

26 August 2021

## 4 Duncan Road, St Andrews, Hamilton

### PROPERTY OVERVIEW



### DESCRIPTION

Brand new development in St Andrews. This consists of 2 three bedroom duplexes, each with an open plan lounge, kitchen and dining, master bedroom with an ensuite, a separate family bathroom, a single internal access and laundry. Built to the latest building and Healthy Homes standards. These are located close to schools, shops, St Andrews golf club and an easy commute to Hamilton CBD and The Base.

### POTENTIAL INCOME

Based on the information provided and also taking into account similar properties Lodge City Rentals manage or have recently leased we believe the property could achieve a weekly rent of:

**Approximately \$570.00**

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Prakash Gosai'.

Prakash Gosai  
**PROPERTY MANAGER**  
021 688 906  
[prakashg@lodge.co.nz](mailto:prakashg@lodge.co.nz)

*This is an indication of market value based on my experience as a property manager. It is not a valuation and neither the company nor I accept any legal liability in respect of it*

## SERVICES

### OUR SERVICE

People and property. At Lodge City Rentals, we are in the business of protecting your property investment, but we're also passionate about delivering a high-quality service to property owners and tenants.

With more than 50 years of experience in the property management industry, we know that to achieve the very best returns for our property investors, time needs to be spent securing the very best tenants.

That's why we work in partnership with tenants and property owners, and why we're Hamilton's award-winning property management company.

### OUR SERVICES INCLUDE:

At Lodge City Rentals, we offer a full range of property management services:

- **Rent collection:** We ensure your tenants pay their rent on time, every time. If your tenants are behind in their rental payments, we'll take appropriate steps to ensure your rent is paid.
- **Inspections:** We conduct a formal inspection on your property every three months and provide a report of this inspection to you. As a landlord, you are most welcome to join your property manager on this inspection.
- **Property maintenance:** We undertake regular maintenance checks on your property to keep it at a tenable standard and to ensure your tenants are keeping the property clean and tidy.
- **Property management:** If your property requires repairs and maintenance, we can project manage the process, taking the headache and hassle away from you.
- **Industry knowledge:** Our team live and breathe property here in Hamilton. We keep an eye on market trends and will update you on any legislative changes that could affect you and your company portfolio.
- **Tenant applications:** Every month, our team of property managers generate over 1,400 enquires. To secure the right tenant for your property, we follow a comprehensive application process which all tenants must complete.
- **Property advertisements:** We advertise your property at no extra cost, on our website portals, and in the windows of our branches, to attract the best tenant for your property.

## FEES

As a property owner, you want to place your investment in the hands of a property manager you can trust. At Lodge City Rentals in Hamilton, protecting your investment drives everything we do. Our team of experienced property managers are committed, proactive and trustworthy. They look after your properties as if they are their own.

### HOW MUCH DO WE CHARGE?

We understand your property investment portfolio is an investment in your future. This is why we only charge a management fee on the rent we collect for you. Lodge City Rentals' fee is 8.5% + GST of the rent.

We collect the rent throughout the month and transfer it into your account at the beginning of each month. We also offer the option of a money transfer on the 15<sup>th</sup> of the month. To enable you to see the comings and goings each month we provide you with a monthly statement.

### ADVERTISING AT NO EXTRA COST

At Lodge City Rentals, we advertise your property at no extra cost to you. We market your property on [www.lodge.co.nz](http://www.lodge.co.nz) and [www.realestate.co.nz](http://www.realestate.co.nz).

This approach has proved successful in ensuring we attract the best quality tenants. We do not rent your house to anyone; we make sure your tenants respect your property as you would, and as we do.