

NEWSLETTER



SUPREME
PROPERTY MANAGEMENT

09 813 6690

Ray White

Welcome to our first Supreme Property Management Newsletter.

We felt that there are so many exciting things going on at Supreme Property Management, and we just want to keep you up-to-date and let you know how we can help you.

You can now find us on Facebook and details of all our available rentals, as well as on the Ray White Glen Eden webpage <http://www.rwgleneden.co.nz>.

With the Rugby World Cup drawing to an end if you have an investment property which needs tenants, give us a call on (09) 813 6690

Kind Regards,

The Supreme Property Management Team



Karen Milham & Debbie Ravji

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Karen's Monthly Tips for Landlords



Spring has arrived! Now is the time to clear out your gutters and wash your house to get rid of the winter mould

Market News...

Having to rent a house can be a mission, especially when there is a huge shortage of clean and tidy properties available. There is a big demand for quality 2-3 bedroom homes and the ones that do come on to the market are snapped up, sometimes the same day they are listed. Currently, most of our available rentals will have 20-30 people submit an application for each home, which means we already have a waiting list of pre-approved tenants anxious to get settled into their new accommodation before Christmas. Now would be the perfect time to increase your investment portfolio, with banks relaxing their criteria for lending and continuing low interest rates, you could be missing out on a great opportunity. Make your move today and talk to Debbie or Karen if you need any advice.

For a free rental appraisal - phone (09) 813 6690

Investment Opportunities



\$272,000

172/182 McLeod Road, Te Atatu South, Auckland

Superior Fit-out For Luxurious Comfort
2 Bedroom Modern Townhouse
Live In The Popular Secure St Clair Village
Enjoy Tennis, The Park & The Gym Facilities
Low Maintenance & Garaging!



\$295,000

112/164 McLeod Road, Te Atatu South, Auckland

St Clair Park complex near the end of McLeod road. The gated community has a tennis court, swimming pool and spa pool for the residents.
The home is well maintained by the body corp and is one of the few one level townhouses in St Clair Park area.

Market Trends - Rental Prices

BROWNS BAY /TORBAY/ ALBANY				GLENFIELD (Sunnynook, Northcote, Birkdale)				WESTAUCKLAND (Glendene, Glen Eden, Massey)			
ONE	\$ 265	\$152 - \$285	8	ONE	\$ 250	\$181 - \$275	15	ONE	\$ 250	\$230 - \$250	14
TWO	\$ 357	\$342 - \$380	28	TWO	\$ 340	\$320 - \$370	70	TWO	\$ 287	\$270 - \$310	50
THREE	\$ 450	\$432 - \$493	35	THREE	\$ 420	\$390 - \$450	82	THREE	\$ 360	\$340 - \$390	121
FOUR	\$ 580	\$520 - \$615	23	FOUR	\$ 490	\$477 - \$545	24	FOUR	\$ 460	\$395 - \$500	17
ONE	\$ 190	\$160 - \$280	10	ONE	\$ 250	\$220 - \$273	21	ONE	\$ 222	\$215 - \$240	26
TWO	\$ 350	\$340 - \$365	42	TWO	\$ 330	\$305 - \$352	60	TWO	\$ 290	\$270 - \$300	72
THREE	\$ 450	\$400 - \$488	37	THREE	\$ 400	\$370 - \$430	91	THREE	\$ 350	\$323 - \$370	129
FOUR	\$ 510	\$475 - \$575	20	FOUR	\$ 490	\$440 - \$580	26	FOUR	\$ 430	\$395 - \$491	33
EAST COAST BAYS				BIRKENHEAD (Northcote Point)				TE ATATU / WESTGATE / WEST HARBOUR			
ONE	\$ 305	\$270 - \$320	6	ONE	\$ 250	\$250 - \$263	7	ONE	\$ 222	\$200 - \$230	6
TWO	\$ 375	\$352 - \$393	23	TWO	\$ 367	\$335 - \$500	14	TWO	\$ 310	\$275 - \$330	18
THREE	\$ 510	\$482 - \$580	20	THREE	\$ 435	\$420 - \$470	6	THREE	\$ 380	\$350 - \$420	30
FOUR	\$ 635	\$550 - \$725	18	FOUR			0	FOUR	\$ 380	\$342 - \$427	7
ONE	\$ 280	\$257 - \$338	5	ONE	\$ 250	\$128 - \$300	10	ONE	\$ 230	\$222 - \$246	7
TWO	\$ 360	\$321 - \$397	19	TWO	\$ 355	\$315 - \$365	14	TWO	\$ 292	\$255 - \$325	22
THREE	\$ 497	\$450 - \$550	28	THREE	\$ 480	\$400 - \$572	19	THREE	\$ 370	\$350 - \$410	33
FOUR	\$ 595	\$550 - \$703	17	FOUR	\$ 550	\$495 - \$747	5	FOUR	\$ 492	\$445 - \$527	12
WATERVIEW/AVONDALE/TITIRANGI				MT ROSKILL (Owairaka, Lynfield)				Source: www.reinz.co.nz			
ONE	\$ 240	\$193 - \$250	15	ONE	\$ 220	\$211 - \$222	5				
TWO	\$ 310	\$280 - \$337	23	TWO	\$ 325	\$317 - \$345	12				
THREE	\$ 385	\$357 - \$420	44	THREE	\$ 400	\$360 - \$442	29				
FOUR	\$ 522	\$470 - \$600	18	FOUR			0				
ONE	\$ 192	\$175 - \$227	12	ONE	\$ 252	\$195 - \$290	6				
TWO	\$ 300	\$278 - \$321	33	TWO	\$ 295	\$283 - \$332	25				
THREE	\$ 362	\$335 - \$400	38	THREE	\$ 390	\$370 - \$420	39				
FOUR	\$ 425	\$400 - \$525	11	FOUR	\$ 455	\$410 - \$640	8				

Supreme Property Management Ltd

A division of Ray White Glen Eden

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