



July 14, 2026

To Whom it may Concern

Re: 21 O'Neil Road, Kaukapakapa

Dear Sir and/or Madam

The dwelling located on the above property has the following basic characteristics:

- approximate floor of 90m² plus an approximate 10m² sleepout;
- refreshed/renovated in 2018 including new wall and ceiling lining, insulation, new kitchen, new bathroom, updated wiring and plumbing (as required) to meet rental standards. New stove/oven, dishwasher and heating (2025);
- standalone / self sufficient;
- three bedrooms;
- single bathroom;
- laundry facilities;
- exterior decking to the Northern and Southern sides of the dwelling;
- a garden shed;
- around 1.3 hectares of land primarily in bush;
- Healthy homes certificate.

Based on comparative properties, our market knowledge of this area and searchable information from Tenancy Services from we would consider the current rental market value of the property to be between **\$625 - \$725 per week**. The property was rented for \$700 until Jnuary 2025 and is currently rented on a short term agreement at \$600 per week.

There continues to be good levels of interest in rental accommodation in the area and good quality properties such as this when priced appropriately are in demand.

In you have any questions please do not hesitate to contact me.

Regards

A handwritten signature in blue ink, appearing to read "Dave Crow", enclosed within a blue oval shape.

Dave Crow
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