



This is Property Brokers' Country!

Licensed under the REAA 2008

Real Estate with

Debbie White



Property Brokers Limited MREINZ
Licensed under the Real Estate Agents Act

February 2014

WAIPIKURAU 06 858 7280 HAELOCK NORTH 06 877 7161 CLIVE & COASTAL 06 872 6015
HASTINGS 06 878 3878 TARADALE & GREENMEADOWS 06 845 9101 NAPIER 06 834 4255

From the desk of Debbie

CAN YOU HELP ME PLEASE?

I have a Purchaser who wishes to buy a home in your area. Your neighbourhood has been specifically selected as part of the Greenmeadows and Taradale area these people are keen to buy a property.

This is a sincere request, and I have permission to share the name of the interested party with you. They have the financial capacity to pay a very good price for the right property.

If you have been considering selling your property, I would be pleased to advise you whether or not I believe your property would suit my Purchaser.

Thank you for your time.

Is it time to detox?

A well-maintained living space can make a huge difference to your health and the health of those around you. If you think your home could use a little detox, here are some things to try:

- Let it breathe - opening up windows to ensure good ventilation through your home is an easy and free way to reduce indoor air pollution
- Paint it safe - when on the hunt for a new coat of paint, look for non-petrochemical, low VOC paints. Always be careful with paint strippers and solvents, using only as directed and in a well-ventilated area
- Freshen the air naturally - air fresheners can fill your home with unneeded and unwanted chemicals. As an alternative, try essential oils, potpourri and open a few windows
- Go green - stock up on plants, indoors and out. Plants will not only humidify the air, but will also soak up VOCs and convert them to oxygen
- Keep it airtight - check stoves and heaters regularly for leaks and the walls and eaves for moisture-admitting gaps
- Be a dust buster - keep dust down by vacuuming and cleaning regularly
- Take a sensible approach to pests - remove them without harm when possible, and use sprays and traps with care, following instructions
- Store safely - keep household chemicals stored away safely, well out of reach of chil-



Fix or Float?

Realestate.co.nz says that when it comes to deciding on the best home loan for your lifestyle and finances, one of the most important considerations is your choice of interest rate option. That is... fixed, capped, floating or a combination of these? Firstly, what do each of these terms mean? Here are some options:

Fixed Rate, Capped Rate, Floating Rate, Table Loan, Revolving Credit Loan. We can't advise you on what is best for your situation but a mortgage broker or lender can. You may find that changing the type of home loan saves you money or makes living more affordable. For more on this topic go to this website:

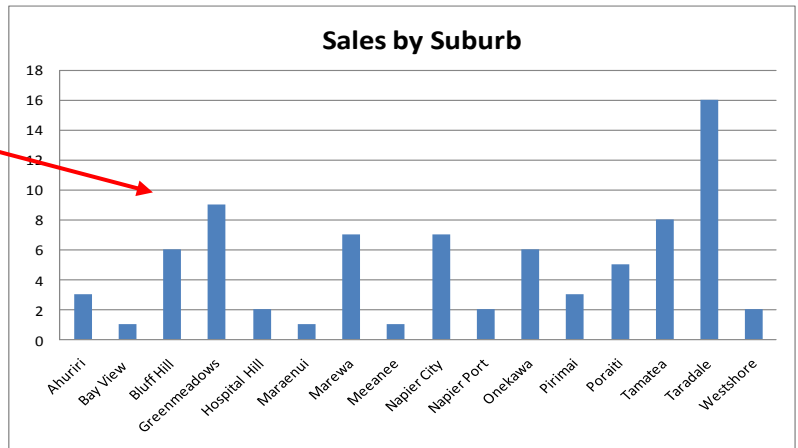
<http://www.realestate.co.nz/resources/residential/residential-resources/finance/home-loan-options>



Real estate with Debbie White

Napier/Taradale Sales - December '13

Number of Sales	79
Number of Apartments	2
Number of Sections	0
Value of Sales	\$25,424,000
Median Days to Sell	55
Median List Price	\$315,000
Median Sell Price	\$305,000
Median Valuation	\$305,000



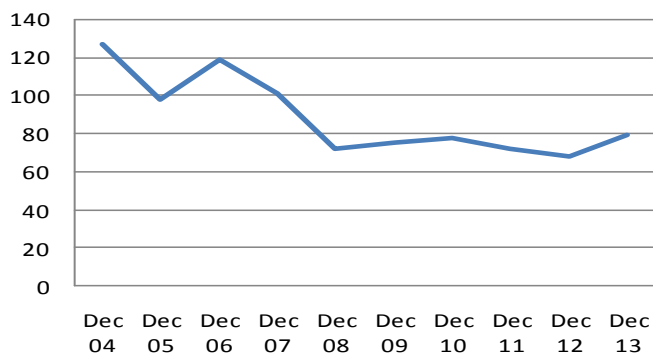
Commentary

Sales volumes in Hawkes Bay improved by 1.1% compared to December 2012 with volumes rising in Hawkes Bay Country, Napier and Dannevirke. Compared to November sales volumes fell by 14.3% with sales falling across the region, although rising in Dannevirke

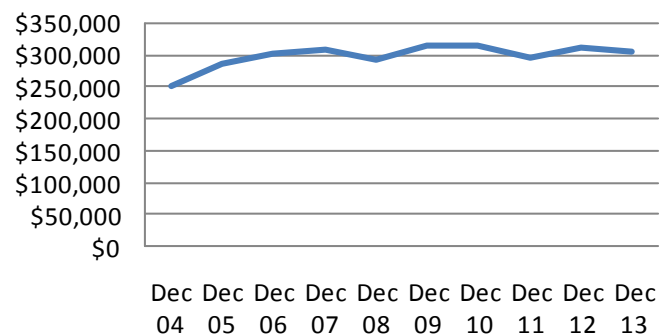
The median price rose by \$25,750 (+10.2%) compared to December 2012, with prices rising noticeably in Dannevirke and Hastings. Compared to November the median price rose by \$11,500 (+4.3%) with prices rising in Hawkes Bay Country and Hastings.

December's median days to sell for Hawkes Bay eased by five days compared to November, moving from 43 to 48 days. The number of days to sell eased by six days compared to a year ago. Over the past 10 years the median number of days to sell for the Hawkes Bay region in December has been 45 days

December Sales in Napier



December Median Sale Price in Napier



Property of the Week

28 Holyrood Street, Taradale



- ◇ 787m2 land area
- ◇ 120m2 floor area
- ◇ 3 bedrooms
- ◇ BEO \$339,000

Viewing by Appointment

Call Debbie White 027 440 7607

Just Quickly.....

Looking to add to your property portfolio? You may want to take a look at what's for sale in Detroit Michigan. Economic decline in the Motor City has seen house prices fall to what can only be described as very affordable. The average house price in that city is now \$74,200

Interested in receiving an appraisal of your property?
Please call me to make a time.

Debbie White
RESIDENTIAL CONSULTANT

Office DDI: 06 281 2942
Home: 06 844 7477
Mobile: 027 440 7607
Email: debbie@propertybrokers.co.nz

