

1<sup>st</sup> September 2019

Potential Investor  
The Property Factory  
PO Box 845  
Wellington, 6140

**Rental Appraisal:** Latimer Central  
272 Barbadoes Street, Christchurch City  
1 Bed 1 Bath



Dear Investor

Thank you for the opportunity to provide you with a rent appraisal on your potential investment property.

### **The Property**

A one bedroom, inner city apartment. These apartments vary slightly in layout but they all offer a good sized double bedroom with built in wardrobe. There is a shower room with a washing machine and dryer provided by the owner. The kitchen is modern and open plan to the spacious living and dining areas. The ground floor apartments have a private courtyard and the other levels have a balcony. This property further benefits from a secure off street carpark.

### **The condition**

A brand new apartment with modern fittings and conveniences.

### **The Location**

Situated in the heart of the city, this apartment offers convenience with its prime location to all the city has to offer.

### **Tenant Profile**

This property will attract professional couples or sharers looking for an easy care, lock up and go apartment.

### **Rental Value**

The property has a rental value in the \$350 - \$380 range\*. (Unfurnished with white-ware)

The property has a rental value in the \$380 - \$400 range\*. (Furnished)

Please add \$20 for a car park- though it will also strongly increase demand if other apartments are on the market at the same time.

Your property is perfect for the rental market in both this price range and present condition.

Yours sincerely



Sharon Layton  
**Principal.**

\* This appraisal reflects our recent experience with similar rental properties on today's market  
The actual rental achieved for any property will vary with the seasons and market conditions at the time of renting.

1<sup>st</sup> September 2019

Potential Investor  
The Property Factory  
PO Box 845  
Wellington, 6140

**Rental Appraisal:** Latimer Central  
272 Barbadoes Street, Christchurch City  
2 Bed 1 Bath



Dear Investor

Thank you for the opportunity to provide you with a rent appraisal on your potential investment property.

### **The Property**

A two bedroom, inner city apartment. These apartments vary slightly in layout but they all offer two good sized double bedrooms with built in wardrobes. There is a shower room with a washing machine and dryer provided by the owner. The kitchen is modern and open plan to the spacious living and dining areas. The ground floor apartments have a private courtyard and the other levels have a balcony. This property further benefits from a secure off street carpark.

### **The condition**

A brand new apartment with modern fittings and conveniences.

### **The Location**

Situated in the heart of the city, this apartment offers convenience with its prime location to all the city has to offer.

### **Tenant Profile**

This property will attract professional couples or sharers looking for an easy care, lock up and go apartment.

### **Rental Value**

The property has a rental value in the \$420 - \$460 range\*. (Unfurnished with white-ware)

The property has a rental value in the \$480 - \$520 range\*. (Furnished)

Please add \$20 for a car park- though it will also strongly increase demand if other apartments are on the market at the same time.

Your property is perfect for the rental market in both this price range and present condition.

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The Property Factory  
PO Box 845  
Wellington, 6140



**Rental Appraisal:** Latimer Central  
272 Barbadoes Street, Christchurch City  
2 Bed 2 Bath

Dear Investor

Thank you for the opportunity to provide you with a rent appraisal on your potential investment property.

### **The Property**

A two bedroom, inner city apartment. These apartments vary slightly in layout but they all offer two good sized double bedrooms with built in wardrobes, one is shower ensuite and there is a further shower room with a washing machine and dryer provided by the owner. The kitchen is modern and open plan to the spacious living and dining areas. The ground floor apartments have a private courtyard and the other levels have a balcony. This property further benefits from a secure off street carpark.

### **The condition**

A brand new apartment with modern fittings and conveniences.

### **The Location**

Situated in the heart of the city, this apartment offers convenience with its prime location to all the city has to offer.

### **Tenant Profile**

This property will attract professional couples or sharers looking for an easy care, lock up and go apartment.

### **Rental Value**

The property has a rental value in the \$470 - \$500 range\*. (Unfurnished with white-ware)

The property has a rental value in the \$540 - \$570 range\*. (Furnished)

Please add \$20 for a car park- though it will also strongly increase demand if other apartments are on the market at the same time.

Your property is perfect for the rental market in both this price range and present condition.

Yours sincerely



Sharon Layton  
**Principal.**

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The actual rental achieved for any property will vary with the seasons and market conditions at the time of renting.