

# Newsletter



EXECUTIVE HOUSE RENTALS LTD

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## Top quality executive homes coming available for rent



Rentals Ltd works in is very specialised, as our company only works in a market of higher quality homes. Some of the properties we currently have for rent are homes that in the current market, it would be very unwise to sell. And as long as systems are put in place to source a good tenant, renting home out while waiting for a market "correction" is a wise thing to do.

We have a large range of homes available, and in some very desirable locations as well. It is very pleasing for us to see the quality of homes that we are being offered to manage.

Its also very positive to see the employment market in Hamilton and the greater

demand by our clients.

The demand for these types of properties will increase over the years ahead, and with the current climate of low interest rates, and a surplus of sections available for sale, we have noticed "sold" signs going up in many desirable areas such

Waikato is very buoyant. We have noticed a lot of professional individuals, and families coming to our area from overseas, and perhaps in greater numbers than in 2010..

Just released property valuation figures show that property values are still declining, but at a very low rate. This adds to the view that owners should hold on to properties if at all possible and wait until the market improves before trying to sell.

These are very interesting times we are living in, and what with earthquakes and close to zero economic growth, renting is excellent value.

as Tamahere and Matangi.

We are also aware of a Waikato building company that is looking to get into upmarket investment homes that will be rented long term. Hamilton is ready for this concept, and the homes will be very sought after in our opinion.

- EXCELLENT TIME TO LOOK AT PURCHASING AN INVESTMENT HOME
- TOP QUALITY HOMES ARE COMING AVAILABLE TO RENT
- PROPERTY PRICES ARE TIPPED TO INCREASE 24% IN THE NEXT THREE YEARS
- PRESENTATION OF ALL PROPERTIES TO ATTRACT TENANTS IS EXTREMELY IMPORTANT

### Properties needed:

ROTOTUNA, 4 BDRM

TAMAHERE, 4/5 BRDM

PENTHOUSE

CBD APARTMENT

COUNTRY HOMES

With a depressed sales market, and very few buyers prepared to pay much more than bargain basement prices for homes, it was a difficult year for a lot of owners in 2010. And this trend seems to have continued so far during 2011.

The market Executive House

## Market opinion

We have noticed the rental property market has been steady most of 2011, and we have worked with some excellent, top quality homes.

Hamilton, and the greater Waikato, but especially Hamilton and Cambridge are providing some beautiful homes that are in very high