



Waikato^{MREINZ}
REAL ESTATE LTD
PROPERTY MANAGEMENT SPECIALISTS

RENTAL APPRAISAL





9/289 Ulster street, Whitiara, Hamilton

 Bedroom	 Living	 Bathroom	 Carpport
3	1	1	1

07/10/2021

Thank you for the opportunity to prepare a market appraisal for the above mentioned address.

This is an ideal investment property in the heart of Whitiara, Hamilton. Close to schools, the CBD, the river and Waikato stadium.

Based on research, understanding of the market and current regional rent movements, together with statistics from Ministry of Business, Innovation and Employment (MBIE), this property is estimated to achieve a weekly rental at the present time of between \$450 - \$470, giving a monthly rent of \$1,993.33 and an annual rent of \$23,920.

Market rent can be impacted by a number of factors. This includes consumer behaviours and seasonal variations. Typically, the summer months attract better market rent than the winter. The property could be advertised at the upper end and adjusted accordingly depending on market feedback.

If you have any questions about this rental market appraisal, please do not hesitate to contact us.

Yours sincerely,
Kate Discombe



NZ Property Management
Office of the Year 2020



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