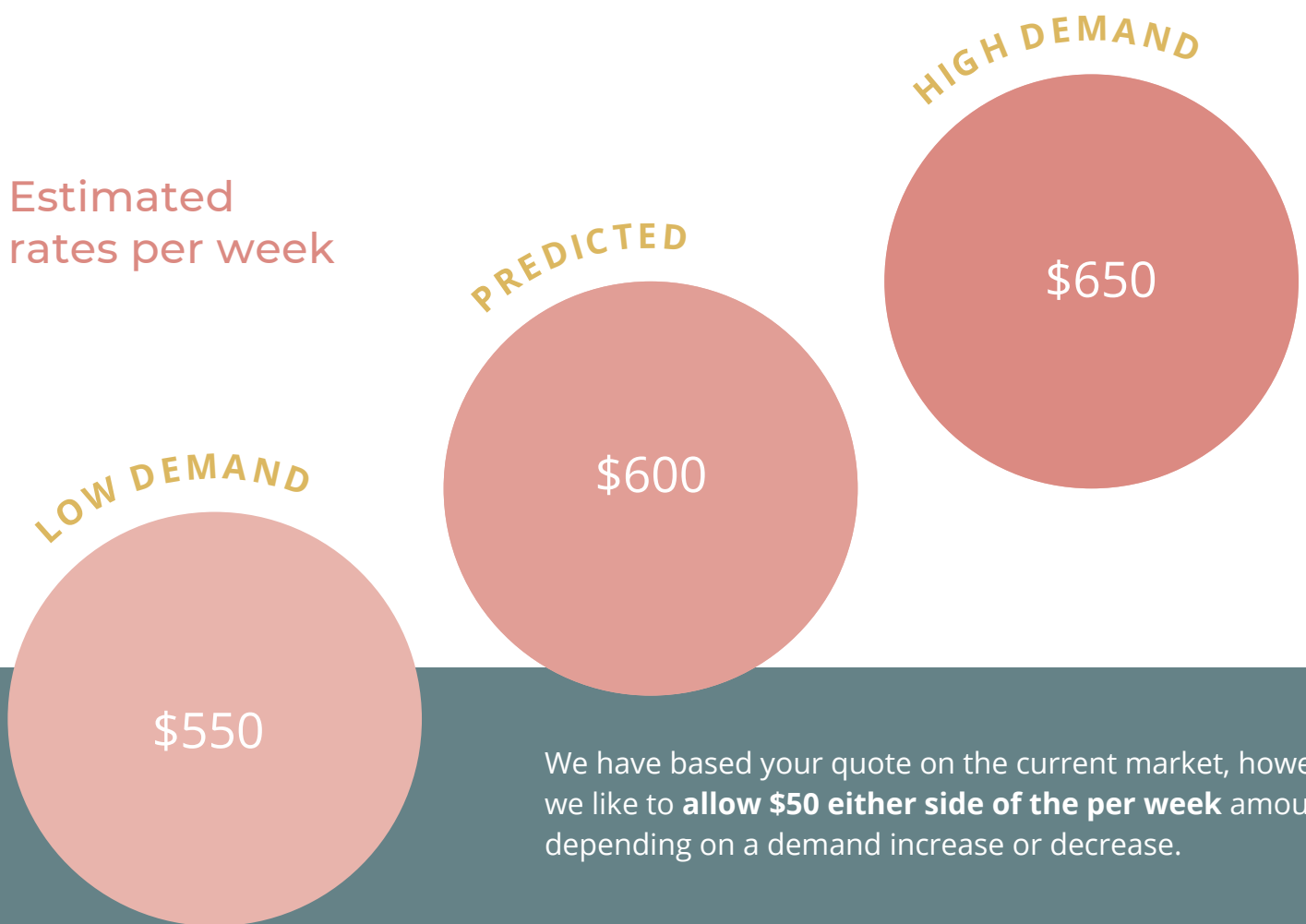
Thank you for allowing us to appraise your property.

We provide a personable, long-term rental service, ensuring you achieve optimal returns on your investment. We provide you with the security of knowing your home is well-looked after. Our understanding of market movements & local demand ensures your property remains competitive and profitable.

We offer the below services to you when managing your home however we are flexible to what you require.

- Inspections every 3 months
- Finding suitable tenants
- Maintaining the property where required
- Rental payments
- Coordination between the tenants and owners
- Organising a Healthy Homes Certificate

Estimated
rates per week



We have based your quote on the current market, however we like to **allow \$50 either side of the per week** amount depending on a demand increase or decrease.

Why choose us?



We provide a tailored service that markets your property ensuring you achieve optimal returns on your investment. We do this by effectively advertising your property using social media and property sites. Our understanding of market fluctuations, local demand and revenue management ensures your property remains competitive and profitable.

Don't just take our word, hear from our clients!

[Watch Now!](#)

Our services

- Complete a property appraisal to outline the property value.
 - Prepare the properties to be rented, anywhere from arranging cleaners to taking pictures for each listing.
 - Creating an attractive listing to our targeted audience.
 - Showing potential tenants through the property. If tenants need to meet after hours this can also be arranged.
 - Narrowing down a suitable tenant and completing credit, criminal and suitability checks in order to find the best tenant for the home.
 - Preparing a thorough inspection and chattels (if required), which will be passed onto the owner and new tenant so everyone is aware of the current standard.
 - Handover agreements and documentation for tenants and owners to sign in accordance to the Residential Tenancies Act 1986.
 - Lodging the bond on behalf of the owner and tenant with Department of Building and Housing.
 - On-going attention to the home with frequent inspections and staying on top of any maintenance issues.
 - On-going accounting management of weekly rent monitoring and monthly owner statements, which outline the income and expenses.
 - Proactive maintenance as agreed by landlord to make sure the home is prepared for each changing season.
 - Exit inspection, along with managing any damages etc that may affect the bond refund.
 - Then returning of the remaining bond amount.
- **Personal service and regular communication between the owner and myself.**

Value

We believe there are a few key factors to effective marketing.

PHOTOGRAPHY

- The photos need to be precise, showing the realistic size and standard of the home.
- Professionally taken or up to a particular standard.
- Show most areas of the home so potential tenants are well informed before a viewing.



PRESENTATION OF INFORMATION

- Stating correct and sufficient information regarding the home and about the tenancy.
- Make the content eye catching, short and to the point.

We ensure these two factors are implemented well, in order to attract an appropriate tenant. Internet marketing is the number one way to list long-term rentals in this day in age. We advertise firstly on a number of group pages via Facebook as we have had a 100% return rate through this portal. We are also open to marketing through places such as TradeMe, realestate.com and directly however want to make this part as cost effective for owners as possible.



Costs

ROUTINE INSPECTIONS

\$50 + GST PER INSPECTION
(QUARTERLY)

MAINTENANCE

8.5% + GST PER INVOICE

COMMISSION PER WEEK OFF EACH RENT PAYMENT

8.5% + GST

HEALTHY HOMES COMPLIANCE

\$255* + GST (*PRICE MAY VARY)
(INCLUDES FULL MANDATORY HH INSPECTION)

PROPERTY/TENANCY SET UP FEE

FIRST WEEKS RENT + GST



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Thank you.

We would love to hear from you to discuss any questions you may have or to personalise our service to meet your needs.

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HIDEAWAY