

31 August 2016

**TO WHOM IT MAY CONCERN**

**Re: 401/40 Library Lane, Albany (Tenor Apartments)**

The above home is a top floor one level 2 double bedroom concrete apartment in a great central North Shore location. There is an open plan lounge/dining/modern kitchen, combined bathroom/toilet/laundry, deck off the living, single basement carpark and lockup storage area. Great location close to Albany Village shops, Albany Mega Centre, Massey University, North Harbour Stadium, transport and great schools.

- 2 double bedrooms
- Modern kitchen
- Open plan lounge/dining with deck off
- Combined bathroom/toilet/laundry
- Single basement parking and locked storage area

We have not had a chance to view the home from the inside personally but based on my knowledge of the location and after driving past the property, in today's market we would expect to achieve a weekly rental of **\$460-\$475pw.**

This rental assessment does not purport to be a registered valuation and it should be noted that rental values might change as market conditions fluctuate.

Barfoot & Thompson offers a comprehensive yet cost effective property management service. Our knowledge of the market and professional skills ensures the highest possible rental is achieved relative to the term and with the best possible tenant. We would welcome the opportunity for us to work together.

Yours sincerely



Clair Archer  
**PROPERTY MANAGER**

## Market rent

### ***North Shore - Albany 01 Feb 2016 - 31 Jul 2016***

#### ***Apartment***

<b>Size</b>	<b>Bonds received</b>	<b>Lower Quartile</b>	<b>Median Rent</b>	<b>Upper Quartile</b>
2 bedrooms	71	\$430	\$430	\$450