

20 January 2016

**RENTAL APPRAISAL 5/53 Main Highway, Ellerslie**

To whom it may concern,

Walker Weir Property Management is a member of the Independent Property Managers Association and specialises solely in property management.

This property is split over 3 levels, Ground floor – Secure covered parking for two cars with extra storage and separate laundry area. Private Courtyard.

First floor – The open plan kitchen/dining and living space, complete with polished wooden floors and LED downlights, private sunny balcony fit for any BBQ.

Second floor – Two spacious bedrooms with plenty of built-in storage, separated by a well-appointed bathroom.

There is an additional carpark located outside the front door.

Schools - In zone for Ellerslie Primary School and One Tree Hill College. 200m walk to the train station. Properties like this are sought after

Based on the current rental market as at January, we believe a realistic rent for the property is between \$600 - \$620 per week. During the summer months when tenant demand is usually higher, we would expect the rental price to be towards the upper limit.

Walker Weir Property Management has a unique way of renting properties. To ensure the property owner receives the highest possible price, we use a [rental tender process](#).

Prospective tenants lodge a tender for the amount of rent they are willing to pay (over the 'price guide' set by Walker Weir) which pushes the weekly rental price up.

We have a pre-approved tenants on our database who have registered interest to rent in this area.

Please note, this letter does not purport to be a property valuation and rental values may change as market conditions fluctuate.

Kind regards



Ryan Weir  
**Business Owner**  
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