

# Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:

**12 King George Ave,  
Epsom**

Prepared for:

**George Fong**

Prepared on:

**23 Oct 2020**

Bedrooms:**8**

Bathroom:**4**

Description:

This extremely rare brick block each with its own entry features 4 x 2 brms with 2 X double garaging. In double GZ location. A short stroll to shopping, bus stops & all amenities & zoned for all excellent schools: ENPS, ANI, AGS & EGGS.

Currently, all units are tenanted and receiving rent as below:

Unit 1 - \$510.00 per week

Unit 2 - \$450.00 per week

Unit 3 - \$460.00 per week

Unit 4 - \$500.00 per week

Floorplan:**m<sup>2</sup>**

Exterior:**m<sup>2</sup>**

The most up-to-date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated above.

Our property management team work hard for you to ensure the best returns for your investment property.

I look forward to discussing this appraisal with you.

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## **\$500 - \$530 per week/each unit**

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market, but may alter during peak and non peak seasons.

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