

BROOKSFIELD

Investment Overview: 97 Coronation Street

Four Completed & Tenanted Cottage Revival Homes








Special offer!

- Guaranteed 6% yield for first 2 years
- High capital growth area - average of 5.24% 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
Cottage 1	2	1.5	Carpark	90	\$709,000
Cottage 2	2	1.5	Carpark	81	\$695,000
Cottage 3	2	1.5	Carpark	81	\$695,000
Cottage 4	2	1.5	Carpark	81	\$699,000

Why buy one of these homes?

- **Guaranteed 6% yield**
- **High capital growth area** - average of 5.24% 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 Spreydon 2025*



Investment Analysis*

97 Coronation Street



Purchase price	\$	695,000	
Debt	\$	486,500	
Equity	\$	208,500	(30%)
Interest Rate		4.89%	Based on ANZ special 2 yr rate

Weekly Rent	\$	802
Annual Rent	\$	41,700

Prop. Management Fee	\$	-4,076	(8.5% + GST)
Rates	\$	-3,717	
RA + Insurance	\$	-2,400	
Maintenance	\$	-419	
Total	\$	-10,612	
Annual Interest	\$	-23,790	

Total Annual Cost	\$	34,402
Total Annual Profit	\$	7,298

Gross Yield		6%	
Net Yield		4.5%	Cost before interest
Weekly Cash Difference	\$	<u>140.35</u>	

Cash flow positive!

*Estimated numbers based on available data



Rental Guarantee

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.

Minimum Weekly Rent

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

Flexible Exit

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

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)

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.

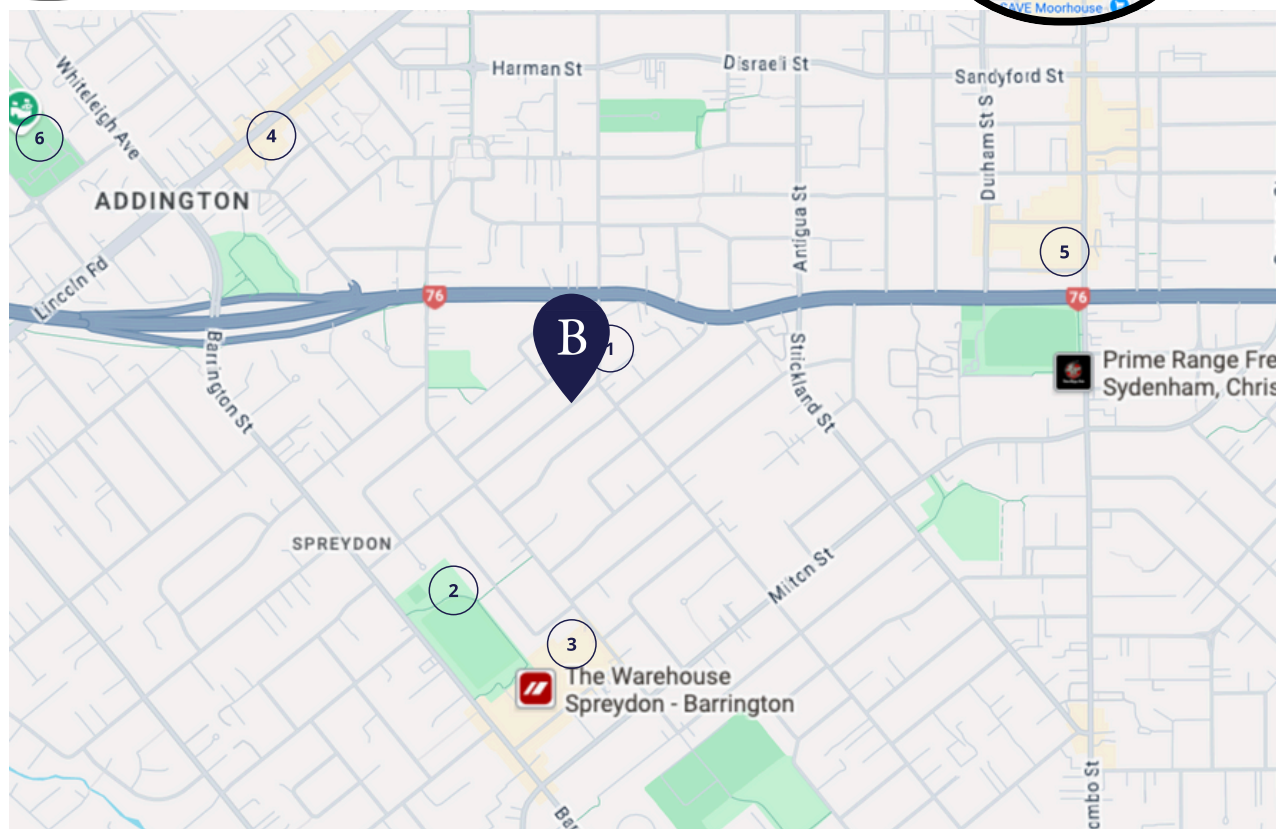
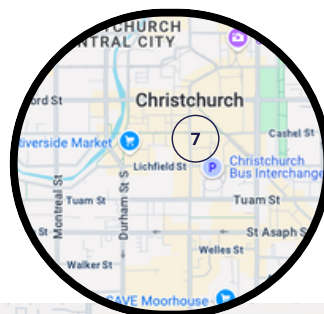
The guarantee does not apply to:

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

Location

97 Coronation Street, four Cottage Revival homes 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 Selwyn Shops - 100m, 1 min walk | ⑤ The Colombo - 1.5 km, 20 min walk |
| ② Barrington Park - 700m, 10 min walk | ⑥ Apollo Projects Stadium - 1.9km, 27 min walk |
| ③ Barrington Mall - 800m, 10 min walk | ⑦ City Centre - 2.8km, 10 min drive |
| ④ Addington Coffee Coop - 1.5km, 20 min walk | ⑧ Airport - 13km, 19 min drive |



4 Recent Examples of Brooksfield Investor Gains



+\$150,000
(30% growth)

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)



+\$61,000
(9.5% 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)



+\$16,000
(2.5% 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)



+\$31,000
(4.9% growth)

26 Cheviot Street, Spreydon

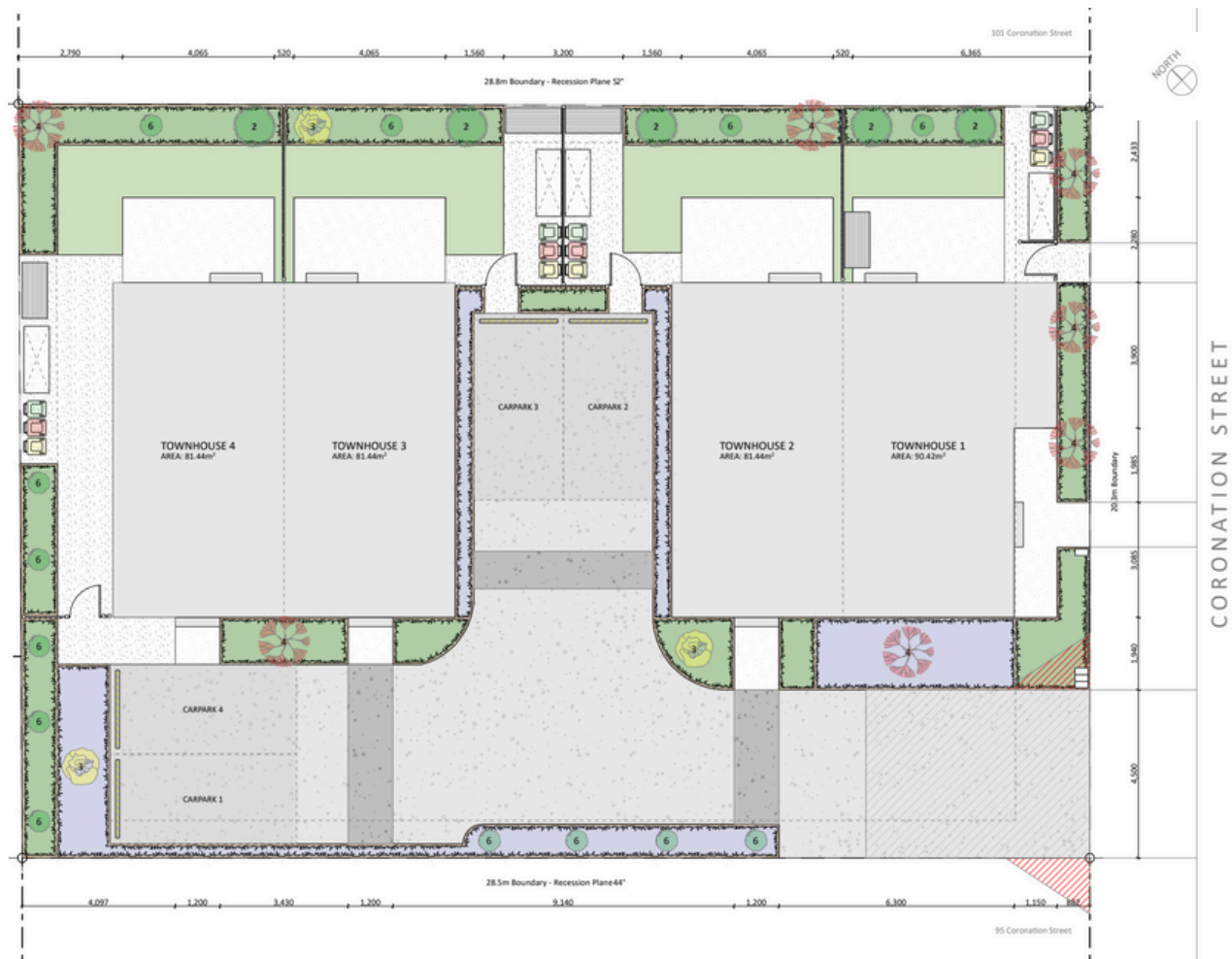
2 beds, 1 bathroom, carpark

Sale Price: \$629,000 (30th March 2023)

Resale price: \$660,000 (5 Sep 2024)

Growth: \$31,000 (4.9% growth)

Site Plan



PLANT LEGEND

TYPE 1 - PORTUGUESE LAUREL
"Prunus laurocerasus"



TYPE 2 - JAPANESE MAPLE
"Acer palmatum"



TYPE 3 - KIWIAU TREE
"Sapotea microphylla"



TYPE 4 - CHERRY TREE
"Prunus 'Acrobate'"



TYPE 5 - SHRUB MIX
Hydrangea, Lavender, Camellia, Yucca and/or similar shrubs



TYPE 6 - THUJA
"Thuja occidentalis"



LANDSCAPING LEGEND

Grass/Lawn Area



Planting Area
- medium bark chip finish
- trees to be 1.5m min. height at the time of planting
- landscaping areas to be 50% trees, 50% shrubs



Lime Area
- lime chip finish



Driveway
- concrete driveway



Driveway Feature Finish
- exposed aggregate finish



Patio/Path
- plain concrete



Washing Line
- foldable washing line on fence

Covered Cycle Park
- refer to typical detail for further information



FENCING LEGEND

Refer to typical fence detail for further information

Timber Fence
- 1800mm High
- 150x19 Rough sawn paings overlapped capping
- Unpainted

Metal Fence
- 1800mm High
- Permeable metal fencing

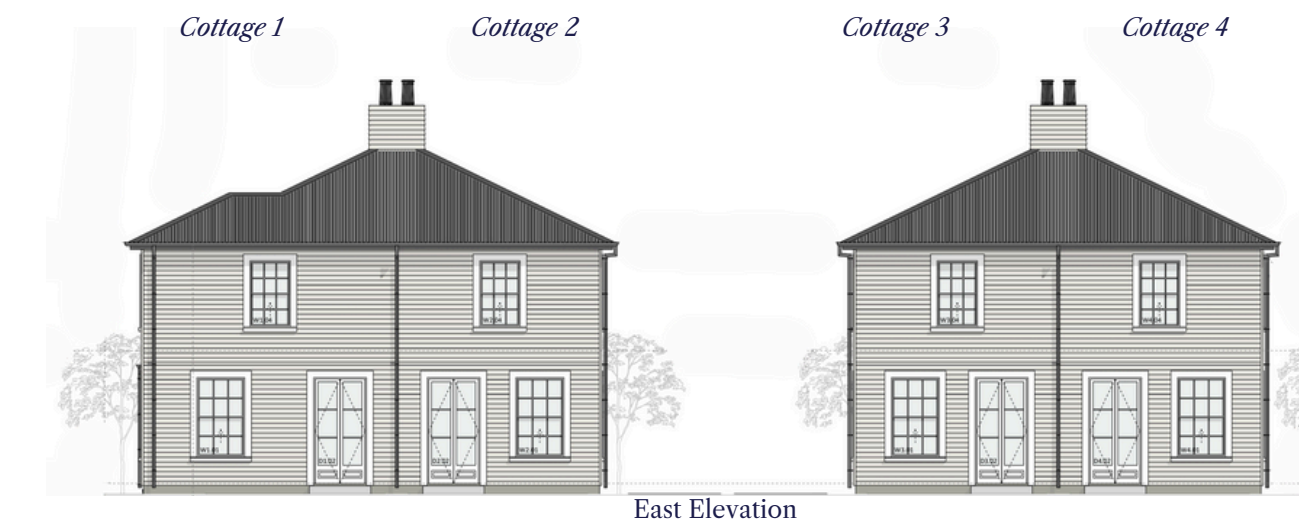


WIN A FREE BROOKSFIELD

Go in the draw when you buy a Brooksfeld.

East & West Elevations

Ground Floor Stud Height - 2.7m
First Floor Stud Height - 2.4m



North & South Elevations

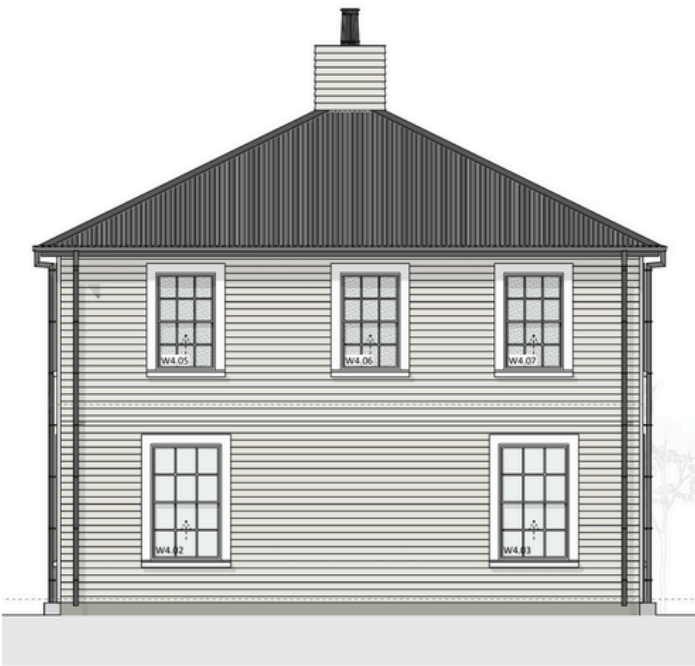
Ground Floor Stud Height - 2.7m
First Floor Stud Height - 2.4m

Cottage 1



South Elevation


Cottage 4





North Elevation




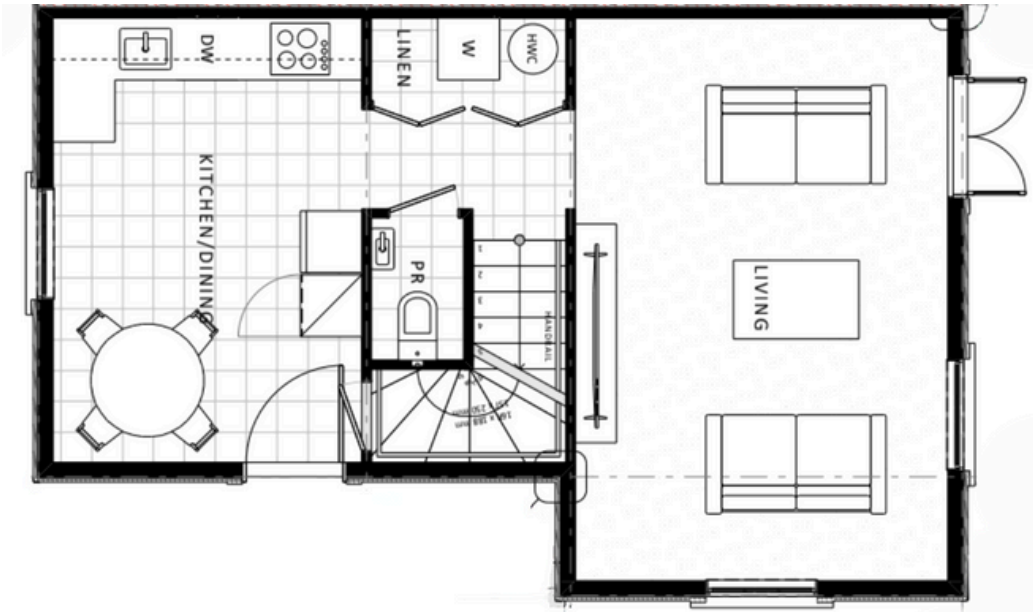
Floor Plans – Cottage 1


2

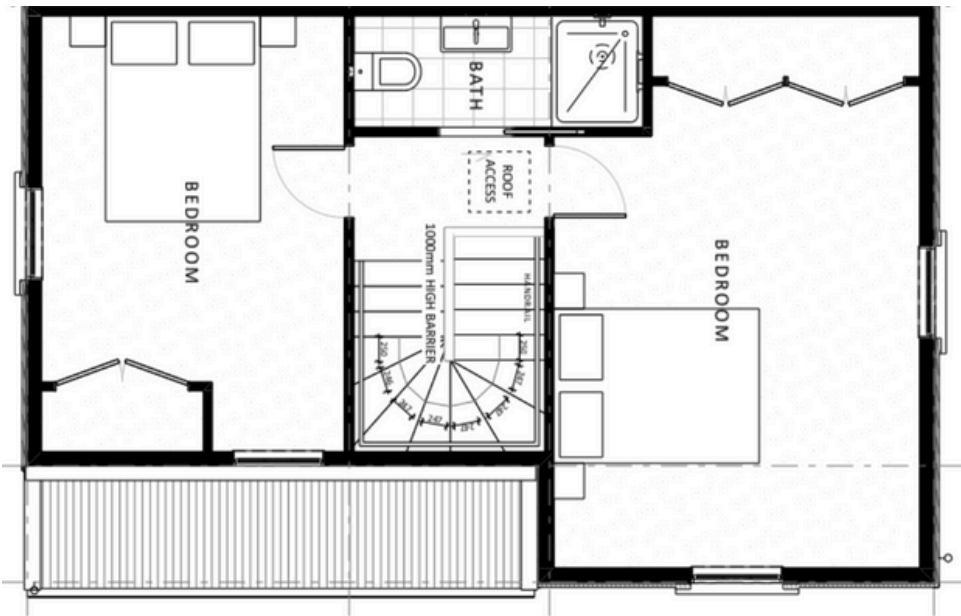

1.5


Carpark


90sqm




Ground floor





First floor




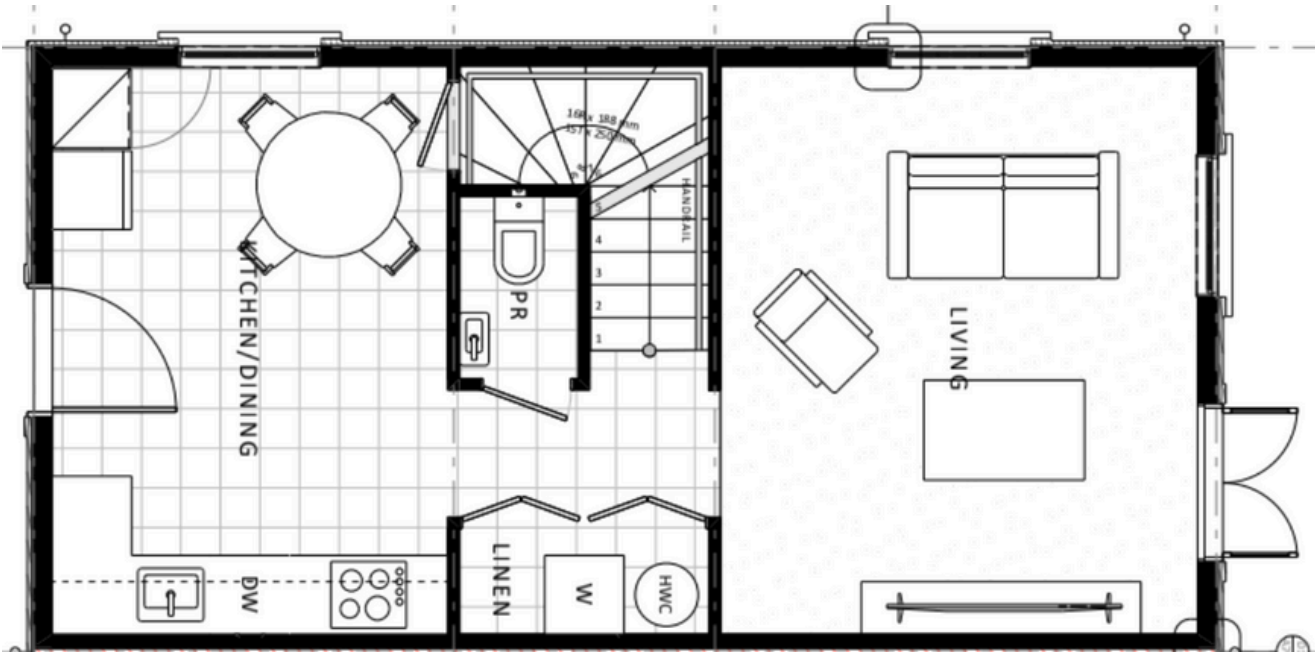
Floor Plans – Cottages 2 & 4


2

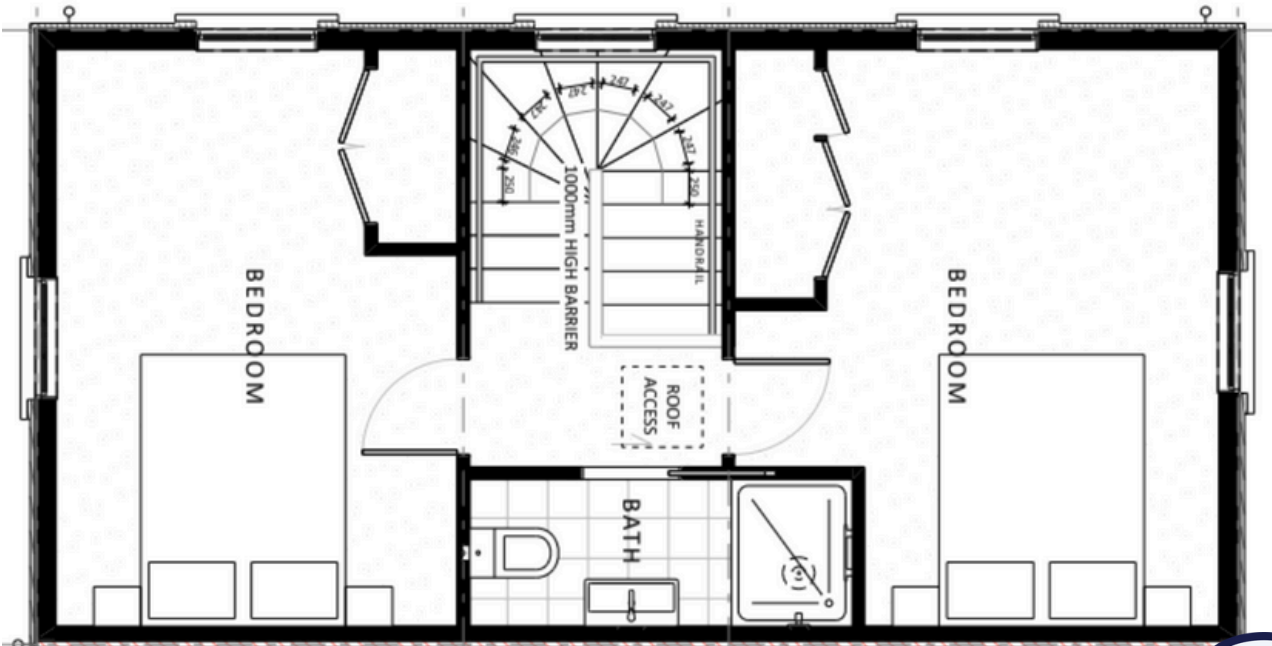

1.5


Carpark


81sqm



Ground floor




First floor


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BROOKSFIELD





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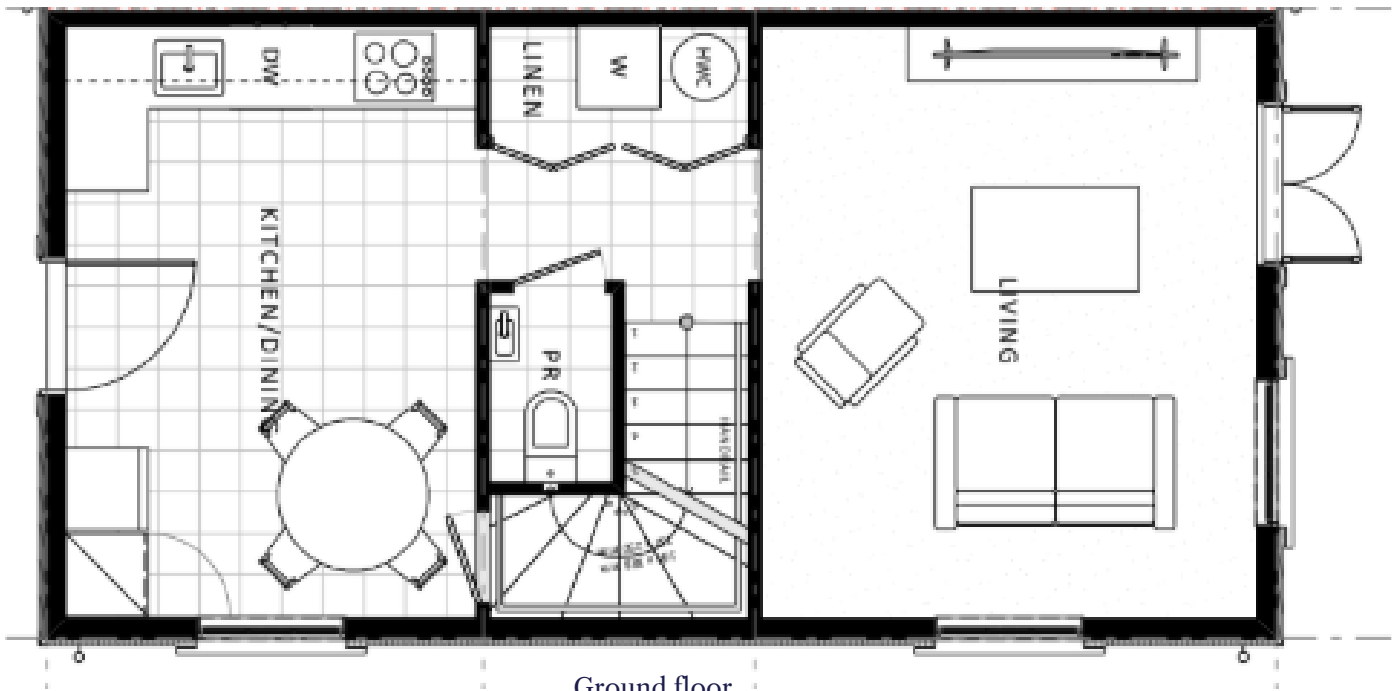
Floor Plans – Cottage 3


2

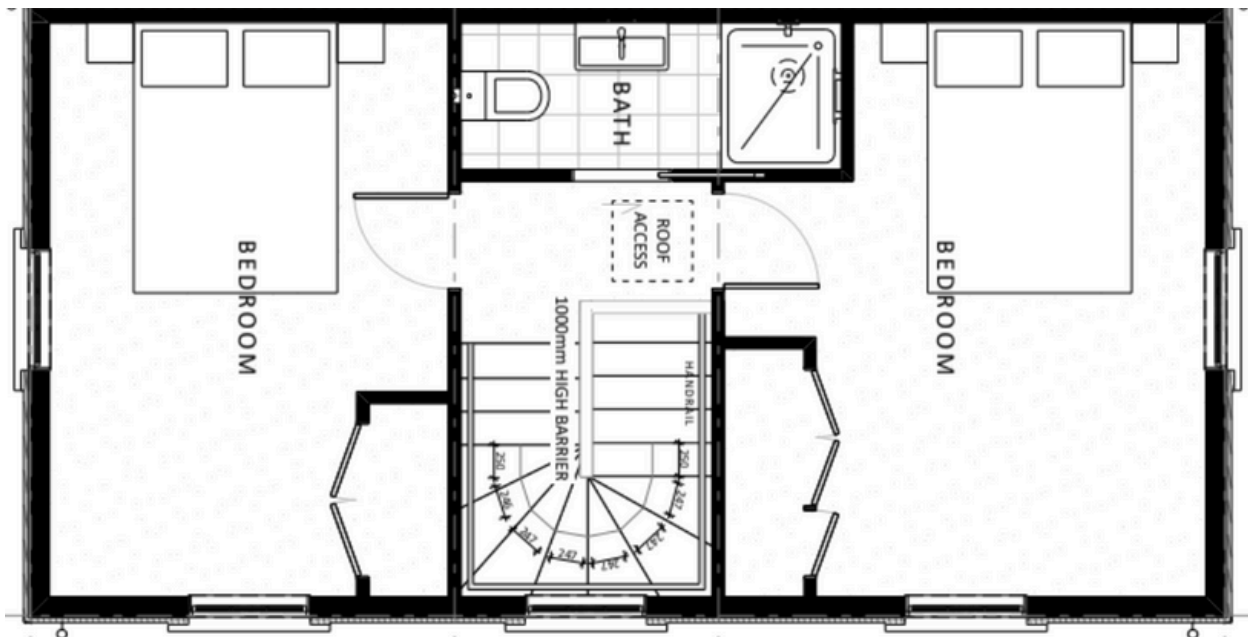

1.5


Carpark


81sqm



Ground floor



First floor

**WIN A FREE
BROOKSFIELD**



Go in the draw when you buy a Brooksfeld.



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



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

www.brooksfield.co.nz

vinny@brooksfield.co.nz