

BROOKSFIELD

61 Smale Street, Auckland

Four Cottage Revival Homes



Renders








Renders



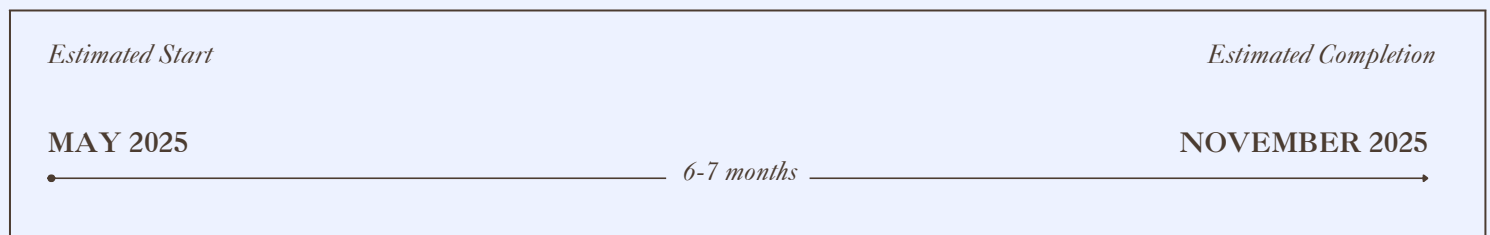
General Information

61 Smale Street is another exceptional display of our Cottage Revival Homes.

Price List

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Townhouse 1	2	1	Garage	97	\$1,270,000
Townhouse 2	2.5	1.5	Garage	98	\$1,250,000
Townhouse 3	3	2.5	Garage	120	\$1,500,000
Townhouse 4	3	2.5	Garage	118	\$1,520,000

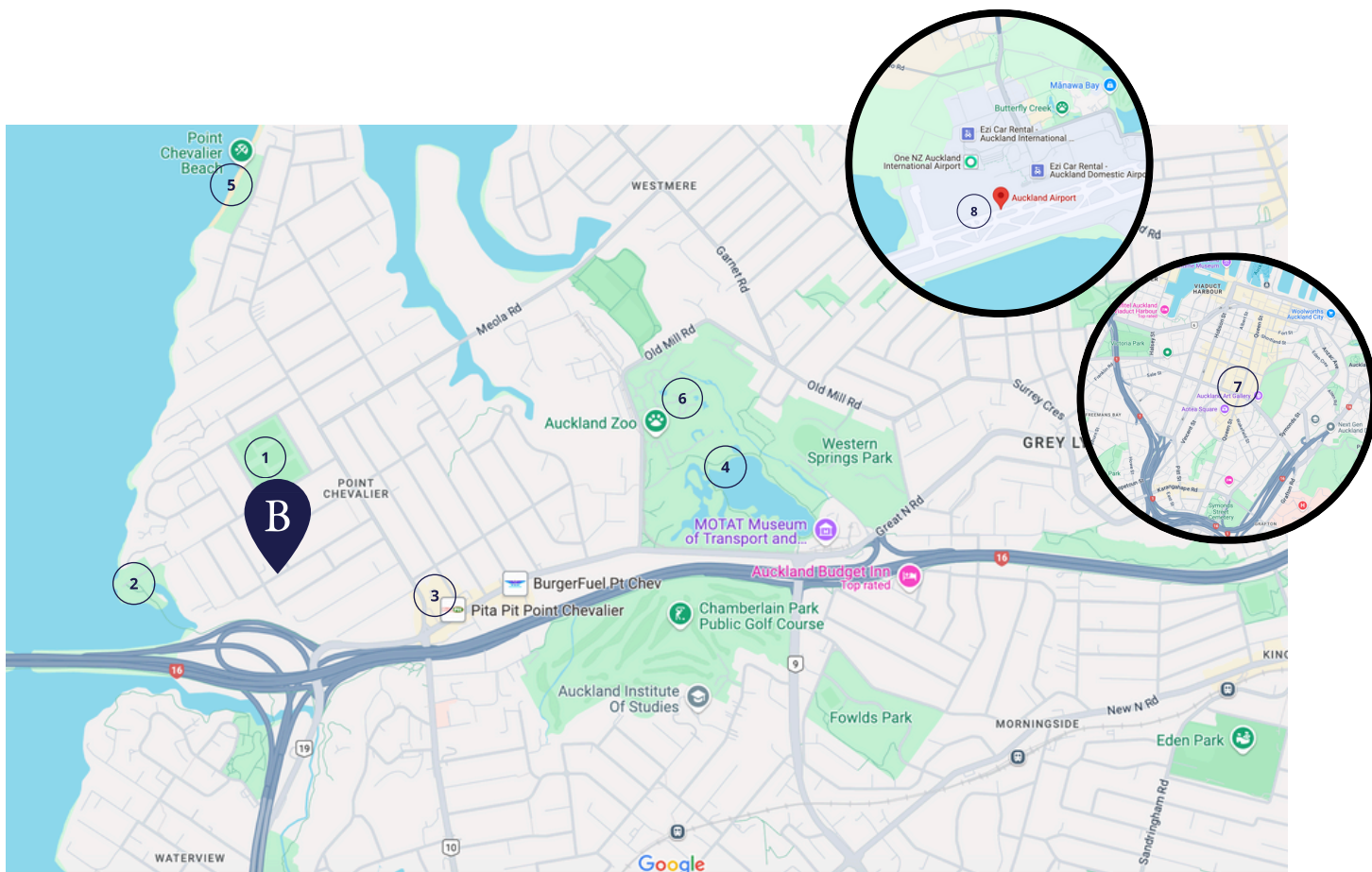
Build time



Location

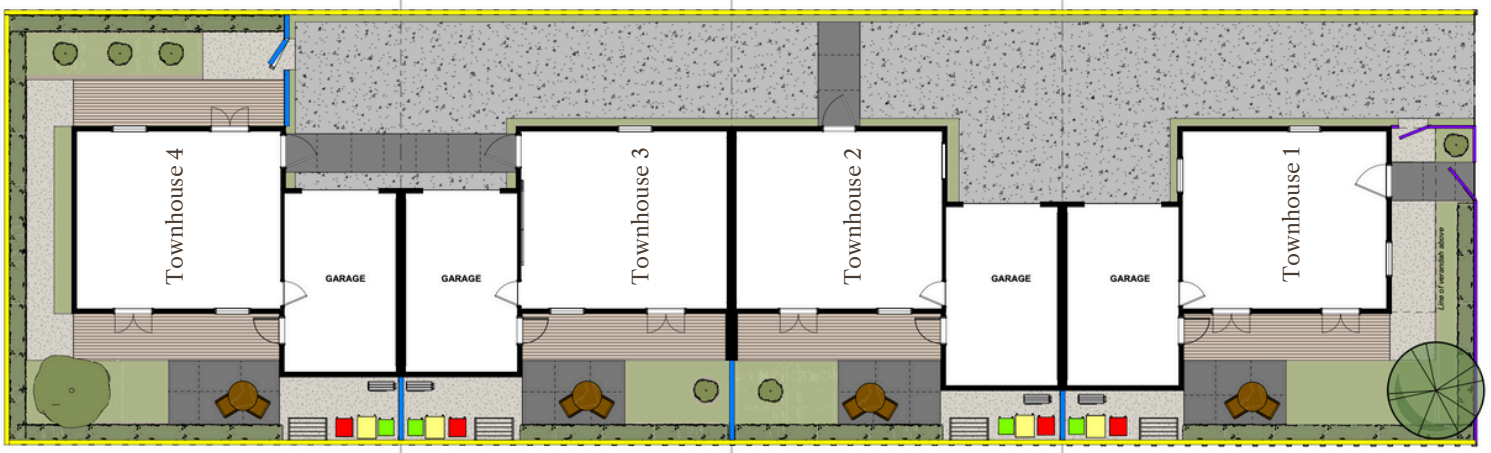
61 Smale Street is another example of our Timber Weatherboard Homes that are bringing the character back to Auckland.

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 | Walker Park - 350m | 5 | Point Chevalier Beach - 2.2km |
| 2 | Eric Armishaw Park - 650m | 6 | Auckland Zoo - 2.5km |
| 3 | The Greek House Restaurant - 800m | 7 | Auckland CBD - 7.5km |
| 4 | Western Springs Lakeside Park - 2km | 8 | Auckland Airport - 24km (24mins) |

Landscaping Plan



Landscaping Legend

- 1 Exposed aggregate driveway with bands of coloured concrete at key thresholds
- 2 Coloured concrete patio
- 3 Coloured concrete path
- 4 Selected chip utility area
- 5 Lawn
- 6 Letterboxes
- Proposed Standard
- Proposed Tree
- Garden Bed

- Evergreen Hedge
- Selected Chip (46.5m²)
- Hardwood Deck (23.4m²)
- Coloured Cut Concrete (44.5m²)
- Exposed Aggregate Concrete (72.8m²)
- Low Spec Fencing - 1800mm high rough sawn palings, no cap (6.2m)
- Mid Spec Fencing - 1800mm high dressed palings with cap (7.7m)
- Picket Fencing - 1000mm high and painted white (8.1m)
- Fold-out Clothesline (1200mm x 600mm shower)
- Pedestrian gate
- Step Location

East & West Elevations

Ground Floor Stud Height - 2.55m

First Floor Stud Height - 2.4m

Townhouse 1



East Elevation

Townhouse 2



West Elevation

North & South Elevations

Ground Floor Stud Height - 2.55m

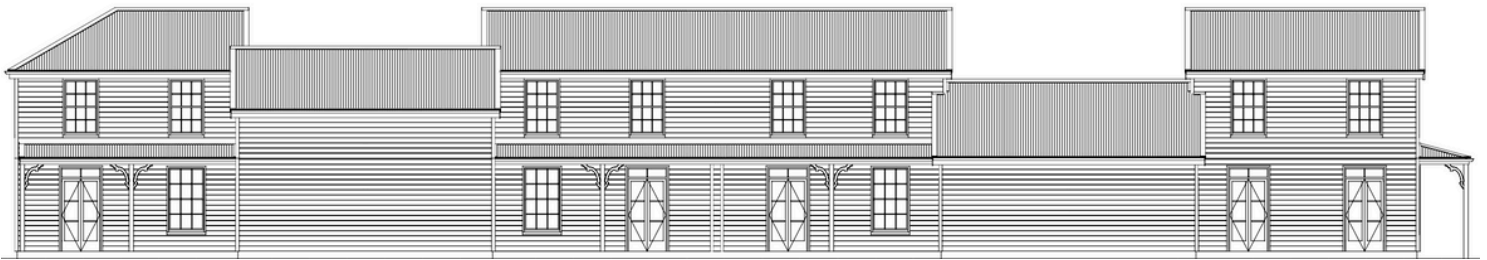
First Floor Stud Height - 2.4m

Townhouse 4

Townhouse 3

Townhouse 2

Townhouse 1



South Elevation

Townhouse 1

Townhouse 2

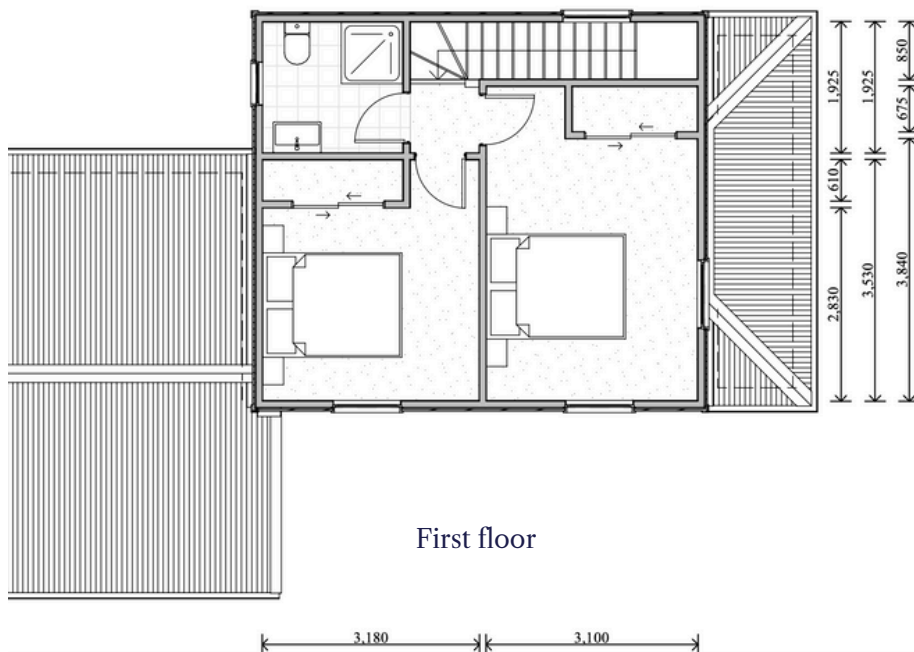
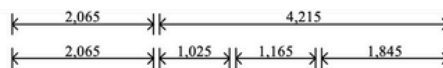
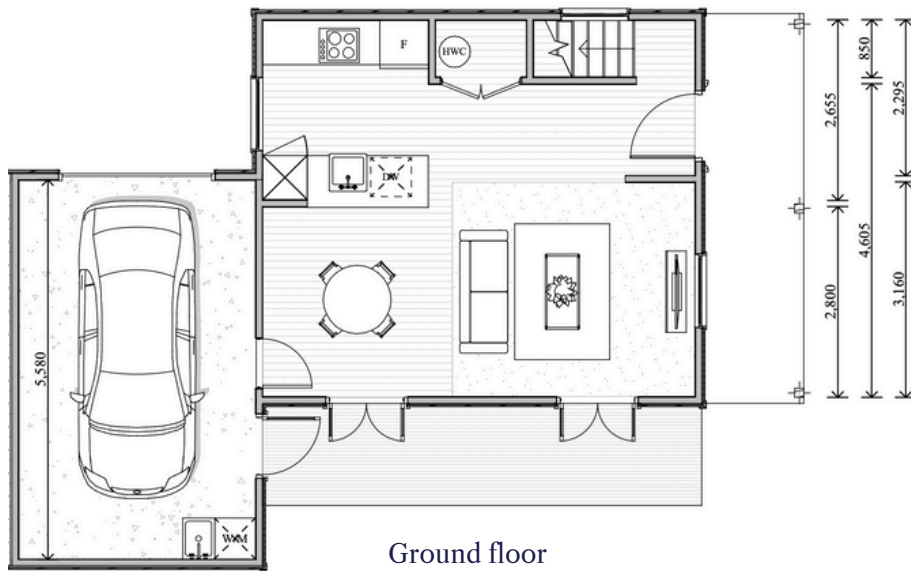
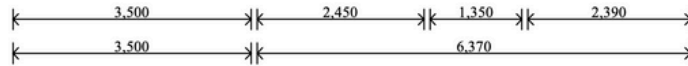
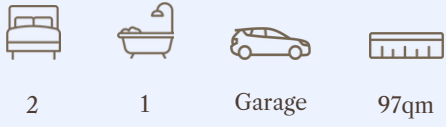
Townhouse 3

Townhouse 4



North Elevation (Driveway)

Floor Plans – Townhouse 1



Floor Plans – Townhouse 2



2.5



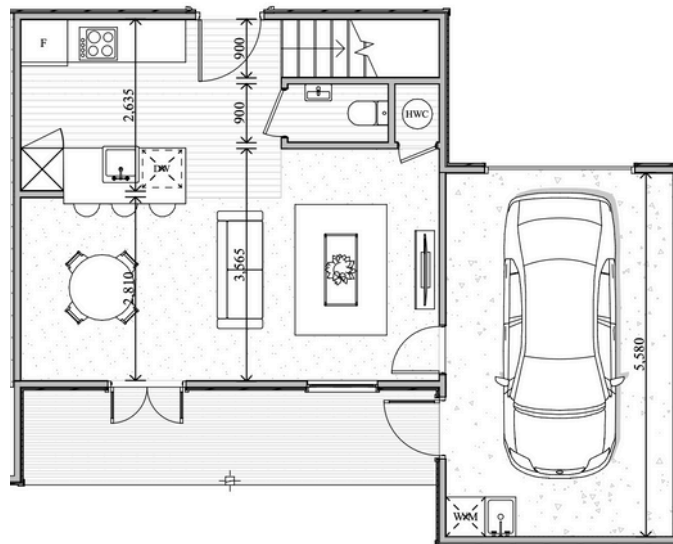
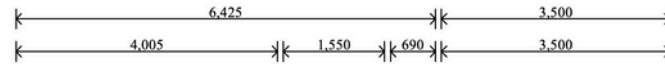
1.5



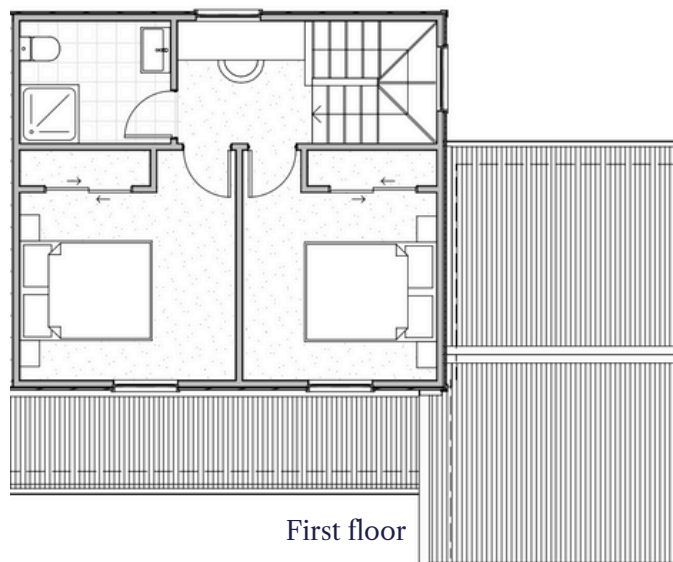
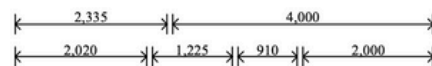
Garage



98sqm



Ground floor



First floor



Floor Plans – Townhouse 3



3



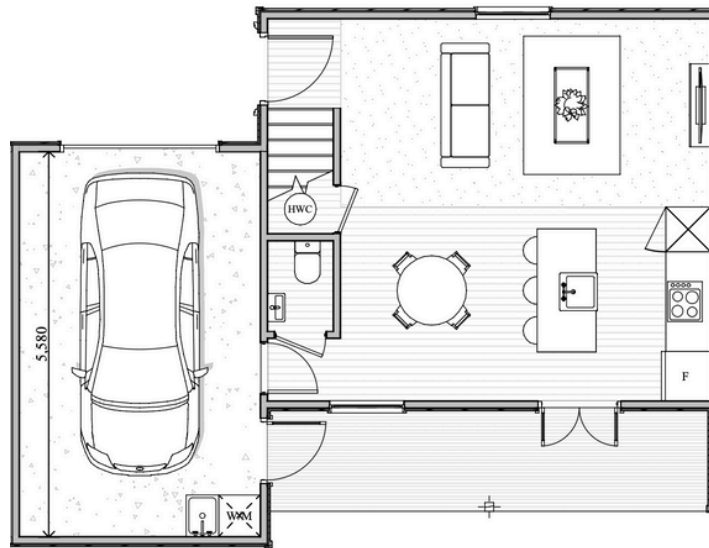
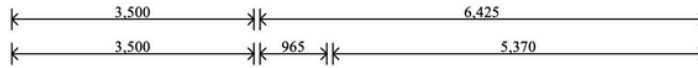
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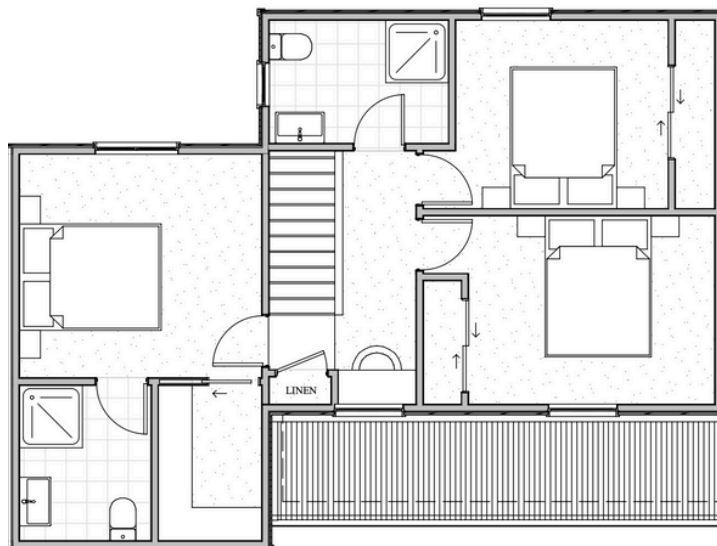
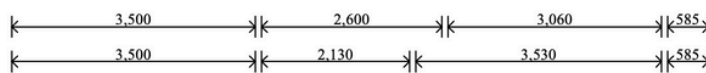
Garage



120sqm



Ground floor



First floor



Floor Plans – Townhouse 4



3



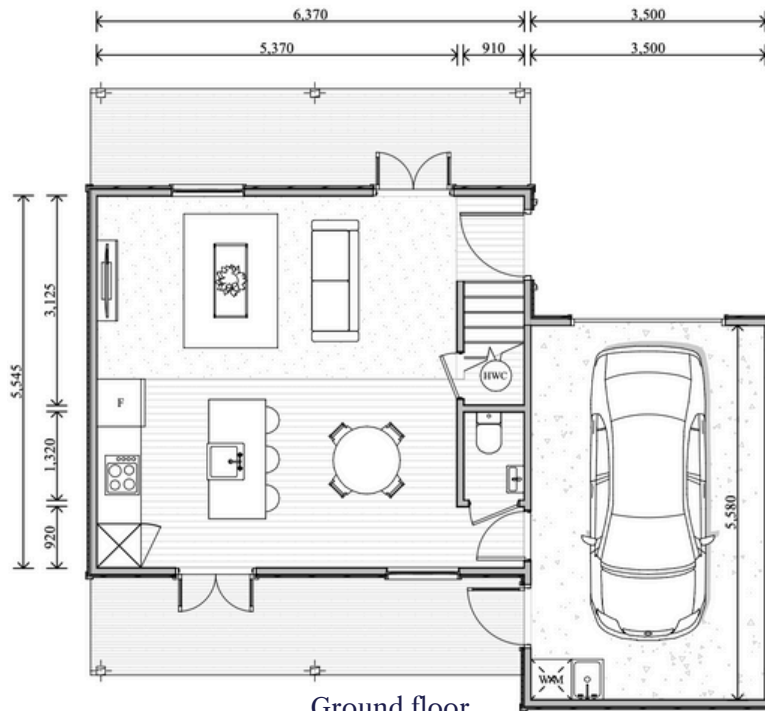
2.5



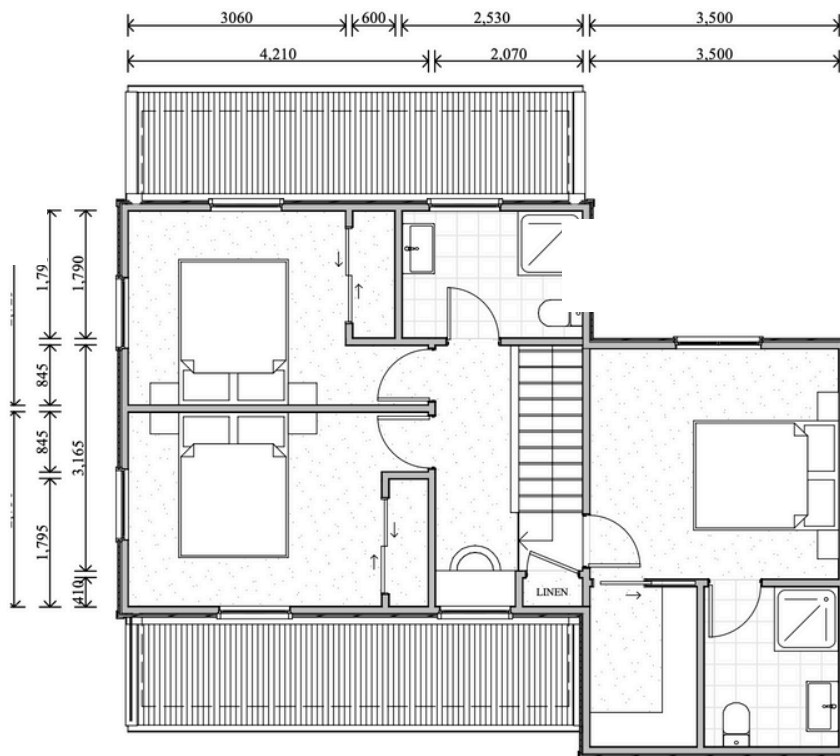
Garage



118sqm



Ground floor



First floor

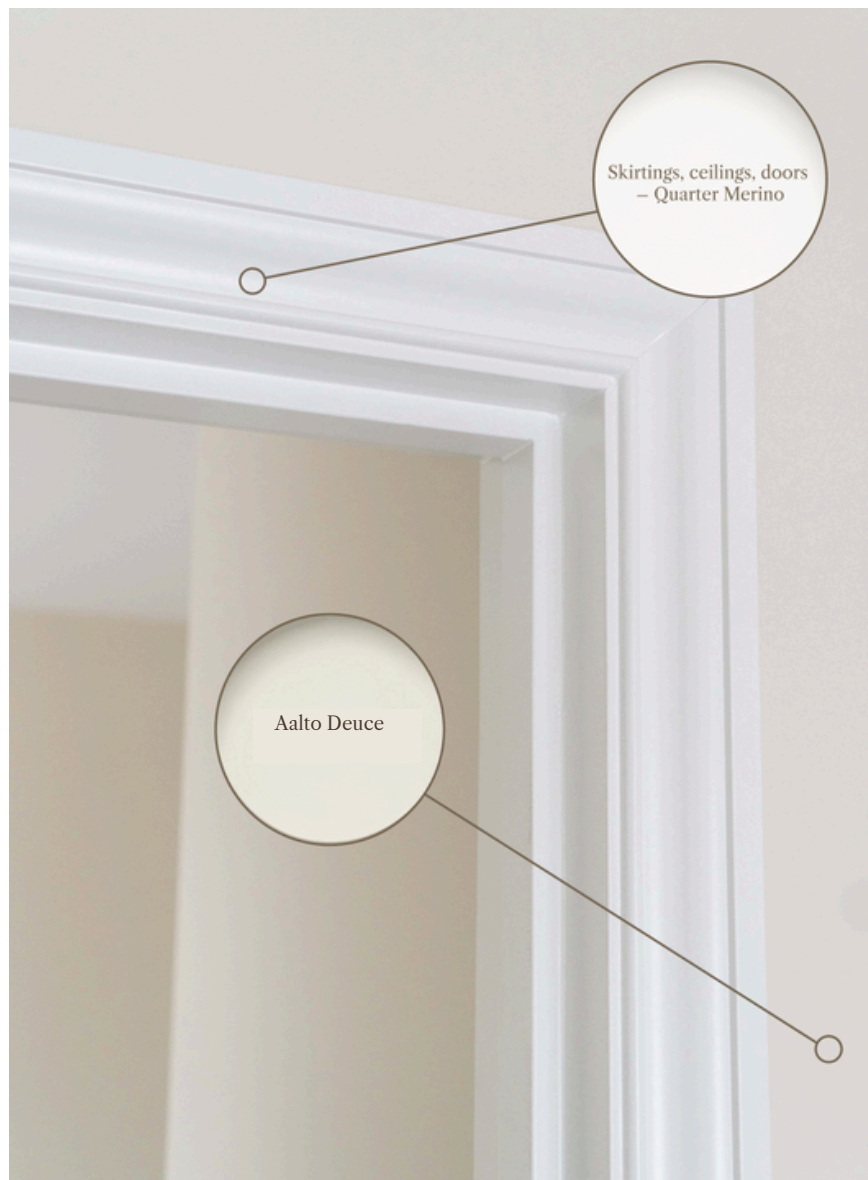


It's all in the details –
Standard Interior Spec

Colouring & detailing

Note: All homes are sold as a turn-key package. Everything will be completed prior to handover including window furnishings and landscaping.

The interiors of these homes are designed in a sympathetic way to the exteriors with large skirtings and architraves, colours are reasonably neutral but certainly with a cottage feel. At Brookfield we believe in using quality and sustainable materials so all of our homes come with low-VOC paint, tiled flooring, wool carpets and wool insulation as standard.



The homes come with a neutral colour palette for you to make your own

Standard interior spec



Kitchen/entrance Floor Tiles
Forest Cedar



Carpet – Godfrey Hirst NZ wool
Enchant 48 Stonehenge (Choice of 3 colours)



Bathroom Floor Tile
Artisan Gris Matt



Kitchen tapware
Roman Gooseneck Swivel Kitchen Mixer
- Chrome



Splashback
White Subway Tile



Cabinetry
Melteca Warm White

Handles & Knobs
Versailles Satin Black



Shower Mixer
Liberty Slide Shower, 1
Function, - Chrome

Shower Wall Tile
Pacific White



Mirror
Round with Demist Function

Tapware
Liberty Standard Basin Mixer,
- Chrome



Toilet
Krona Back To Wall Toilet Suite
with Slim Seat White



Vanity
English Classic 810 Floor 2 Drawers,
Matte White, Ceramic Top

Not Pictured:

Bathroom

Shower - Acrylic Tray & Glass Wall
900x900
Shower - Posh Domaine Brass Rail
Heated Towel Rail - Elan 7 Rail
Warmer
Heater - Serene 2068

Insulation

Ceiling - Terra Lana Wool R3.6
Walls - Terra Lana Wool R2.8
Underfloor - R1.4 Polystyrene in
Concrete Foundation

Window Furnishings

Living Area Blinds - Roller Blinds
Bedroom Blinds - Venetian Blinds

Appliances & Chattels

Oven - Smeg SFA6500TVX
Cooktop - Smeg Induction SI7643B
Dishwasher - Fisher & Paykel Single Drawer DD60ST4NX9
Range Hood - Applco Canopy Range Hood
Heat Pump - 7.5kW Fujitsu/Daikin with Wi-Fi Control
Smoke Alarms - Cavius Photoelectric Smoke Alarm

Garage

Fully Carpeted

Kitchen Upgrade Options

Kitchen Cabinetry



Standard

Shaker Style



White
Standard

Taupe

Light Blue/turquoise

Sage Green

Dark Green



Light Blue

Misty Blue

Dark Blue

Kitchen Handles/Knobs

Standard range



Black
Standard



Black Iron



Antique Bronze



Chrome

Upgrade range



Unlacquered
Polished Brass

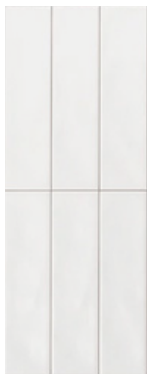


Satin Nickel

Kitchen Splashback Tiles



White Gloss Subway Tile
Standard



Crest White Matt



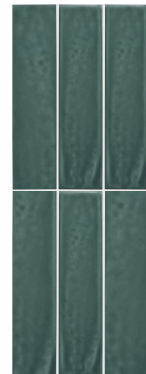
Crest Bone Gloss



Crest Sea Foam Gloss



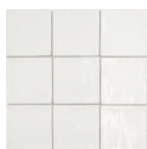
Crest Field Green Gloss



Crest Jungle Green



Redcliffes Terracotta



Square Bone Gloss



Square Bone Gloss



Square Sea Foam Gloss



Square Field Green

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Kitchen Upgrade Options

Kitchen Fixtures

Standard range



Posh Canterbury Mixer
Standard



Modern
Chroms



Modern
Brushed Brass



Modern
Black



Modern
Brushed Nickel

Upgrade range



Pull Out Spray
Chrome



Pull Out Spray
Brushed Brass



Pull Out Spray
Black



Pull Out Spray
Brushed Nickel

Door Handle Upgrade Options



Chrome
Standard



Unlaquered Brass



Black

Flooring Upgrade Options

Wood-Look Porcelain Tile

Standard range



Forest Cedar
Standard

Forest Teak

Forest Nutmeg

“Wellington Oak” Flooring

Upgrade range



Colorado

Congo

Riverside

NZ Wool Carpet



Stonehenge
Standard

Stonewashed

Concrete

Bathroom Upgrade Options

Bathroom Floor Tiles



Artisan Gris Matt
Standard



Artisan Sage Matt



Palm Beach Navy



Pacific White Lappato 600x600



Gunmetal 660x600



Olympia Shell 600x600



Redcliffes Terracotta
Herrinbone

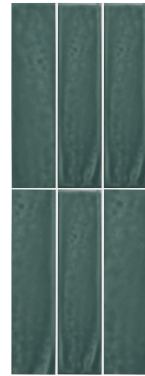
Shower Wall Tiles



Crest Sea Foam Gloss



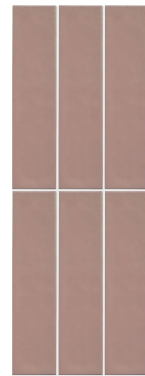
Crest Field Green Gloss



Crest Jungle Green



Crest Bone Gloss



Dusky Pink Subway



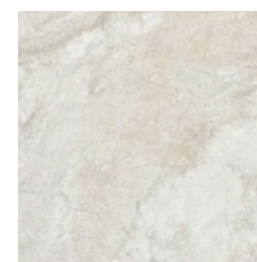
Redcliffes Terracotta



Pacific White Lappato 600x600
Standard



Gunmetal 660x600



Olympia Shell 600x600

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Bathroom Upgrade Options

Vanity fixture



Posh Canterbury Basin Mixer
Standard



Modern
Chrome



Modern
Brushed Brass



Modern
Black



Modern
Brushed Nickel

Vanity Handles



Chrome
Standard



Antique Bronze



Black



Black Iron

Shower fixture



Posh Canterbury Shower Mixer
Standard



Modern Chrome



Modern
Brushed Brass



Modern Black



Modern
Brushed Nickel



Column Shower



Column Shower



Column Shower



Column Shower



61 Smale St. Pt. Chevalier AKL



Date:
17 Dec 2024

Address:
16 Smale Street, Pt Chevalier

I have sited the brochure and floor plans for this proposed development of four townhouses to be built in the heart of Point Chevalier. The renders show the homes will be finished to an executive standard and will undoubtedly have broad rental appeal. It is also understood that the development will not be complete for at least 12 months from the time of writing, so there may be some fluctuation in the appraised rental levels depending on market conditions.

Townhouse 1: 2 bed, 1 bath, 1 Garage 97m2 : \$800-\$825 p.w.
Townhouse 2: 2.5 bed, 1.5 bath, 1 Garage 98m2. \$820-\$875 p.w.
Townhouse 3: 3 bed 2.5 bath, 1 Garage 120m2: \$1000-1100 p.w.
Townhouse 4 : 3 bed, 2.5 bath 1 Garage 118m2: \$1000-1100 p.w.

Area: Point Chevalier

Dwelling type: Executive townhouse

Description: A new development of 4 executive townhouses.

Bedrooms: 2-3

Bathrooms: 1-2.5

Floor Area: 97-120m²

Exterior: Weatherboard

Rental Assessment: Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

As detailed on front page.

Disclaimer: This rental assessment does not purport to be a registered valuation. It is an estimate based on a) today's market — values may be affected by market conditions and peak/non-peak seasons; and b) the property complying with all relevant legal requirements, including under tenancy, building, health, safety and healthy homes legislation in so far as they apply to the property. Barfoot & Thompson make no representation and give no warranty that the property currently meets these requirements and the purchaser/recipient of this appraisal is advised to seek their own advice.

Kind regards,
Huw Evans

Huw Evans

M 027 431 9671

E h.evans@barfoot.co.nz

Ponsonby 09 376 4819

<https://www.barfoot.co.nz/h.evans>



61 Smale Street, Auckland

(2 Bed, 1 Bath, Garage)



Ohana offer an end-to-end short term property management service. From resetting the property between stays, to marketing your listing online.

Rental Highlights

Auckland is most well known for being New Zealand's largest city, a busy metropolis that is also the gateway to New Zealand for most international visitors. It's a vibrant city with a beautiful waterfront dotted with sailboats, earning Auckland its City of Sails nickname.

Conservatives Estimates

\$988

Gross Weekly Estimates
(at 80% occupancy,)

\$50,592

Gross Yearly Estimates
(at 80% occupancy)

Rent

Average Nightly Rate **\$165**
Gross Weekly Estimate **\$988**
(at 80% occupancy)
Estimated Occupancy **75%-85%**
Gross Yearly Estimate **\$50,592**
(at 80% occupancy)

Expenses

From ~~10%~~ +GST Power and Internet paid by the owner Consumables \$95 (Monthly) Digital Property Manual \$8 (Monthly) Linen Hire \$20-\$30 per reservation

Booking Platform





61 Smale Street, Auckland

(2.5 Bed, 1.5 Bath, Garage)

Ohana offer an end-to-end short term property management service. From resetting the property between stays, to marketing your listing online.

Rental Highlights

Auckland is most well known for being New Zealand's largest city, a busy metropolis that is also the gateway to New Zealand for most international visitors. It's a vibrant city with a beautiful waterfront dotted with sailboats, earning Auckland its City of Sails nickname.

Conservatives Estimates

\$1,016

Gross Weekly Estimates
(at 80% occupancy,)

\$52,032

Gross Yearly Estimates
(at 80% occupancy)

Rent

Average Nightly Rate **\$170**
Gross Weekly Estimate **\$1,016**
(at 80% occupancy)
Estimated Occupancy **75%-85%**
Gross Yearly Estimate **\$52,032**
(at 80% occupancy)

Expenses

From ~~10%~~ +GST Power and Internet paid by the owner Consumables \$95 (Monthly) Digital Property Manual \$8 (Monthly) Linen Hire \$20-\$30 per reservation

Booking Platform





61 Smale Street, Auckland



(3 Bed, 2.5 Bath, Garage)

Ohana offer an end-to-end short term property management service. From resetting the property between stays, to marketing your listing online.

Rental Highlights

Auckland is most well known for being New Zealand's largest city, a busy metropolis that is also the gateway to New Zealand for most international visitors. It's a vibrant city with a beautiful waterfront dotted with sailboats, earning Auckland its City of Sails nickname.

Conservatives Estimates

\$1,156

Gross Weekly Estimates
(at 80% occupancy,)

\$59,232

Gross Yearly Estimates
(at 80% occupancy)

Rent

Average Nightly Rate **\$195**
Gross Weekly Estimate **\$1,156**
(at 80% occupancy)
Estimated Occupancy **75%-85%**
Gross Yearly Estimate **\$59,232**
(at 80% occupancy)

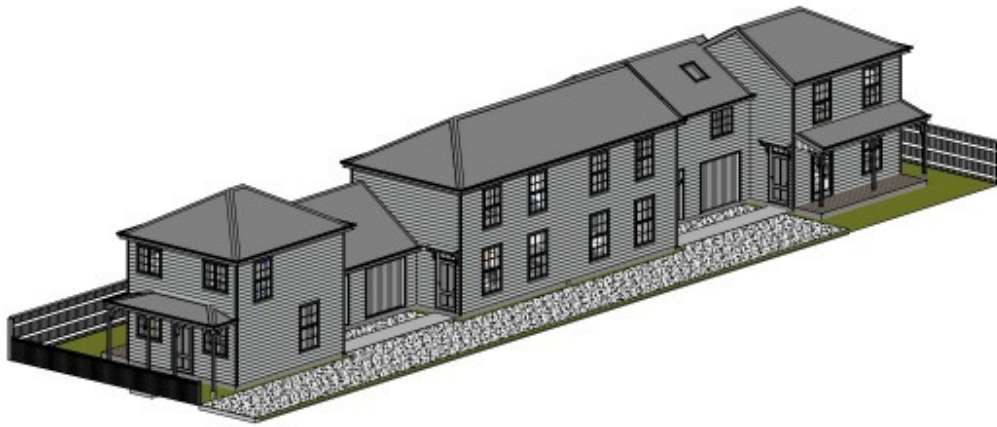
Expenses

From ~~10%~~ +GST Power and Internet paid by the owner Consumables \$95 (Monthly) Digital Property Manual \$8 (Monthly) Linen Hire \$30-\$40 per reservation

Booking Platform



61 Smale Street - Pt Chev



Key Characteristics

Townhouse 01

Ground Floor Area inc Garage	First Floor Area	Total Area	Bedrooms	Bathroom	Garage
58.9m ²	37.5m ²	96.5m ²	2	1	1

Townhouse 02

Ground Floor Area inc Garage	First Floor Area	Total Area	Bedrooms	Bathroom	Garage
59.7m ²	38.3m ²	98m ²	2	1	1

Townhouse 03

Ground Floor Area inc Garage	First Floor Area	Total Area	Bedrooms	Bathroom	Garage
58.95m ²	58.95m ²	119.45m ²	3	2	1

Townhouse 04

Ground Floor Area inc Garage	First Floor Area	Total Area	Bedrooms	Bathroom	Garage
58.95m ²	58.95m ²	119.5m ²	3	2	1


Recent Sales Comparison

Search Criteria

- Within the Point Chevalier Suburb
- Sold within last 6 months (1 Exemption)

2 Bedroom Units

<p>4/ 52 Saint Michaels Avenue, Point Chevalier</p> <p><u>Sale Price</u> \$1,050,000 27/09/24</p>				
Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
121m ²	2	1	1	1968*
<p>Comparability: Slightly Inferior</p> <ul style="list-style-type: none"> • Most similar in characteristics • Has a slightly larger floor area • Includes a garage • Is a older home with a newly renovated interior 				
<p>https://www.raywhite.co.nz/auckland/auckland-city/point-chevalier/PCR32385/</p>				
<p>*Renovated interior leasehold unit of 4 flats</p>				

<p>4/26 Moa Road, Point Chevalier</p> <p><u>SalePrice</u> \$945,000 25/07/2024</p>				
Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
78m ²	2	2	0	2022
<p>Comparability:Slightly Inferior</p> <ul style="list-style-type: none"> • Slightly smaller floor area however has one more bathroom then the subject • Does not include a garage and was built 3 years before the subject will be finshed 				
<p>https://www.barfoot.co.nz/property/residential/auckland-city/pt-chevalier/townhouse/894810</p>				

**6/81 Hendon Avenue,
Mount Albert**

**Sale Price
\$875,000
07/09/24**



Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
92m ²	2	1	0	2023

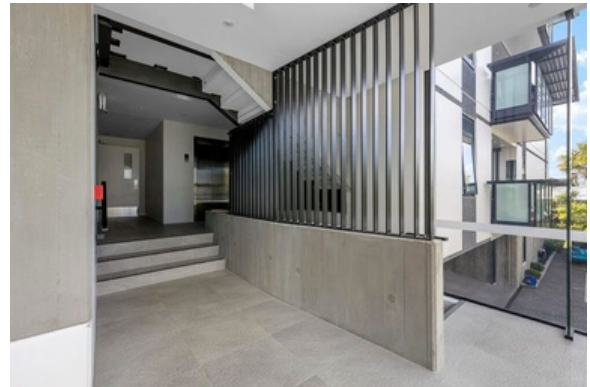
Comparability: Slightly Inferior

- Slightly smaller floor area and similar characteristics
- However does not include a garage

<https://www.propertyvalue.co.nz/auckland/auckland/mount-albert-1025/6-81-hendon-avenue-mount-albert-auckland-1025-62894087>

**101/9 Walmer Road,
Point Chevalier**

**Sale Price
\$800,000
31/07/2024**



Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
65m ²	2	1	0	2020

Comparability: Inferior

- Smaller floor area and no garage included
- Also was built 5 years before the subject will be finished

<https://origin.raywhite.co.nz/auckland/auckland-city/point-chevalier/ESM31048/>

**9/26 Moa Road, Point
Chevalier**

Sale Price

\$840,000

13/09/24



Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
78m ²	2	1	0	2022

Comparability: Inferior

- Smaller floor area
- Was built 3 years before the subject will be finished
- Does not include a garage

<https://www.oneroof.co.nz/property/auckland/point-chevalier/9-26-moa-road/xO41Y>

Reconciliation of 2 Bedroom Units

Ranked from Inferior to Superior

	Address	Sale Price	Comparability
1	9/26 Moa Road 101/9	\$840,000	Inferior
2	Walmer Road 6/ 81	\$800,000	Inferior
3	Hendon Avenue 4/26 Moa	\$875,000	Inferior
4	Road 4/52 Saint Michaels	\$945,000	Inferior
5	Avenue	\$1,050,00	Slightly Inferior
S	1-2/ 61 Smales Street	\$1,250,000	Subject

Reasoning


I have noticed a theme when analysing the Point Chevalier, 2 bedroom market. There are no recent sales for a new build property that includes a garage. To find a property with a garage it must be an older build. The most similar of the lot is 52 Saint Michaels Avenue, which is an older building with a newly renovated interior and a garage. Even though it is somewhat similar a Brookfield home will expect to be valued far higher than this.


Looking at newly built 2 bedroom homes there is a common theme as well. Almost every building built after 2022 does not include a garage. There is an abundance of ugly cookie cutter units where a developer has squeezed as many units into a piece of land as they possibly can. As a result all of these units have a smaller floor area then the subject and no garage.

There is a development that shares similar characteristics to 61 Smales which was sold in 2021 however the building finished in 2023. This is at 17 Huia road, these units do not include a garage and were sold around the \$1.2 million mark. So when you include a garage which is about 20m². I believe a garage of this size in Auckland should be valued at \$50,000.

Based on the information provided from the recent sales in the market and the 17 Huia road development. I believe these homes to be valued at \$1,250,000 as they will be unique in the market being the first 2 bedroom new build with a garage that Point Chevalier has seen in a while.

3 Bedroom Units

<p>350A Point Chevalier Road, Point Chevalier</p> <p><u>Sale Price</u> \$1,600,000 14/08/24</p>				
Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
140m ²	3	2	1	2022
<p>Comparability: Slightly Superior</p> <ul style="list-style-type: none"> • Slightly larger floor area then subject property • Was built 3 years before the subject will be finished 				
<p>https://raywhite.co.nz/auckland/auckland-city/point-chevalier/PCR32355/</p>				

<p>350D Point Chevalier Road, Point Chevalier</p> <p><u>Sale Price</u> \$1,800,000 16/09/24</p>				
Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
145m ²	3	1	1	2022
<p>Comparability: Superior</p> <ul style="list-style-type: none"> • Slightly larger floor area then subject property • Was built 3 years before the subject will be will be finished 				
<p>https://konstrukt.nz/projects/350-point-chevalier</p>				

**1B Maranui Avenue,
Point Chevalier**

**Sale Price
\$1,565,000
08/08/24**



Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
134m ²	3	2	1	2024

Comparability: Slightly Superior

- Slightly larger floor area and land area
- The most similar in comparison to the subject property

<https://rwgreyllyn.co.nz/properties/sold-residential/auckland-city/point-chevalier-1022/house/3121507>

**2/19 Huia Road, Point
Chevalier**

**Sale Price
\$1,375,000
7/04/24**



Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
112m ²	3	1	0	2023

Comparability: Slightly Inferior

- Slightly smaller than the subject property
- Has one less bathroom
- Does not include a garage

<https://www.oneroof.co.nz/property/auckland/point-chevalier/2-19-huia-road/atCWe>

**18F St Michaels Ave,
Point Chevalier**

**Sale Price
\$1,465,000
07/07/24**



Total Floor Area	Bedrooms	Bathrooms	Garage Parking	Year Built
128m ²	3	2	1	2022

Comparability: Slightly Inferior

- Most similar in size and characteristics to the subject property
- Has been built 3 years before the subject will be finished

<https://uprealestate.co.nz/buy/18f-st-michaels-avenue-point-chevalier/21732043>

**Reconciliation of 3 Bedroom Units
*Ranked from Inferior to Superior***

	Address	Sale Price	Comparability
1	2/19 Huia Road 18F St	\$1,375,000	Slightly Inferior
2	Michaels Ave 1B Maranui	\$1,465,000	Slightly Inferior
3	Avenue 350A Point	\$1,565,000	Slightly Superior
4	Chevalier Road 350D Point	\$1,600,000	Superior
5	Chevalier Road	\$1,800,000	Superior
S	3-4/ 61 Smales Street	\$1,500,000	Subject

Reasoning

The 3 bedroom housing market in Point Chevalier has a much larger range of different properties. Most properties do include a garage and they share many similar characteristics to the subject property. There is a good range of sales and comparability levels ranging from slightly inferior to superior unlike the 2 bedroom market analysed above.

I believe the most comparable properties are 18F St Michaels Avenue and 1B Maranui Avenue. The St Michaels Ave property has very similar characteristics however it has been built 3 years before the subject will be completed therefore will sit below the estimated value of the subject. The Maranui Ave property is more similar in age, however has a slightly larger floor area then the subject so will sit just above the estimated value.

Based on the recent sales analysed above I believe 3-4/ 61 Smale Street to be valued at \$1,500,000 as I estimate it to sit in the middle of the comparable properties.

Final Valuation

		Final Valuation
1/61 Smale Street	Price Adjustment +\$10,000 (Home at front of property)	\$1,260,000
2/61 Smale Street		\$1,250,000
3/61 Smale Street		\$1,500,000
4/61 Smale Street	+\$10,000 (Home at rear of property)	\$1,510,000
Sum		\$5,520,000

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

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