

BROOKSFIELD

# Investment Overview: 30 Hargest Crescent






Four Completed & Tenanted Georgian Row Homes



**Special offer!**

- Guaranteed 6% yield for first 2 years
- High capital growth area - average of 5.27% p.a. increase over the last 10 years\*
- Go in the draw to win ANOTHER home if you purchase before EOY 2025

General Information & Price List

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Townhouse 1	2	1	Carpark	71	\$679,000
Townhouse 2	2	1	Carpark	72	\$679,000
Townhouse 3	2	1	Carpark	72	\$679,000
Townhouse 4	2	1	Carpark	71	\$679,000

Why buy one of these homes?

- **Guaranteed 6% yield**
- **High capital growth area** - average of 5.27% p.a. increase over the last 10 years
- Go in the draw to **win ANOTHER home** if you purchase before EOY 2025

*\*Source: Core Logic Suburb Reports Sydenham 2025*



# Investment Analysis\*

## 30 Hargest Crescent



Purchase price	\$	679,000	
Debt	\$	475,300	
Equity	\$	203,700	(30%)
Interest Rate		4.89%	Based on ANZ special 2 yr rate

Weekly Rent	\$	783
<b>Annual Rent</b>	<b>\$</b>	<b>40,740</b>

Prop. Management Fee	\$	-3,982	(8.5% + GST)
Rates	\$	-4,043	
RA + Insurance	\$	-2,400	
Maintenance	\$	-419	
Total	\$	-10,844	
Annual Interest	\$	-23,242	

<b>Total Annual Cost</b>	<b>\$</b>	<b>34,086</b>
<b>Total Annual Profit</b>	<b>\$</b>	<b>6,654</b>

Gross Yield		6%	
Net Yield		4.4%	Cost before interest
<b>Weekly Cash Difference</b>	<b>\$</b>	<b><u>127.96</u></b>	

Cash flow positive!



# Rental Guarantee

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## 24 Month Rental Guarantee Backed by BFPM Valuation Confidence

We guarantee a minimum gross yield of 6 percent on the cost of your rental property for the first 24 months after settlement - or we'll cover the shortfall.

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## Minimum Weekly Rent

Guaranteed 6 percent gross rental yield for 24 months from settlement  
Reviewed quarterly but never drops below the guaranteed floor

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## Flexible Exit

Owner may terminate the guarantee if they wish to self-manage or re-tenant

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## Vacancy Coverage

We guarantee a minimum gross rental yield of 6 percent for the first 24 months after settlement - or we'll cover the shortfall (conditions apply)

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## Terms & Conditions

Guarantee valid for 24 months from settlement

Guarantee only available to first two investor purchases

The purchaser must enter into the standard Property Management agreement of a Brooksfield selected property management company

Applies to rent collected via Property Management during the guaranteed period

Property must be in rentable condition and all documentation provided before guarantee begins (compliance, insurance, keys)

The rental guarantee is non-transferable and void if the property is sold during the guarantee period

In respect of the Property, 1) for a period of 1 calendar month following Settlement, guarantee a rental income of a gross rental yield of 6% per week by the Purchaser in respect of the Property. To the extent the Purchaser does not receive such rental income, the Property Manager will pay that shortfall to the Purchaser; and 2) for a period of 23 calendar months following the guarantee period, guarantee a gross rental yield of 6% per week by the Purchaser in respect of the Property. Such guarantee is subject to the Property being tenanted and a weekly rental being received by the Purchaser in respect of that tenancy. To the extent that the Purchaser does not receive a gross rental yield of 6% per week in respect of the Property; and terms have otherwise been complied with, the Property Manager will pay that shortfall to the Purchaser.

The guarantee does not apply to:

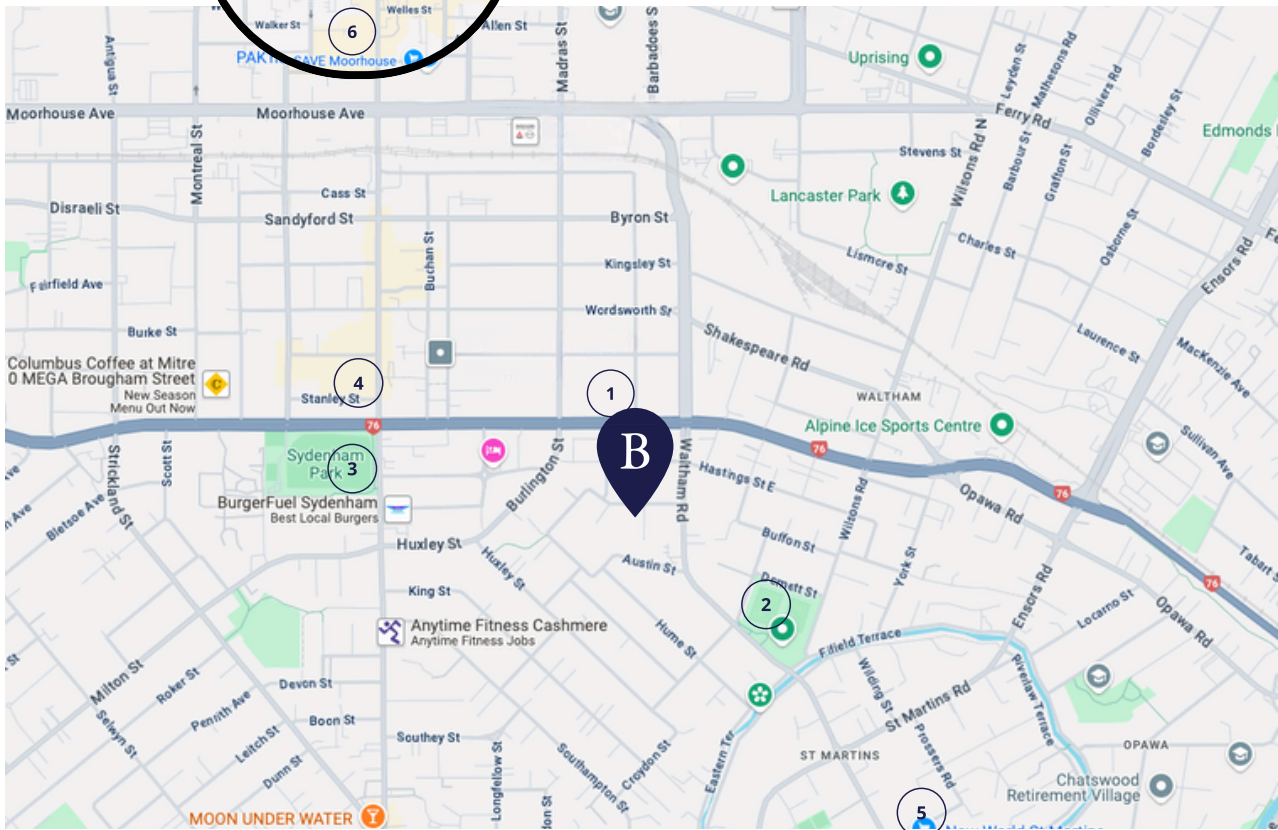
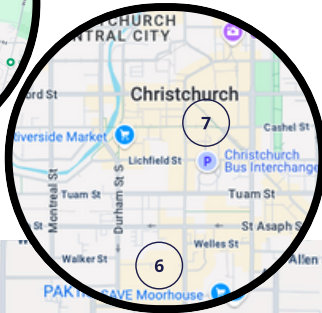
- tenant non-payment
- rent loss due to owner decisions (e.g. removing listing)



# Location

30 Hargest Crescent, four Georgian Row townhouses in a prime location with high capital growth.

Located near many local amenities, public transport links and public recreation spots are only a short walking distance away. Below are some of our favourite spots and points of interest close to your next home.



- |  |  |
|--|--|
| ① Prima Roastery - 500m, 7 min walk      | ⑤ St Martins New World - 1.3km, 18 min walk      |
| ② Waltham Park & Pool - 500m, 7 min walk | ⑥ South City - 2.2km - 6 min drive, 28 min walk  |
| ③ Sydenham Park - 1km, 13 min walk       | ⑦ City Centre - 2.4km - 7 min drive, 32 min walk |
| ④ The Colombo - 1.3km, 18 min walk       | ⑧ Airport - 15km - 21 minute drive               |



## 4 Recent Examples of Brooksfield Investor Gains



**24 Devon Street, Sydenham**  
2.5 beds, 1.5 bathroom, garage

Sale Price: \$519,000 (2nd Sept 2020)  
Resale price: \$675,000 (28th Jan 2023)  
**Growth: \$156,000 (30% growth)**



**21 Hendon Street, Edgeware**  
2.5 beds, 1.5 bathroom, garage

Sale Price: \$639,000 (10th June 2021)  
Resale price: \$700,000 (revalued in Aug 2022)  
**Growth: \$61,000 (9.5% growth)**



**62 Hills Road, Edgeware**  
2 beds, 1 bathroom, carpark

Sale Price: \$639,000 (10th June 2021)  
Resale price: \$655,000 (4th May 2024)  
**Growth: \$16,000 (2.5% growth)**



**26 Cheviot Street, Spreydon**  
2 beds, 1 bathroom, carpark

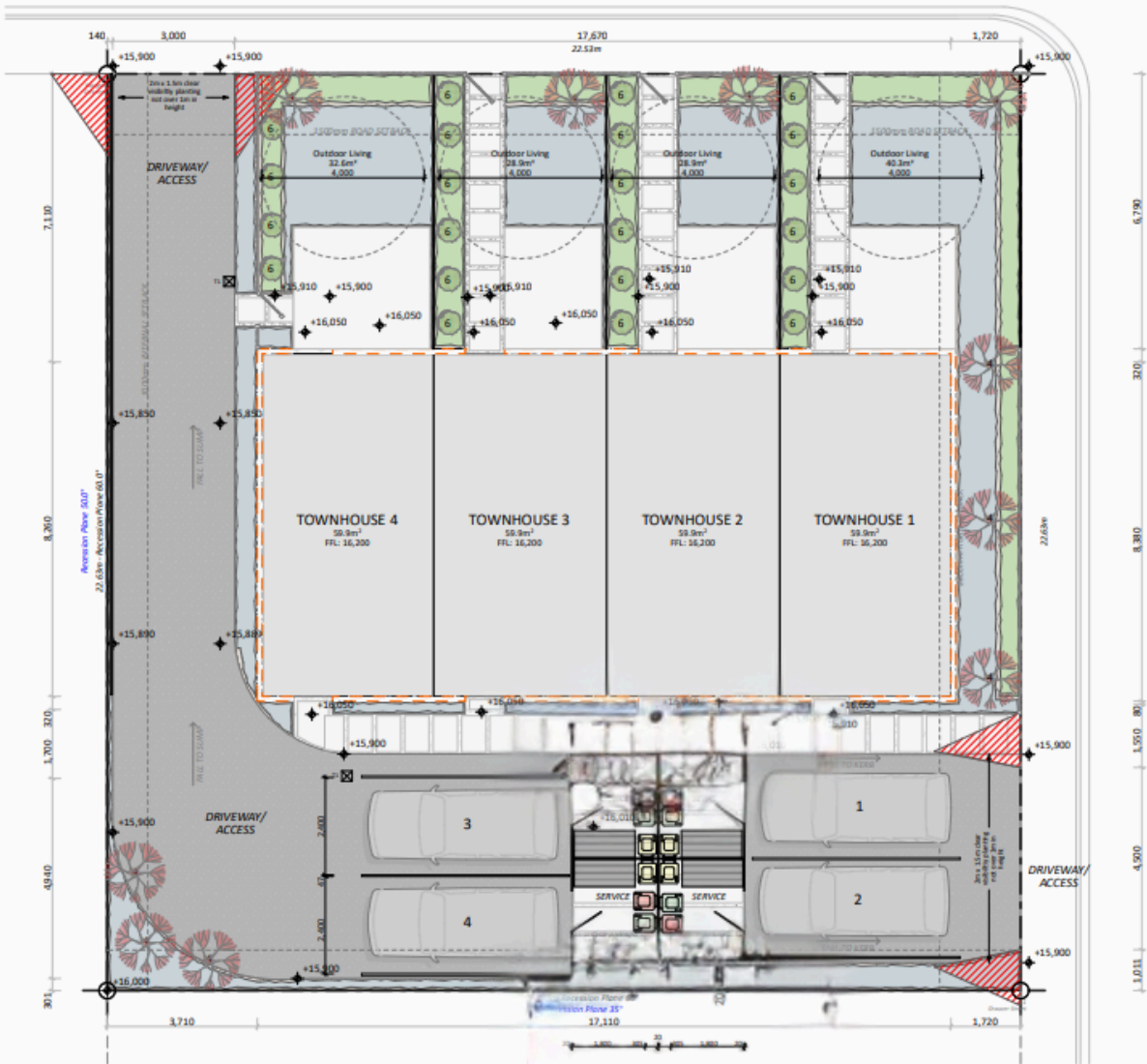
Sale Price: \$629,000 (30th March 2023)  
Resale price: \$660,000 (5 Sep 2024)  
**Growth: \$31,000 (4.9% growth)**



Site Plan



HARGEST CRESCENT



0. LANDSCAPING PLAN  
SCALE 1:100



# East & West Elevations

Ground Floor Stud Height - 2.4m  
First Floor Stud Height - 2.4m

Townhouse 1



East Elevation

Townhouse 4



West Elevation





# North & South Elevations

Ground Floor Stud Height - 2.4m  
First Floor Stud Height - 2.4m

Townhouse 1      Townhouse 2      Townhouse 3      Townhouse 4



South Elevation


Townhouse 4      Townhouse 3      Townhouse 2      Townhouse 1





North Elevation




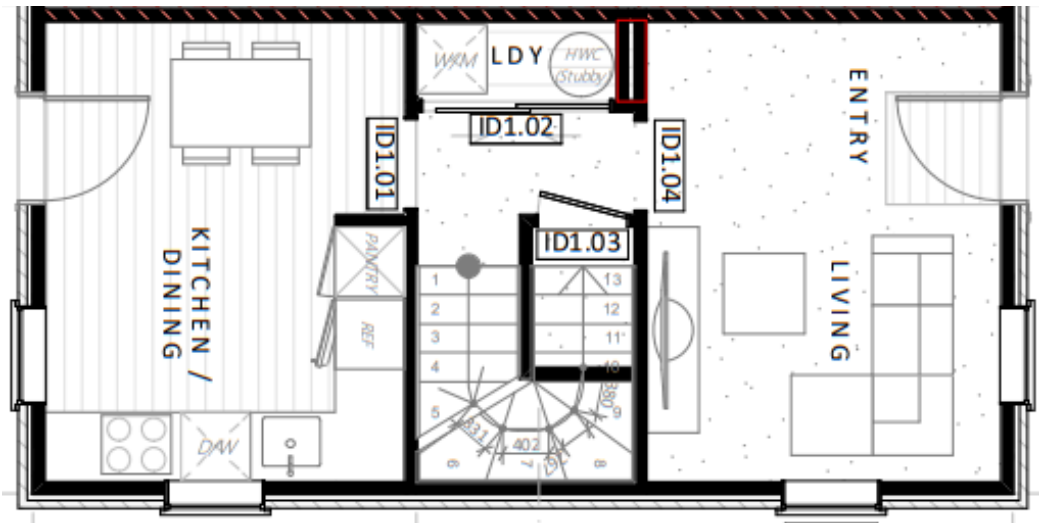
# Floor Plans – Townhouse 1

  
2

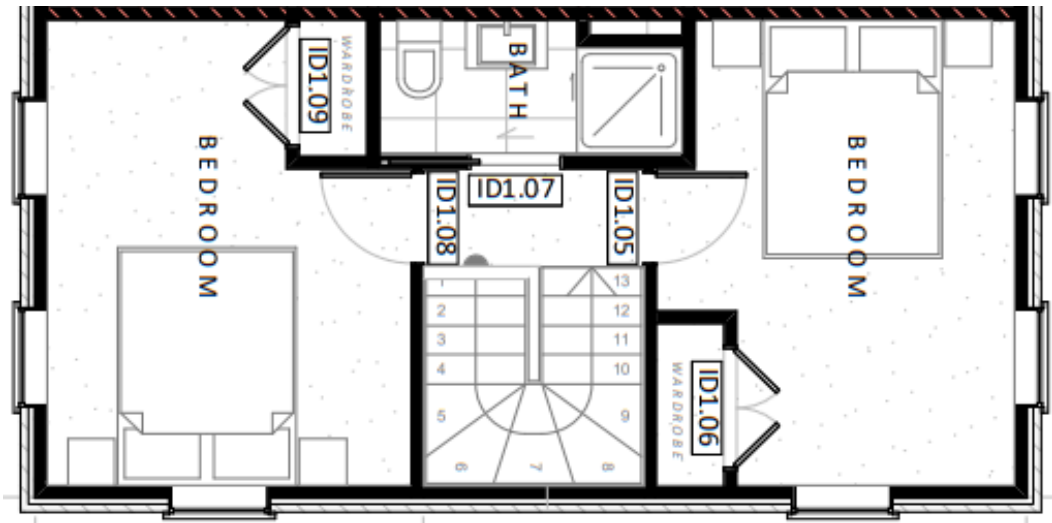
  
1

  
Carpark

  
71sqm




Ground floor





First floor




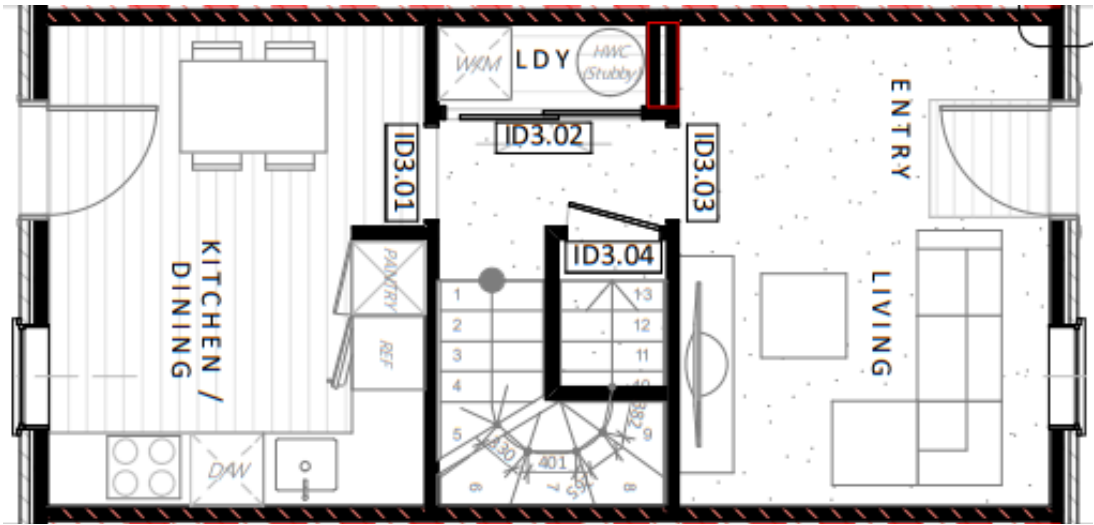
# Floor Plans – Townhouses 2 & 3

  
2

  
1

  
Carpark

  
72sqm




Ground floor





First floor




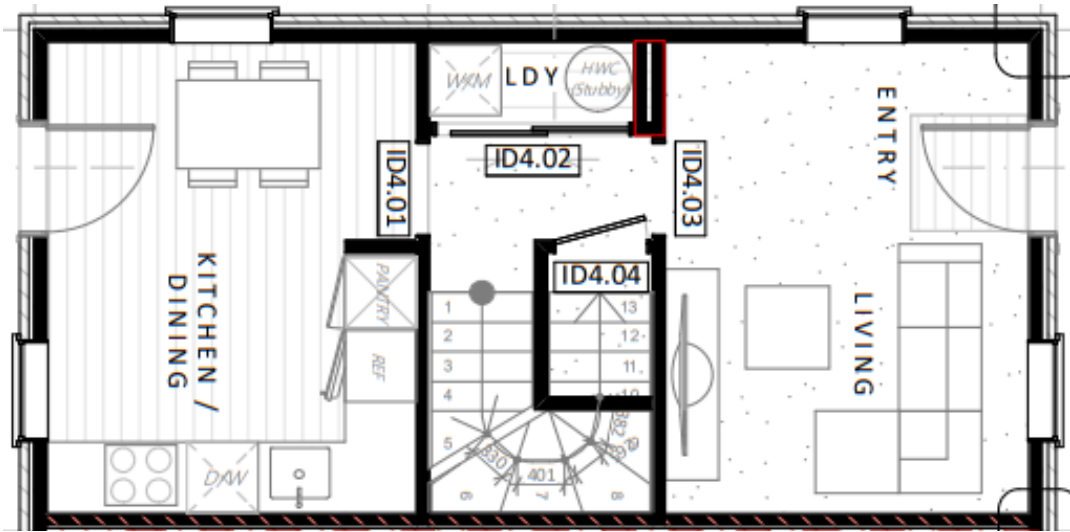
# Floor Plans – Townhouse 4

  
2

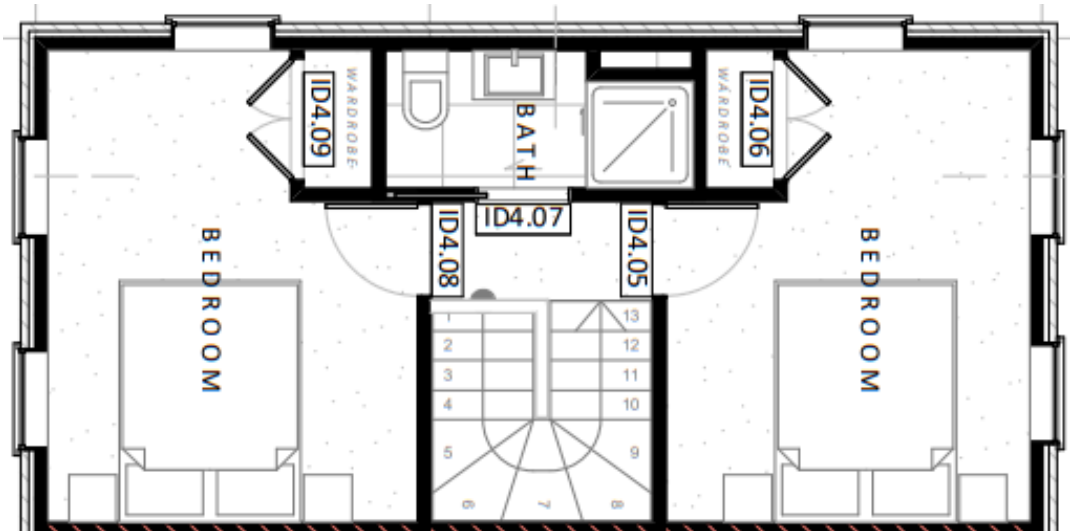
  
1

  
Carpark

  
71sqm



Ground floor



First floor







# Your Specialist Property Management Team

## We Look After Your Property Like It's Our Own

At Brooksfeld Property Management, we don't overload our portfolio. That means extra care for every property and peace of mind for every owner.

Our extensive experience means that we provide bespoke property management tailored to each owner and tenant. You're never treated like a number. Instead you'll experience individual care, genuine communication, and a human approach grounded in trust and respect from our property managers.

With Brooksfeld, you'll experience our warm, approachable style that builds lasting trust and long-term returns.

## Real People, Real Care

Our point of difference is simple – we look after your investment like it's our own. That means:

- Personal communication
- Fast, thoughtful responses
- Respect for your property and your tenants
- A commitment to long term value and relationships

## Our Team



**Ngaire Baker**  
Senior Property Manager



**Richard Milbank**  
Property Manager



**Anna Meikle**  
Property Management  
Residents Assoc.  
Accounts &  
Administration



0800 548 454



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*About Brooksfeld*

# If you want the best homes, you need the best architects. That's why our homes are designed in London by renowned Ben Pentreath Architects.

*Why do we exist?*

Established in 2019, Brooksfeld began property development with a simple goal - create beautiful homes that people love. We do not use 'cookie cutter' designs. Each one of our developments is tailored to the site, suburb, and surroundings. We build Classical and Georgian buildings and homes, as well as traditional cottages.

Over the past few years, we have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, durability, and affordability.

*What makes Brooksfeld homes different?*

We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximise space and inclusions in every home to suit contemporary lifestyles.

Inside every Brooksfeld home you'll find stone bench tops, tiled bathrooms, low-VOC paints and double glazed windows to name just a few of our premium features. It's all part of our commitment to creating beautiful and sustainable homes that exceed people's expectations without costing the earth.



# Brooksfield

## Expression Of Interest

This EOI form is non binding. This form allows you to put a property on hold while you think about it, without having someone else buying it in the specified time below.

Name:

Phone No:

Email:

Address of property:

Indicated price:

End date of hold:

### Client Acknowledgement:

I / we acknowledge and understand that in the event of a Backup EOI being signed and submitted on the above property, I / we have until the end date as stated above to either:

- (a) to proceed forward by making a conditional offer.
- (b) not to proceed forward, thus ending our Hold on the above property.

The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).

Signed:

BROOKSFIELD



B R O O K S F I E L D

0800 548 454

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