

19 August 2022

To Whom It May Concern

Rental Appraisal for 31 Meadowridge Drive, Flat Bush

This is a current rental appraisal for the 6 bedroom home and granny property at 31 Meadowridge Drive, Flat Bush

- Spread over two levels, this six bedroom, five bathroom (including four ensuites), four living areas, a double garage, plus two legal kitchens (one named as pantry on floorplan) – making it ideal for multi-generational living.
- Downstairs will feature two spacious living areas, large kitchen, powder room and double internal access garage. The granny part of the home consists of two bedrooms, a bathroom, another living room, kitchen and also has external access – providing a perfect venue for extended family.
- Upstairs will deliver ultra comfort accommodation, with four sizeable bedrooms – all with their own ensuites and walk-in robes, plus an additional living area.
- Bremner Ridge sits elevated, faces North and shares boundaries with the lifestyle Tuscan Estate. It has expansive views over new and old Flat Bush, Ormiston Town Centre, Barry Curtis Park and out to Rangitoto Island, together with the Auckland city skyline.
- Located close to schools, shops and transportation.

It is my considered opinion taking into account, the location, condition and comparable rentals and adjusting for any differences, the property would rent for approximately \$1100 - \$1200 per week.

Please note rents do vary from month to month depending on supply and demand. It is important to note that this is our “considered opinion” only as to prospective rental value. Whilst all care has been taken in preparing this appraisal, we are not registered valuers and Ray White Real Estate MREINZ, its directors, employees, et al, cannot accept any responsibility on any grounds, including (but not limited to) liability in negligence.

The maximum monetary return for properties within a valuable investment portfolio requires careful management of that property and keeping property owners fully informed of changing trends.

I will be pleased to meet with you personally at any time to discuss any aspects of your property portfolio.

For further assistance please do not hesitate to call me.

Yours faithfully

A handwritten signature in black ink that reads "Cathy Huang". The signature is written in a cursive, flowing style.

Cathy Huang
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Five AM Realty Ltd