

Property Management Report 26 Balmoral Terrace

I was instructed on Saturday 13th June 2026 to ascertain the current market rental value. In my experience of managing similar properties, I have appraised the property as follows:

1. Description

- 3 Bedrooms
- 1 Bathroom
- Fantastic location close to Schools, Shops and Public Transport
- 2km to Pillons Point Primary School
- 4km to Ōtūmoetai College

2. Rental

I believe the rental range on this property is between **\$680 - \$700 per week**

3. Current Rental Market

Peak tenant availability is from September-November and February-March. Letting quality properties in desirable areas during these times is not usually difficult, with a good selection of quality tenants available.

At other times of the year less tenants are available and finding a suitable tenant may take slightly longer.

4. Vacancy

Recommended allowance for vacancy per year is up to three weeks, however the average for Pukeko Rental Managers managed properties is significantly lower than this.

5. Repairs & Maintenance

Recommended allowance for repairs and maintenance is 5% of gross rent per year.

6. Property Management

Pukeko Rental Managers 5-Star management service is 8% + GST on collected rent.

Yours faithfully,



Tracie Heasman - Director
Property Manager, Tauranga
Pukeko Rental Managers

Disclaimer: This rental assessment has been carried out by us as managers of residential rental property and not as Valuers. It is based on our opinion of current market rent as of the date of assessment. The information contained herein has been obtained from sources believed to be correct and reliable, but no liability is accepted for error or omissions of fact or opinion.

Comparable Properties Currently Available			
Address	Description	Rental	Listed
72a Hinewa Rd	3 bedroom House; 1 bathroom	\$700pw	8 June
86b Ngatai Rd	3 bedroom House, 1 bathroom	\$680pw	12 June
Otumoetai, Tauranga	3 bedroom House, 1 bathroom	\$680pw	11 Oct