

BROOKSFIELD

Investment Overview: 18 Tasman Street, Nelson

Seven Cottage Revival Homes



Applies to first 2 investor purchases only



Special offer!

- Guaranteed 6% yield for first 2 years
- High capital growth area - average of 5.81% p.a. increase over the last 10 years*
- Go in the draw to win ANOTHER home if you purchase before EOY 2025

Renders








House 1 kitchen

WIN A FREE
BROOKSFIELD

Go in the draw when you buy a Brooksfeld.

General Information & Price List

	 BEDROOMS	 BATHROOMS	 GARAGE	 SIZE	 PRICE
Townhouse 1	2	1.5	Carpark	75	\$769,000
Townhouse 2	2	1.5	Carpark	75	\$749,000
Townhouse 3	2	1.5	Carpark	75	\$769,000
Townhouse 4	3	2.5	Garage	113	\$855,000
Townhouse 5	2.5	1.5	Carpark	74	\$769,000
Townhouse 6	2.5	1.5	Carpark	74	\$769,000
Townhouse 7	2.5	1.5	Carpark	74	\$779,000

Why buy one of these homes?

- **Guaranteed 6% yield** for first 2 years
- **High capital growth area** - average of 5.81% p.a. increase over the last 10 years*
- Go in the draw to **win ANOTHER home** if you purchase before EOY 2025
- Suitable for short-term rental

**Source: Core Logic Suburb Reports The Wood, Nelson 2025*



Investment Analysis*

18 Tasman Street



Purchase price	\$	749,000	
Debt	\$	599,200	
Equity	\$	149,800	(20%)
Interest Rate		4.89%	Based on ANZ special 2 yr rate

Weekly Rent	\$	864
Annual Rent	\$	44,928

Prop. Management Fee	\$	-4,392	(8.5%)
Rates	\$	-3,580	
RA + Insurance	\$	-2,750	
Maintenance	\$	-449	(0.06%)
Total	\$	-11,171	
Annual Interest	\$	-29,301	

Total Annual Cost	\$	-40,472
Total Annual Profit	\$	4,456

Gross Yield		6%
Net Yield		4.44%
Weekly Cash Difference	\$	<u>85.69</u>

Cash flow positive!



Rental Guarantee

24 Month Rental Guarantee Backed by BFPM Valuation Confidence

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

This figure is underpinned by CoreLogic's Best Fit Predictive Model (BFPM) - a data-driven forecast tailored to this exact home type, suburb, and rental market.

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

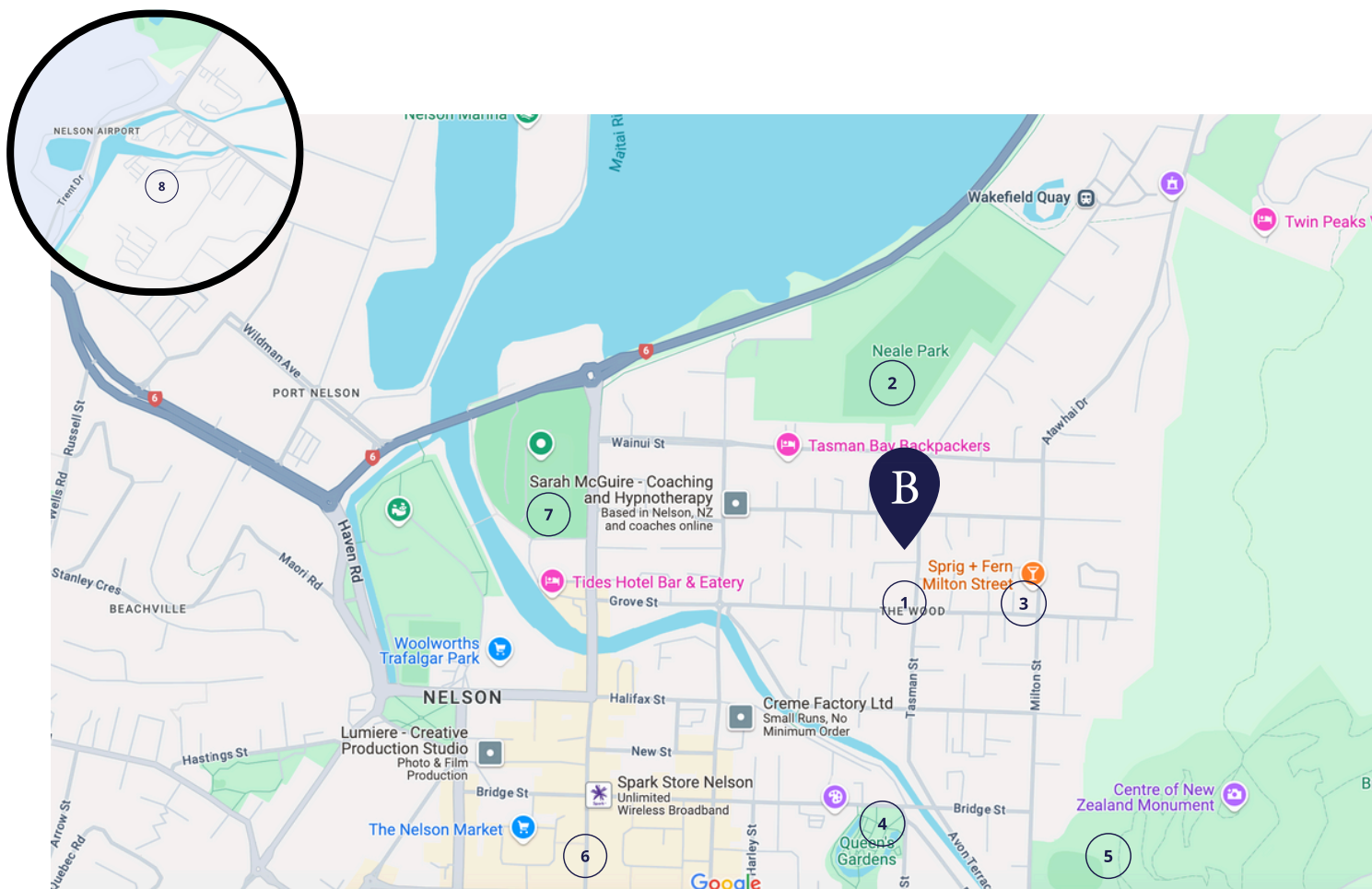
Guarantee valid for 24 months from settlement
Guarantee only available to first two investor purchases
The purchaser must enter into the standard Property Management agreement of a Brooksfield selected property management company
Applies to rent collected via Property Management during the guaranteed 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

18 Tasman Street is an example of our timber weatherboard homes that are bringing the character back to Nelson.

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 Bobby Franks Cafe - 160m | 5 Botanical Reserve - 800m |
| 2 Neale Park - 240m | 6 Nelson City Centre - 1.1km |
| 3 Sprig & Fern Milton Street - 450m | 7 Trafalgar Park - 1.4km |
| 4 Queens Garden - 650m | 8 Nelson Airport - 8.9km |



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)



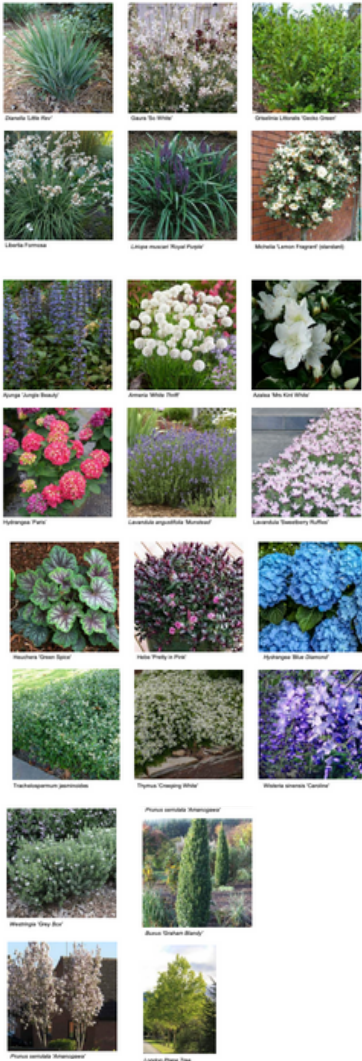
26 Cheviot Street, Spreydon
2 beds, 1 bathroom, carpark

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

Site Plan



Site Plan



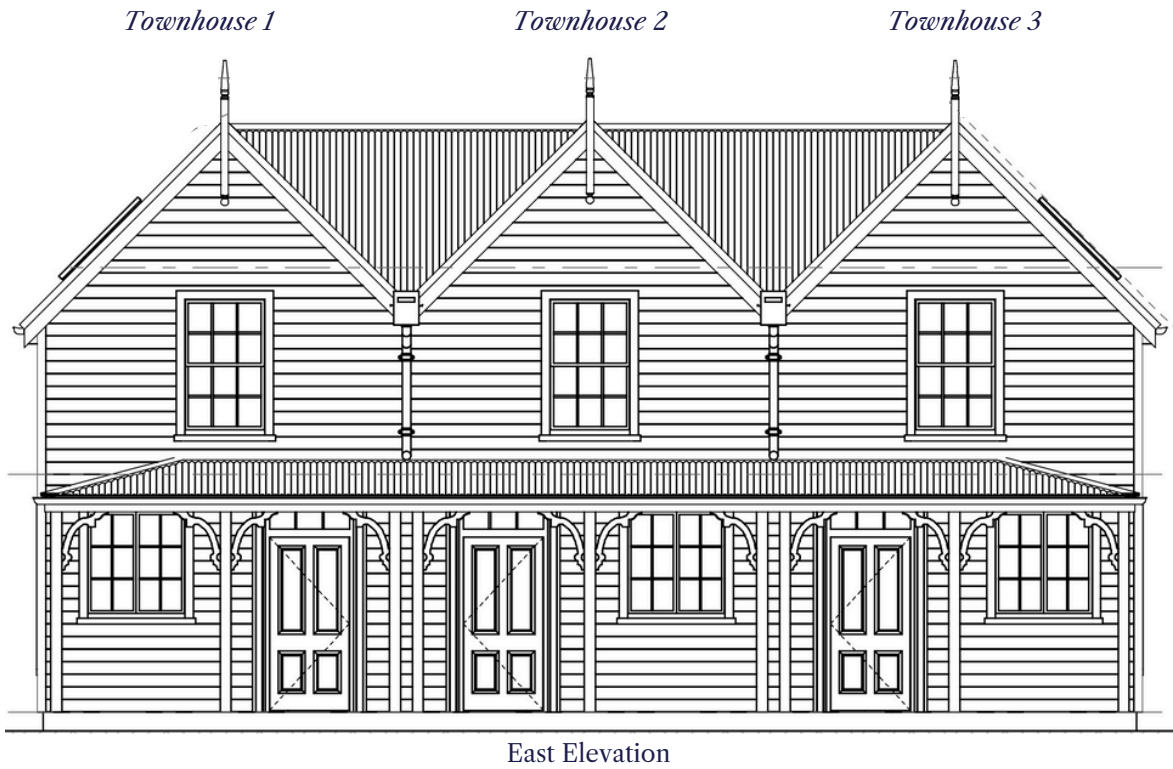
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East & West Elevations

Ground Floor Stud Height - 2.55m

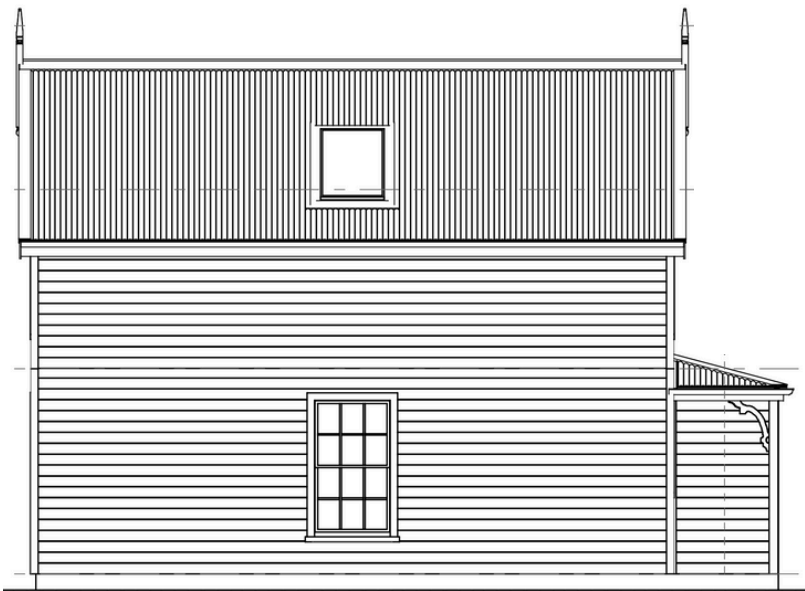
First Floor Stud Height - 2.4m



North & South Elevations

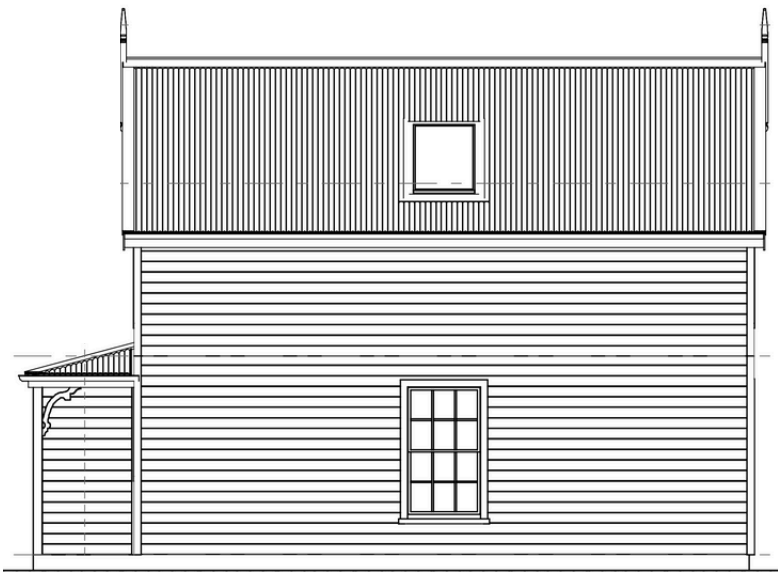
Ground Floor Stud Height - 2.55m
First Floor Stud Height - 2.4m

Townhouse 1



South Elevation

Townhouse 3



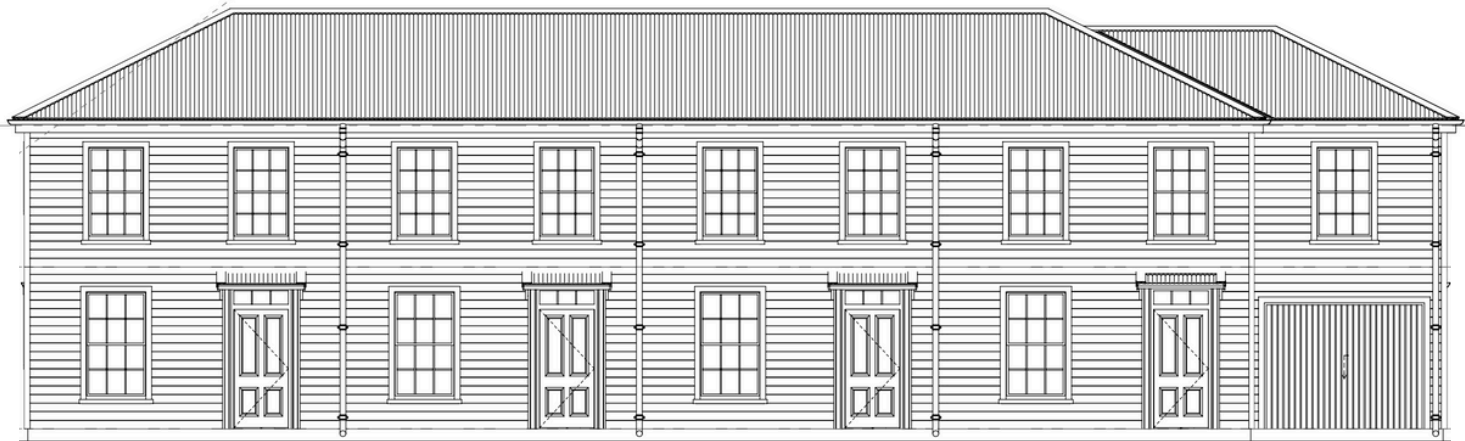
North Elevation



North & South Elevations

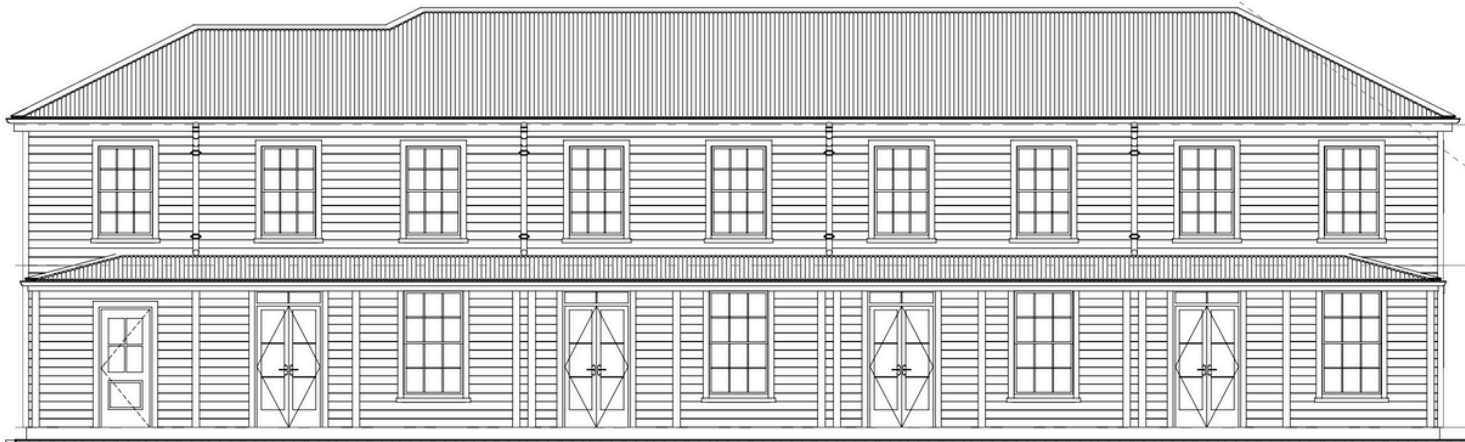
Ground Floor Stud Height - 2.55m
First Floor Stud Height - 2.4m

Townhouse 7 Townhouse 6 Townhouse 5 Townhouse 4



South Elevation

Townhouse 4 Townhouse 5 Townhouse 6 Townhouse 7



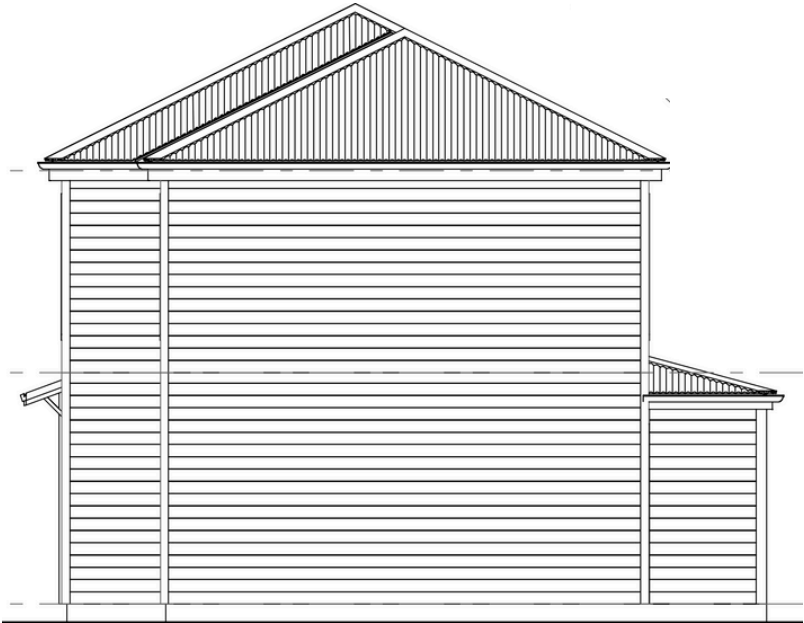
North Elevation



East & West Elevations

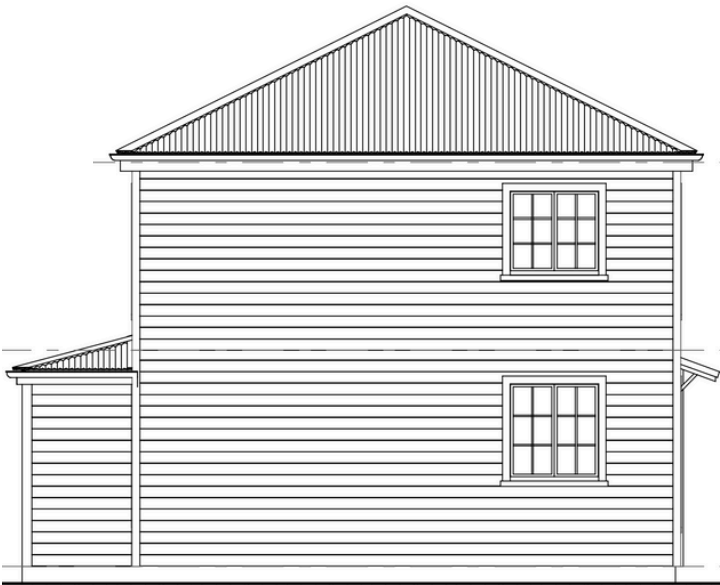
Ground Floor Stud Height - 2.55m
First Floor Stud Height - 2.4m

Townhouse 4



East Elevation


Townhouse 7





West Elevation




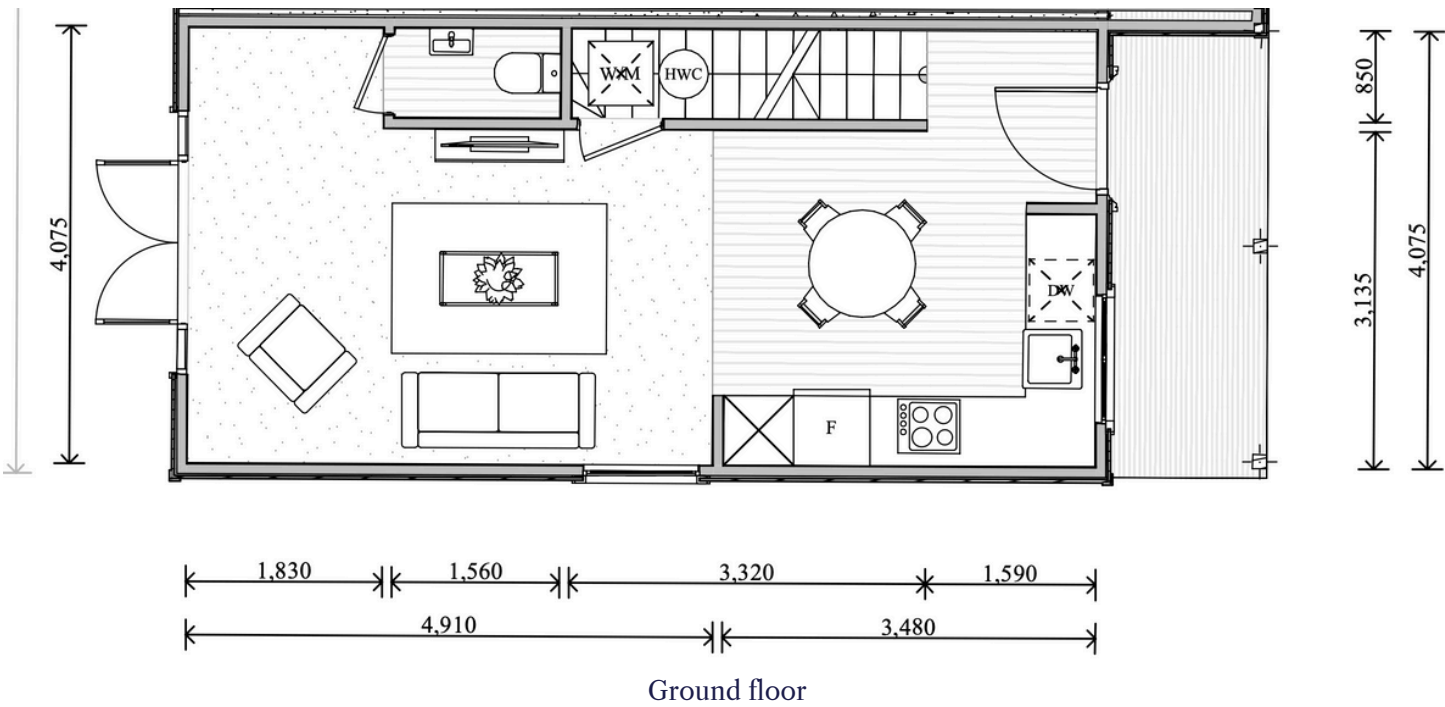
Floor Plans – Townhouse 1


2

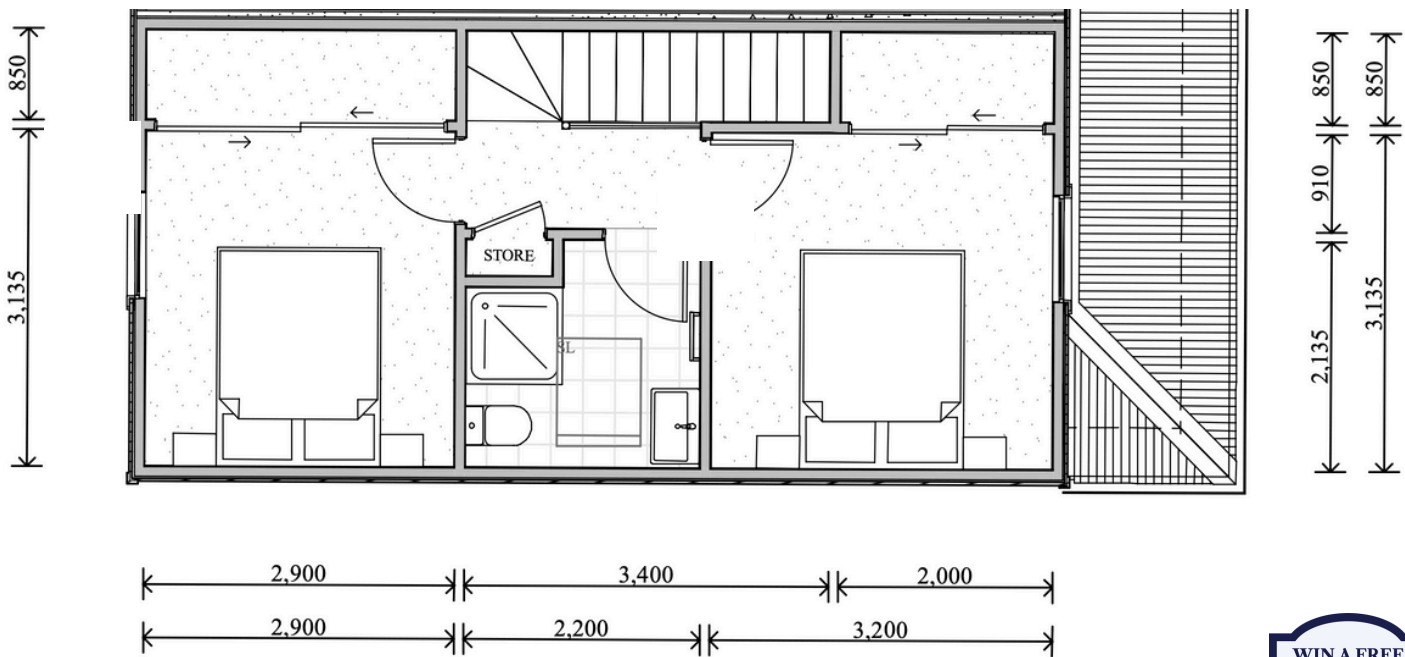

1.5


Carpark


75sqm




Ground floor





First floor




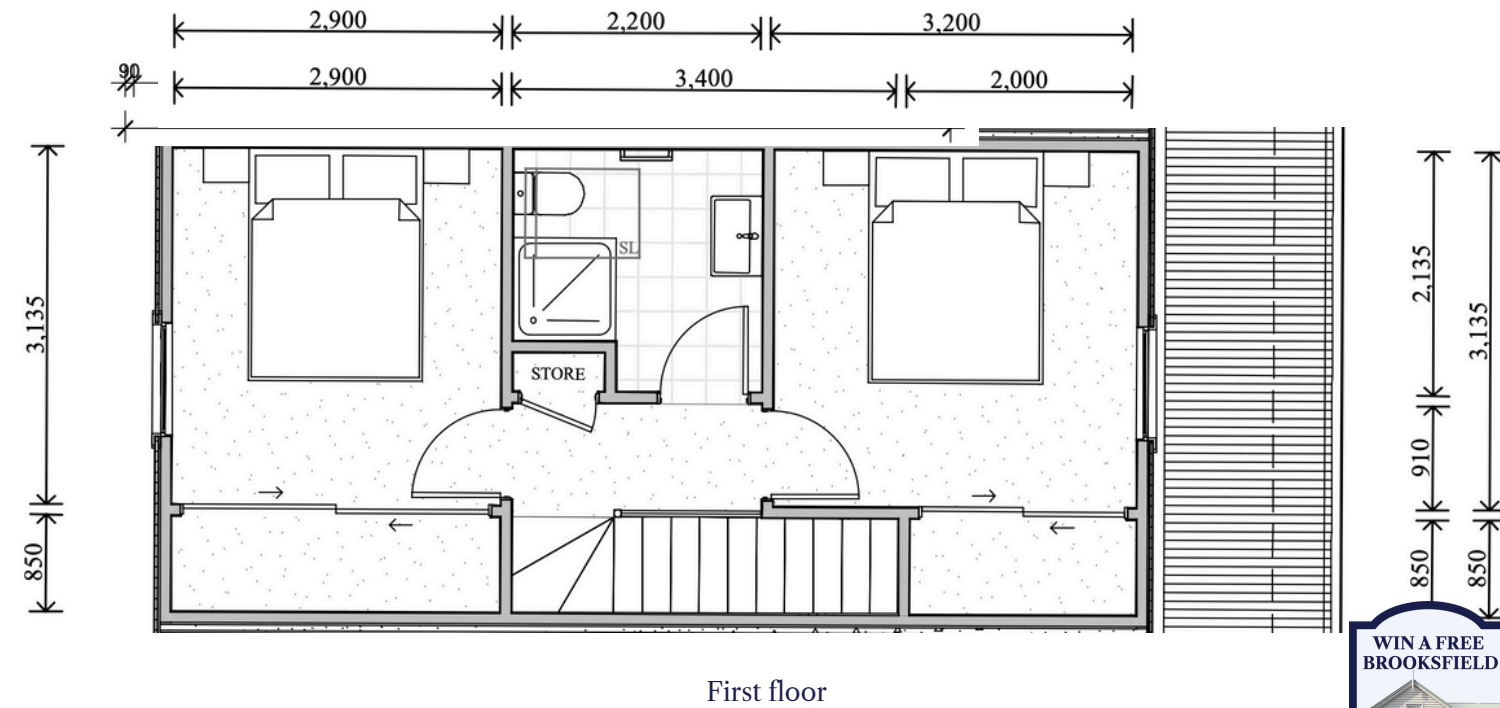
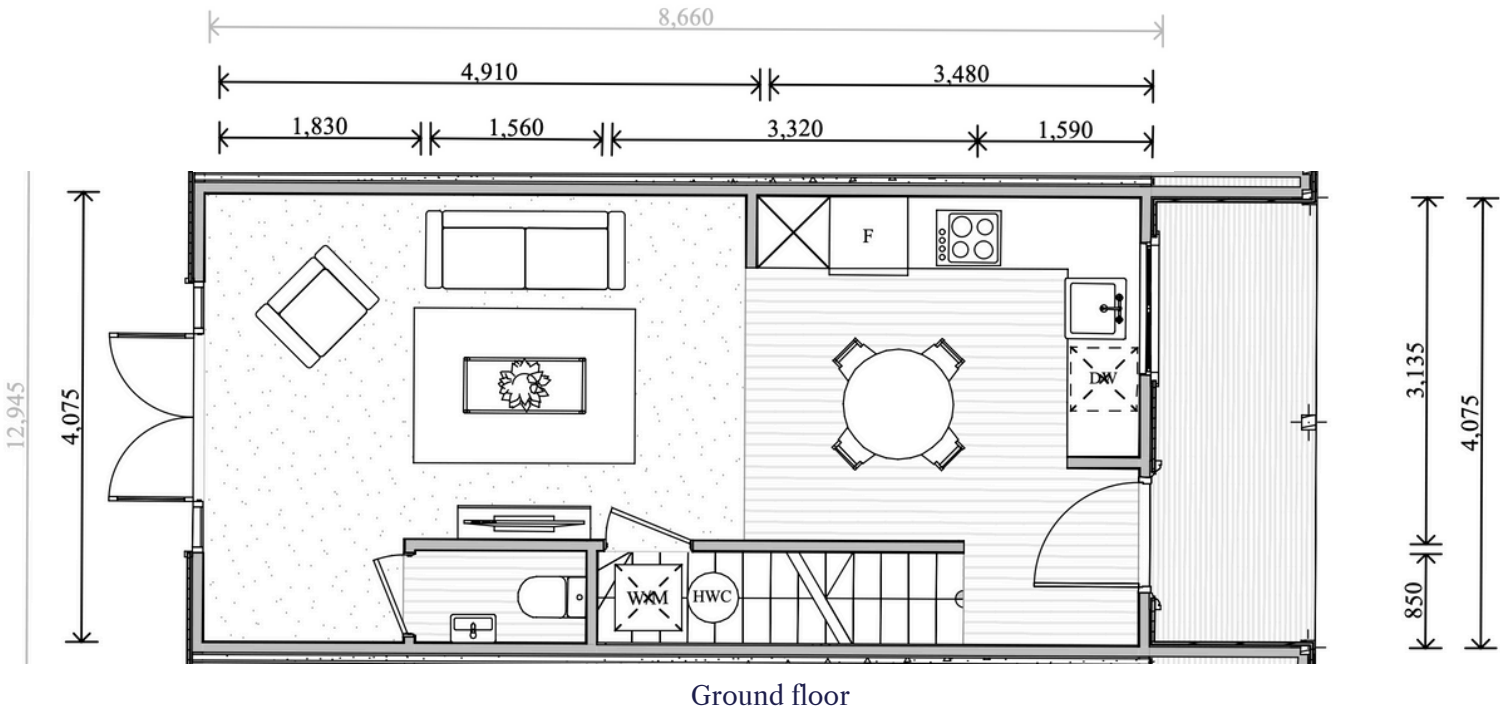
Floor Plans – Townhouse 2


2


1.5


Carpark


75sqm





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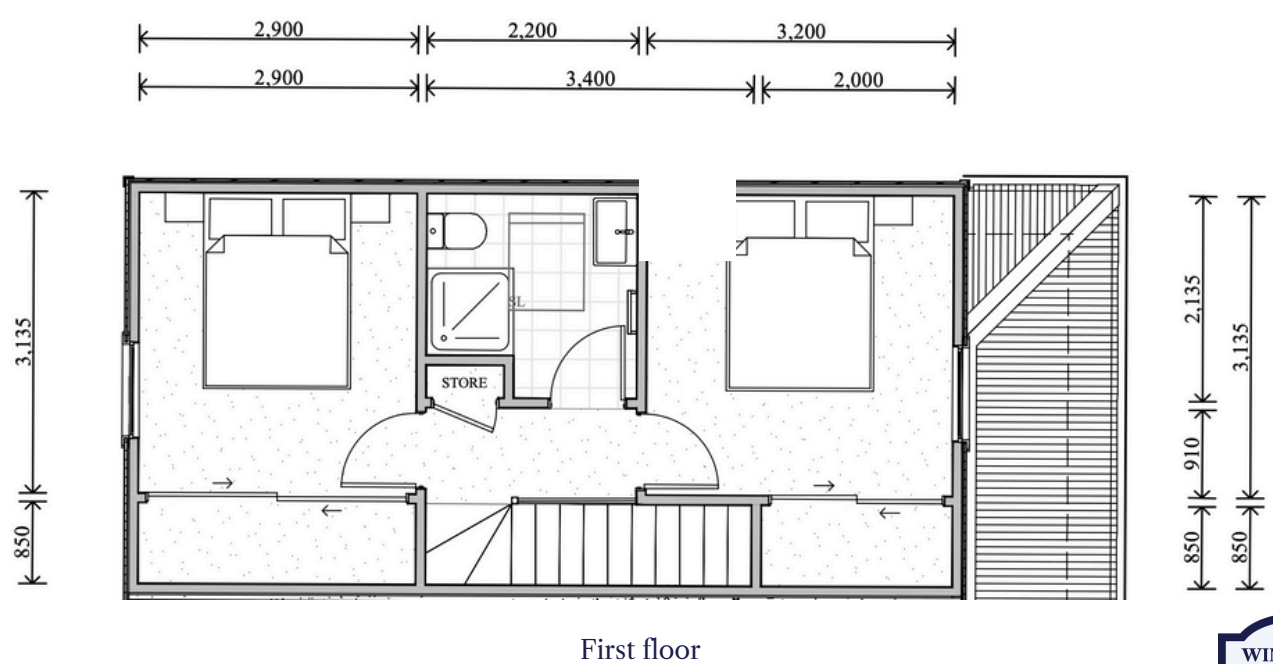
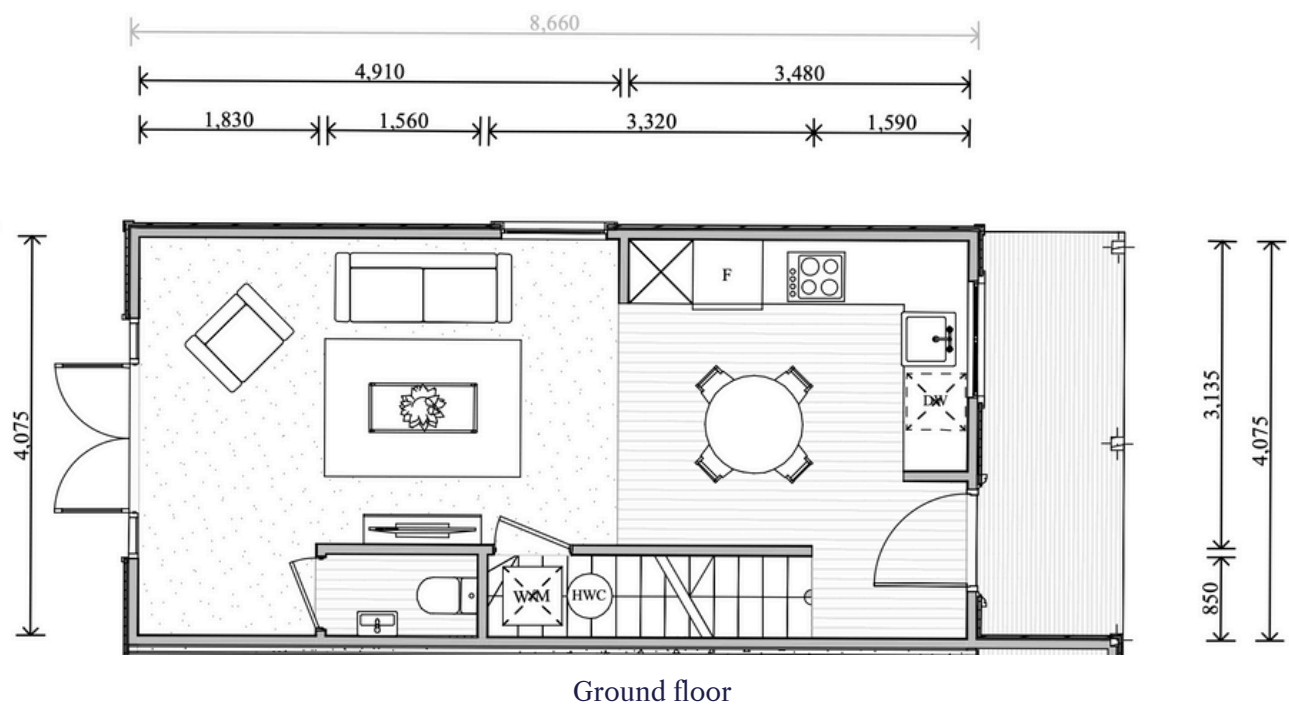
Floor Plans – Townhouse 3


2



1.5



Carpark



75sqm




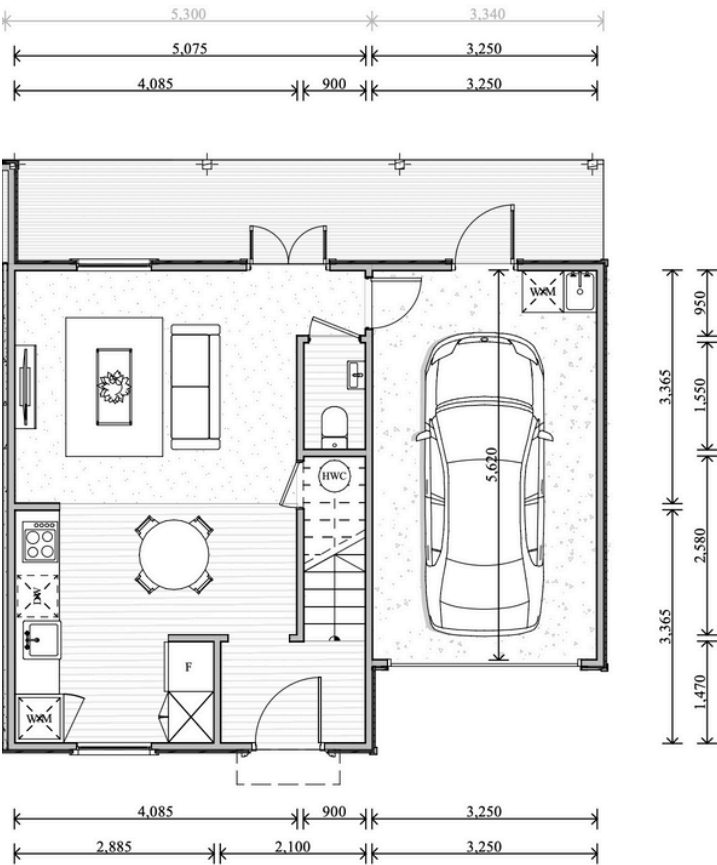
Floor Plans – Townhouse 4


3

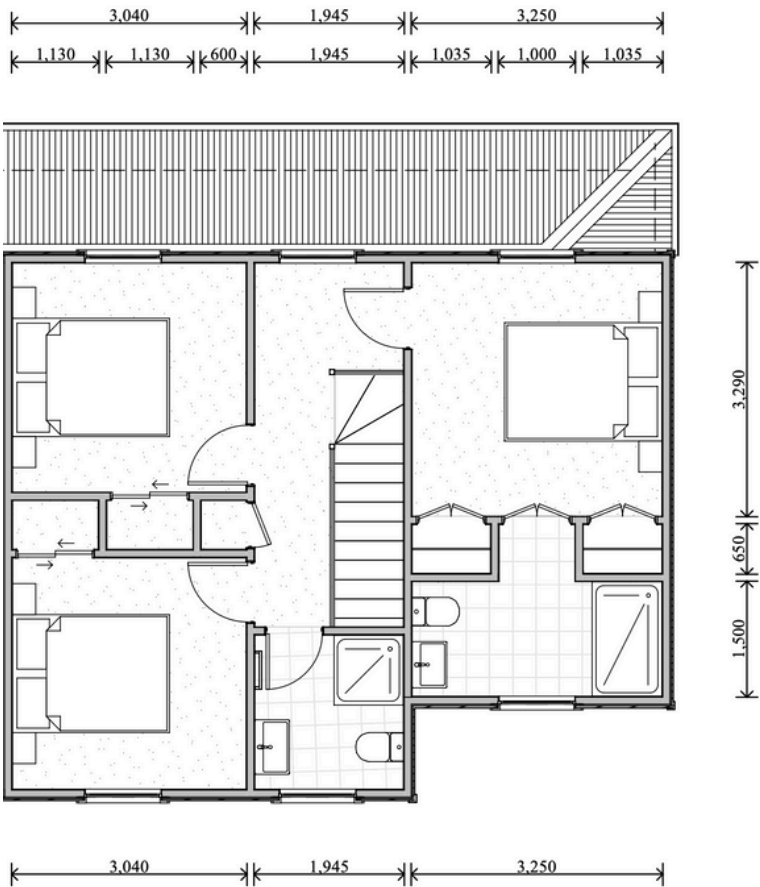

2.5


Garage


113sqm




Ground floor





First floor




Floor Plans – Townhouse 5


2.5

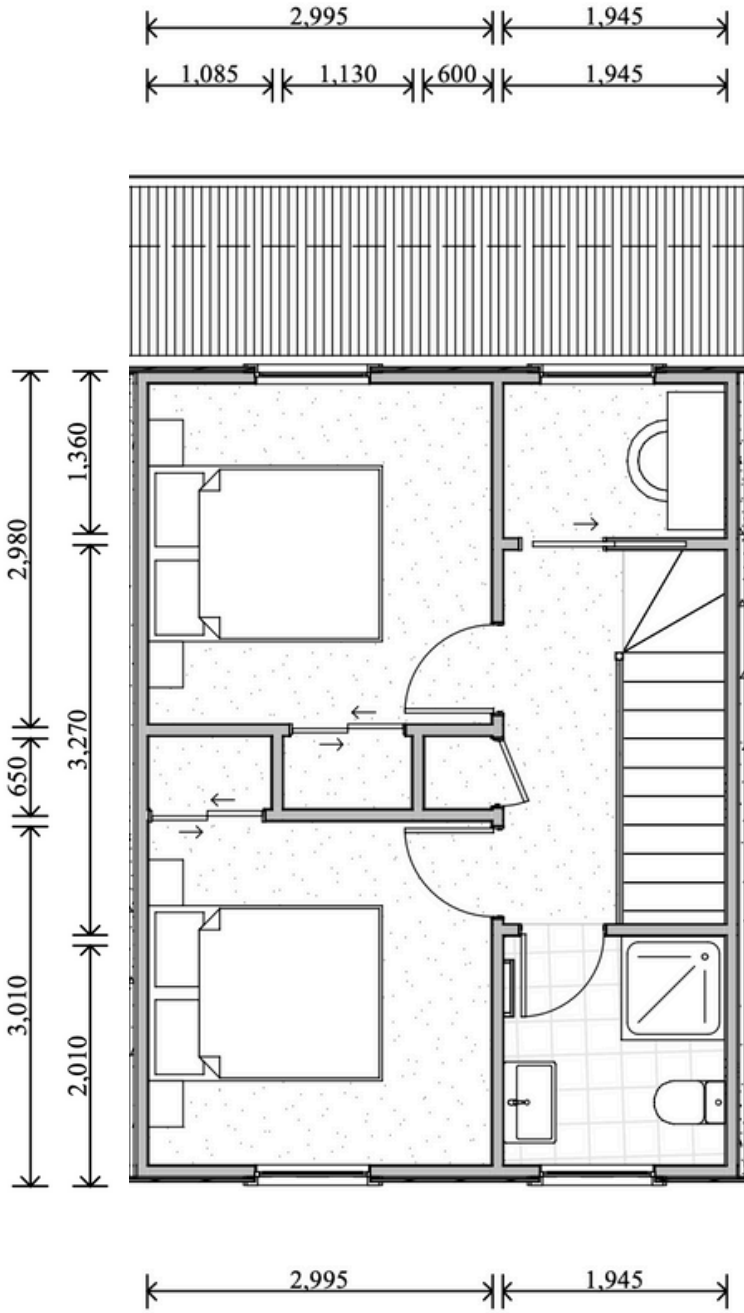

1.5


Carpark


74sqm




Ground floor





First floor




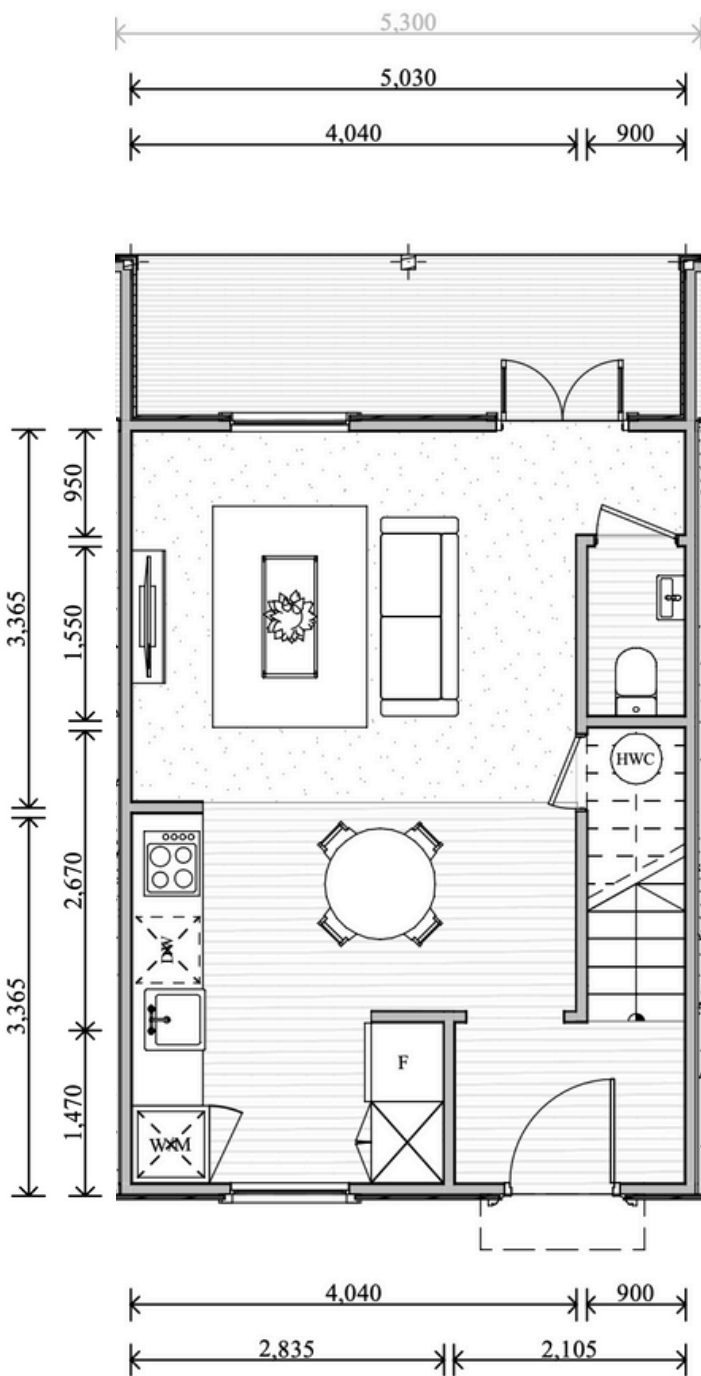
Floor Plans – Townhouse 6


2.5

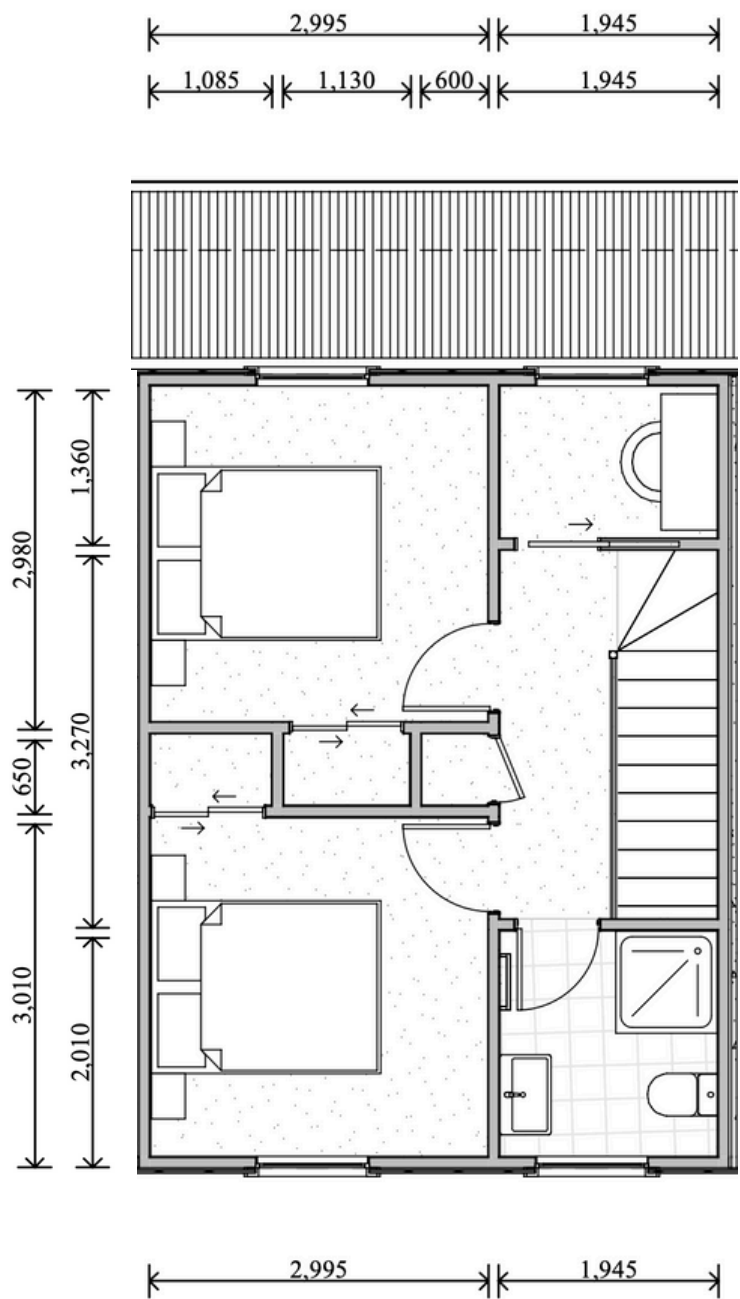

1.5


Carpark


74sqm




Ground floor





First floor




Floor Plans – Townhouse 7


2.5

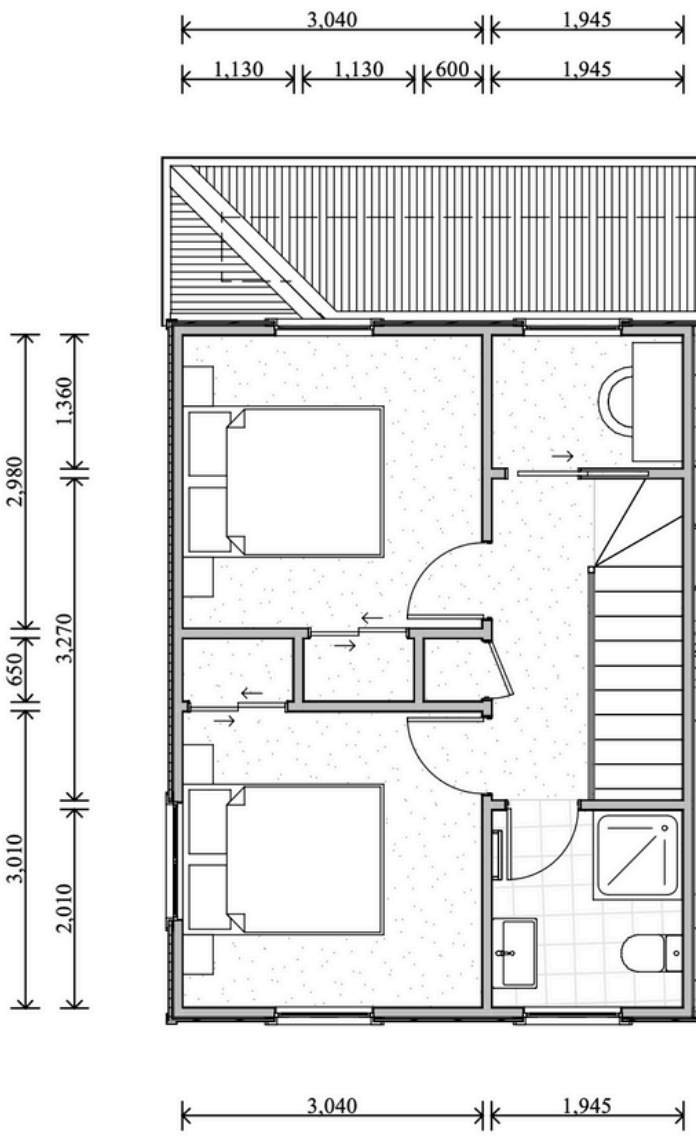

1.5


Carpark


74sqm



Ground floor



First floor



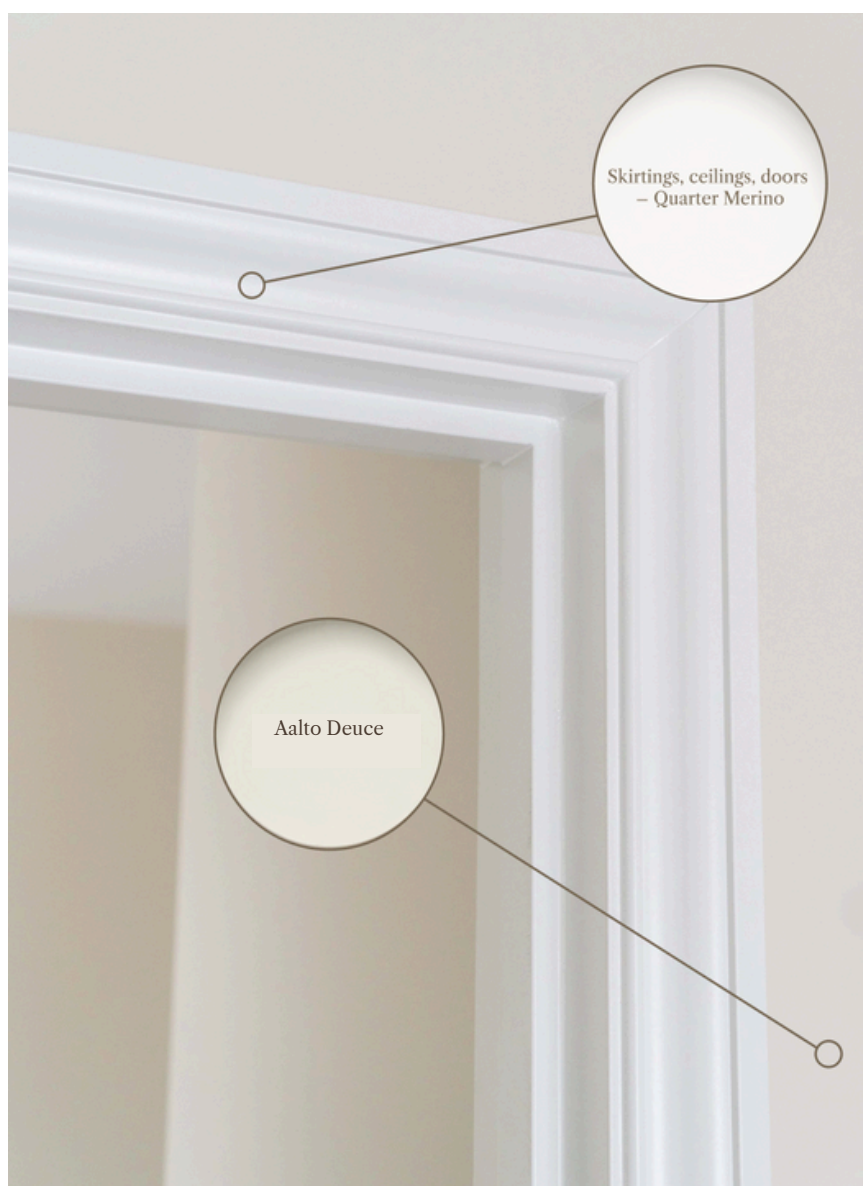
It's all in the details –
Standard Interior Spec
& Upgrade Options



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 to complement the exteriors with large skirtings and architraves. The cottage feel is maintained with a neutral colour palette so you can make the home your own. At Brooksfeld we believe in using high-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 Spec



Pictured above

- 1. Carpet: Godfrey Hirst NZ wool Enchant 48 Stonewashed (choose from 3 colours)
- 2. Kitchen/Bathroom Tapware: Liberty Standard
- 3. Kitchen/Entrance Floor Tiles: Forest Cedar
- 4. Kitchen Handles & Knobs: Versailles Satin Black
- 5. Bathroom Floor Tile: Artisan Gris Matt
- 6. Splash Back: White subway tile
- 7. Skirtings, architraves, ceilings: Quarter Merino

- 8. Walls: Alto Deuce
- 9. Door handle: Polished
- 10. Shower tile: Pacific White Lappato tile 600x600

Bathroom

- Shower: Posh Domaine Brass Rail
- Heated Towel Rail: Elan 7 Rail Warmer
- Heater: Weiss FH24SS

Appliances and Chattels

- Oven: Smeg SFA6500TVX
- Cooktop: Smeg Induction SI7643B
- Dishwasher: Fisher & Paykel Single Drawer DD60ST4NX9
- Range Hood: Applico Canopy Range Hood
- Heat Pump: Mitsubishi/Fujitsu/Daikin Exceeds healthy homes standards
- Smoke Alarms

Window Furnishings

- Living Area Blinds: Roller Blinds
- Bedroom Blinds: Venetian Blinds

Insulation

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



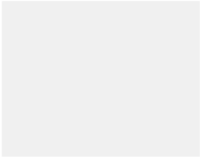
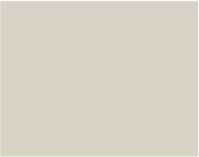















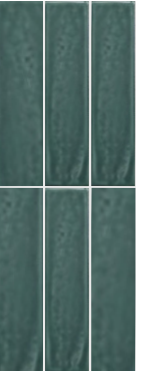
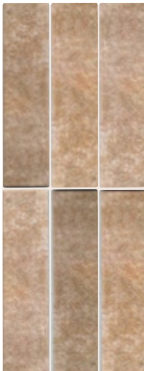






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Standard Spec












Kitchen Upgrade Options

<p>Kitchen Cabinetry</p> <div><p><i>Standard</i></p></div> <div><p>Shaker Style</p></div>	<div><p>White <i>Standard</i></p></div> <div><p>Taupe</p></div> <div><p>Sage Green</p></div> <div><p>Light blue</p></div> <div><p>Dusty Blue</p></div> <div><p>Dark Blue</p></div>
<p>Kitchen Handles/Knobs</p> <div><p><i>Standard range</i></p><div><p>Black <i>Standard</i></p></div><div><p>Antique Pewter</p></div><div><p>Antique Bronze</p></div><div><p>Chrome</p></div></div> <div><p><i>Upgrade range</i></p><div><p>Unlacquered Polished Brass</p></div><div><p>Satin Nickel</p></div></div>	
<p>Kitchen Splashback Tiles</p> <div><p>White Gloss Subway Tile <i>Standard</i></p></div>	<div><p>Crest White Matt</p></div> <div><p>Crest Bone Gloss</p></div> <div><p>Crest Sea Foam Gloss</p></div> <div><p>Crest Field Green Gloss</p></div> <div><p>Crest Jungle Green</p></div> <div><p>Redcliffs Terracotta</p></div> <div><p>Square Bone Gloss</p></div> <div><p>Square Bone Gloss</p></div> <div><p>Square Sea Foam Gloss</p></div> <div><p>Square Field Green</p></div>



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Kitchen Upgrade Options


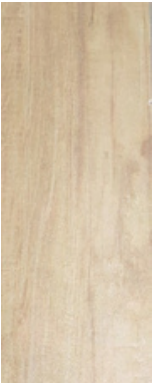
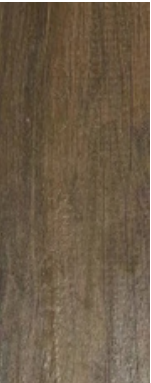





Kitchen Fixtures	
Standard range	<div><div></div><div>Waterway Roman Gooseneck Standard</div></div> <div><div></div><div>Modern Chrome</div></div> <div><div></div><div>Modern Brushed Brass</div></div> <div><div></div><div>Modern Black</div></div> <div><div></div><div>Modern Brushed Nickel</div></div>
Upgrade range	<div><div></div><div>Pull Out Spray Chrome</div></div> <div><div></div><div>Pull Out Spray Brushed Brass</div></div> <div><div></div><div>Pull Out Spray Black</div></div> <div><div></div><div>Pull Out Spray Brushed Nickel</div></div>

Door Handle Upgrade Options

<div></div> <div>Polished Chrome Standard</div>	<div></div> <div>Polished Chrome Standard</div>	<div></div> <div>Unlacquered Brass</div>	<div></div> <div>Black</div>
--	--	--	---













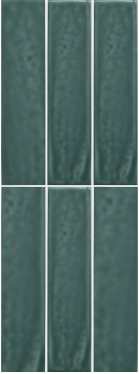





Flooring Upgrade Options

Wood-Look Porcelain Tile	
<i>Standard range</i>	<div><div><p>Forest Cedar <i>Standard</i></p></div><div><p>Forest Teak</p></div><div><p>Forest Nutmeg</p></div></div>
Oak Flooring	
<i>Upgrade range</i>	<div><div><p>Smoke</p></div><div><p>Hickory</p></div></div>
NZ Wool Carpet	
	<div><div><p>Stonewashed <i>Standard</i></p></div><div><p>Stonehenge</p></div><div><p>Concrete</p></div></div>



Bathroom Upgrade Options

Bathroom Floor Tiles	
	<div><div><p>Artisan Gris Matt <i>Standard</i></p></div><div><p>Artisan Sage Matt</p></div><div><p>Palm Beach Navy</p></div></div> <div><div><p>Pacific White Lappato 600x600</p></div><div><p>Gunmetal 660x600</p></div><div><p>Olympia Shell 600x600</p></div><div><p>Redcliff's Terracotta Herringbone <i>Upgrade Option</i></p></div></div>
Shower Wall Tiles	
<i>Standard Range</i>	<div><div><p>Pacific White Lappato 600x600 <i>Standard</i></p></div><div><p>Gunmetal 660x600</p></div><div><p>Olympia Shell 600x600</p></div></div>
<i>Upgrade Range</i>	<div><div><p>Crest Sea Foam Gloss</p></div><div><p>Crest Field Green Gloss</p></div><div><p>Crest Jungle Green</p></div><div><p>Crest Bone Gloss</p></div><div><p>Dusky Pink Subway</p></div><div><p></p></div></div>























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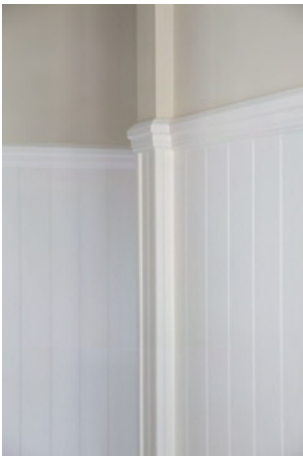

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Bathroom Upgrade Options

Vanity fixture				
 <p>Waterworks Liberty Basin Mixer <i>Standard</i></p>	 <p>Modern Chrome</p>	 <p>Modern Brushed Brass</p>	 <p>Modern Black</p>	 <p>Modern Brushed Nickel</p>
Vanity Handles				
	 <p>Chrome <i>Standard</i></p>	 <p>Antique Bronze</p>	 <p>Black</p>	 <p>Black Iron</p>
Shower fixture				
 <p>Liberty Slide Shower Mixer <i>Standard</i></p>	 <p>Modern Chrome</p>	 <p>Modern Brushed Brass</p>	 <p>Modern Black</p>	 <p>Modern Brushed Nickel</p>
<i>Upgrade Range</i>	 <p>Column Shower</p>	 <p>Column Shower</p>	 <p>Column Shower</p>	 <p>Column Shower</p>
				 <p>WIN A FREE BROOKSFIELD</p> <p>Go in the draw when you buy a Brookfield.</p>

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Other Upgrade Options

Mantle with electric fireplace		Internal shutters	
Pendant Lights	 Black	 Brass	
Villaboard	 Half height with Dado rail	 Full height with Dado rail	



Mood Boards

Mood Boards

Light Blue & Brass



Sage Green & Brass



Dark Blue & Brass



10 October 2024

Brooksfield

Dear Brooksfield

Re: 7 Townhouses - 18 Tasman Street, Nelson - Rental Assessment We write to confirm that if the properties were placed on to the market to let with us at this time, taking into consideration current market trends and the renting of similar properties, we would estimate a figure of \$680-\$750 per week, to be realistic subject to restrictions on tenancies. The property may be initially offered at a higher rental amount depending on time available to secure tenants. The above figure is given reflecting the current condition of the properties on the basis of an unfurnished medium to long term tenancy. If a property were to be improved by way of decoration and facilities or if you wish to market the property for rent at a later date then we would recommend a fresh assessment be made. If we are instructed to rent the properties we will immediately prepare details and notify all prospective occupants whose requirements match, Summit have an extensive database of prospective tenants and can give our Landlord clients up to 99% occupancy rates.

Please contact me if you have any questions and we look forward to hearing from you should we be requested to rent the properties on your behalf.

^s
Paul Meeson
Property Manager



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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vinny@brooksfield.co.nz