# Investment Overview: **Opawa Terraces**

WIN A FREE BROOKSFIELD

Go in the draw when you buy a Brooksfield.

32 Ensors Road, Opawa





- Guaranteed 6% yield for first 2 years
- High capital growth area average of 5.08% 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

# Completion date September 2026

	BEDROOMS	BATHROOMS	GARAGE	SIZE	PRICE
Townhouse 1	2	1.5	Carport	72	\$649,000
Townhouse 2	2	1.5	Carport	71	\$649,000
Townhouse 3	2	1	Carport	71	\$649,000
Townhouse 4	2	1	Carport	71	\$649,000
Townhouse 5	2	1	Carport	71	\$649,000
Townhouse 6	2	1.5	Carport	72	\$649,000
Townhouse 7	1	1	Carport	49	\$565,000
Townhouse 8	2	1	Carport	71	\$649,000
Townhouse 9	2	1.5	Carport	76	\$649,000
Townhouse 10	2	1.5	Carport	76	\$649,000
Townhouse 11	2	1	Carport	71	\$649,000
Townhouse 12	2	1	Carport	71	\$649,000
Townhouse 13	1	1	On street parking	49	\$565,000
Coach House 1	2	2	Carport	75	\$640,000
Coach House 2	2	2	Carport	80	\$640,000
Coach House 3	2	2	Carport	75	\$640,000
Coach House 4	2	2	Carport	76	\$640,000

#### Renders





## Why buy one of these homes?

- Guaranteed 6% yield for first 2 years
- High capital growth area average of 5.08% 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 Opawa 2025





# Investment Analysis\* 32 Ensors Road



Purchase price	\$	649,000	
Debt	\$	519,200	
Equity	\$	129,800	(20%)
Interest Rate		4.89%	Based on ANZ special 2 yr rat
Weekly Rent	\$	740	_
		749	
Annual Rent	\$	38,948	
Annual Rent			(8.5%)
	\$	38,948	(8.5%)
Annual Rent Prop. Management Fee	\$	-3,807	(8.5%)
Annual Rent  Prop. Management Fee Rates	<b>\$</b> \$ \$	-3,807 -3,193 -2,750	(8.5%)
Annual Rent  Prop. Management Fee  Rates  RA + Insurance	\$ \$ \$ \$	-3,807 -3,193 -2,750	

-35,528

3769.48

Weekly Cash Difference	\$ 65.76
Net Yield	4.44%
Gross Yield	6%

**Total Annual Cost** 

**Total Annual Profit** 

(Cash flow positive!)

# 38WID AFREE BROOKSFIELD Go in the draw when you buy a Brooksfield.

#### 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 retenant

#### **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

The purchaser must enter into the standard Brooksfield Property Management agreement

Applies to rent collected via Brooksfield 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.

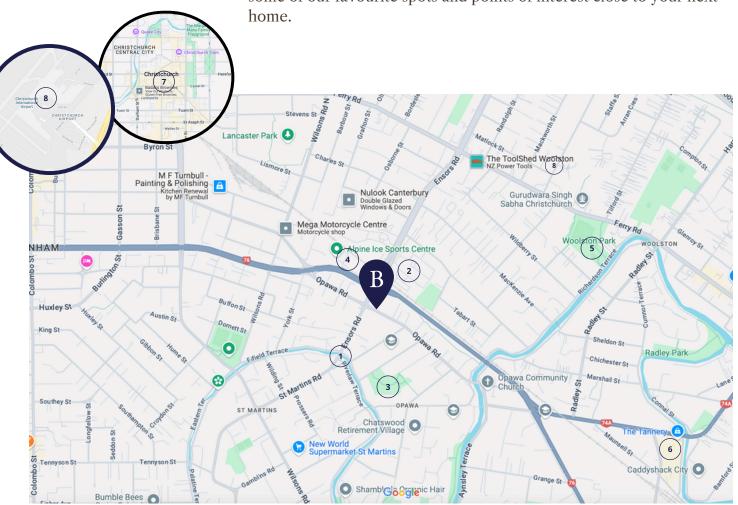
The guarantee does not apply to:

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

### Location

Opawa Terraces is another example of our Georgian Row Homes that are bringing the character back to Christchurch.

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 Heathcote River 350m
- (5) Waltham Park 1.2km
- (2) Ara Institute of Canterbury 550m
- (6) The Tannery 2.1km
- Risingholme Park 650m
- 7 Christchurch CBD 7.5km
- (4) Alpine Sports Centre- 700m
- (8) Christchurch Airport 24km (24mins)



# 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)

# Landscaping Plan









# Floor Plans – Townhouse 1 - 6\*





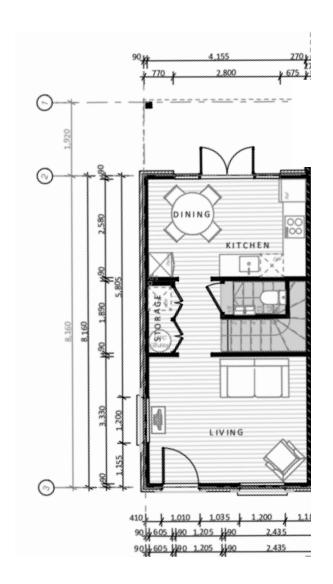


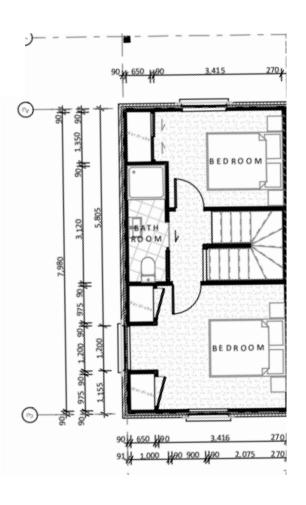


1 - 1

1 - 1.5 Carpark

rk 71 - 72sqm





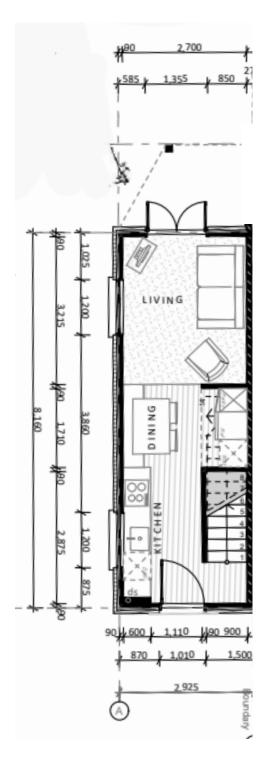
Ground floor

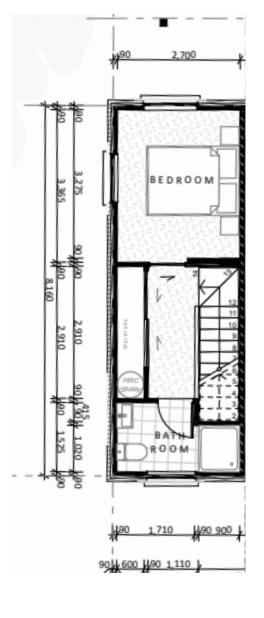
First floor



# Floor Plans – Townhouse 7











# Floor Plans – Townhouse 8 - 12







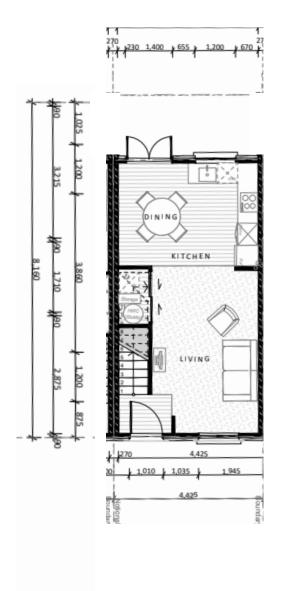


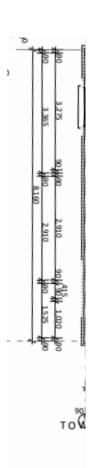
2

1 - 1.5

Carpark

71 - 76sqm







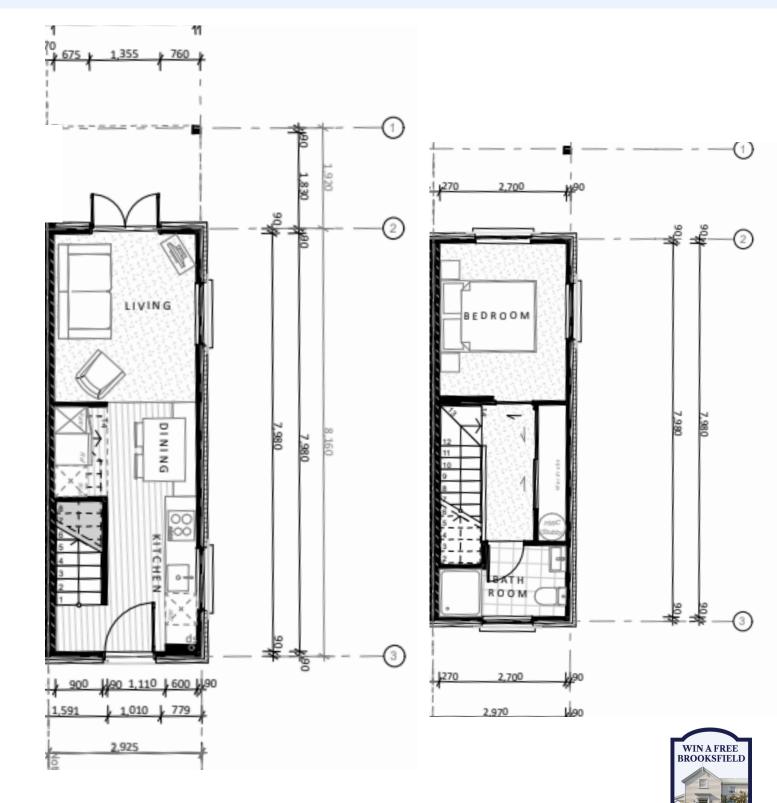
Ground floor

First floor



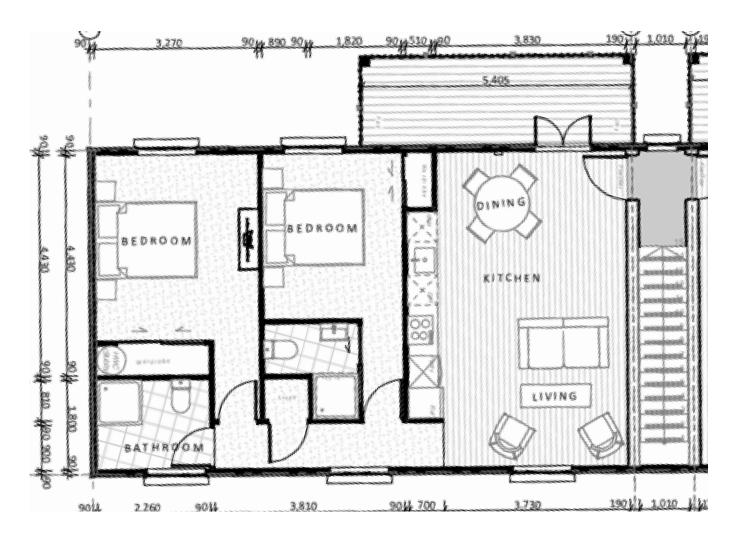
## Floor Plans – Townhouse 13





Ground floor First floor

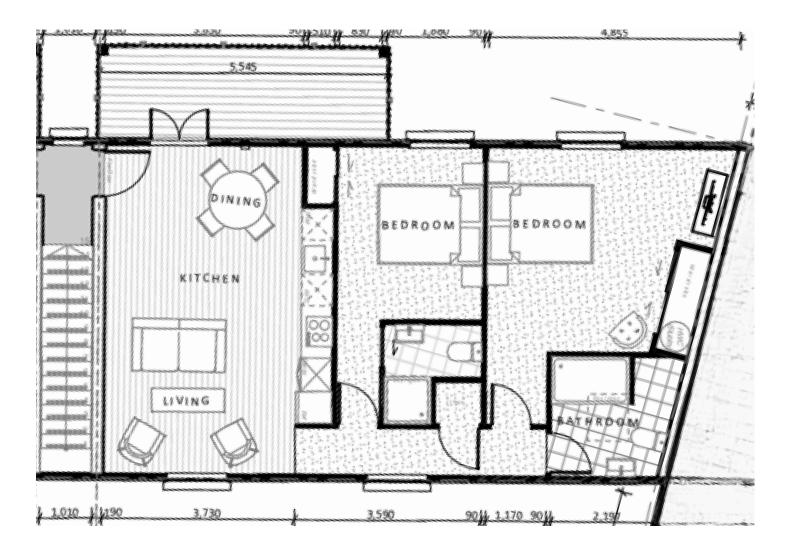




First floor

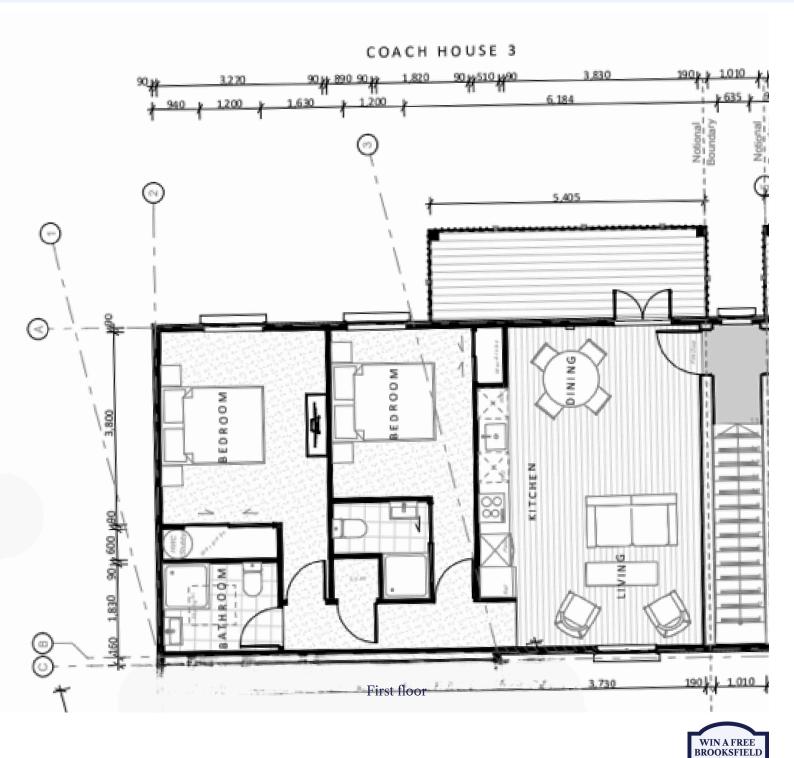




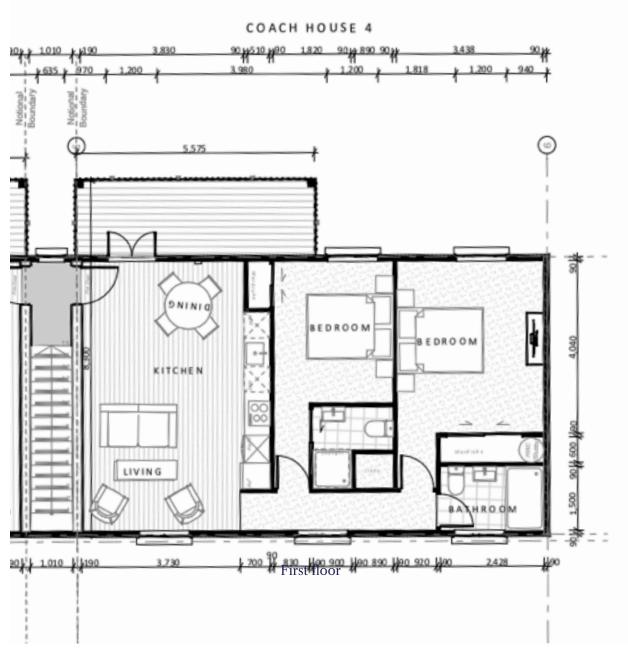












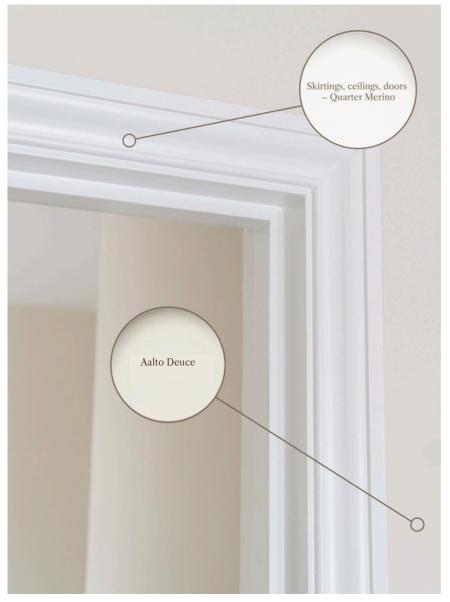


# It's all in the details – Standard Interior Spec & Upgrade Options



# Colouring & Detailing

Note: All homes are sold as a turnkey 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 Brooksfield 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 sink mixer
- 3. Kitchen/Entranc 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 home 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



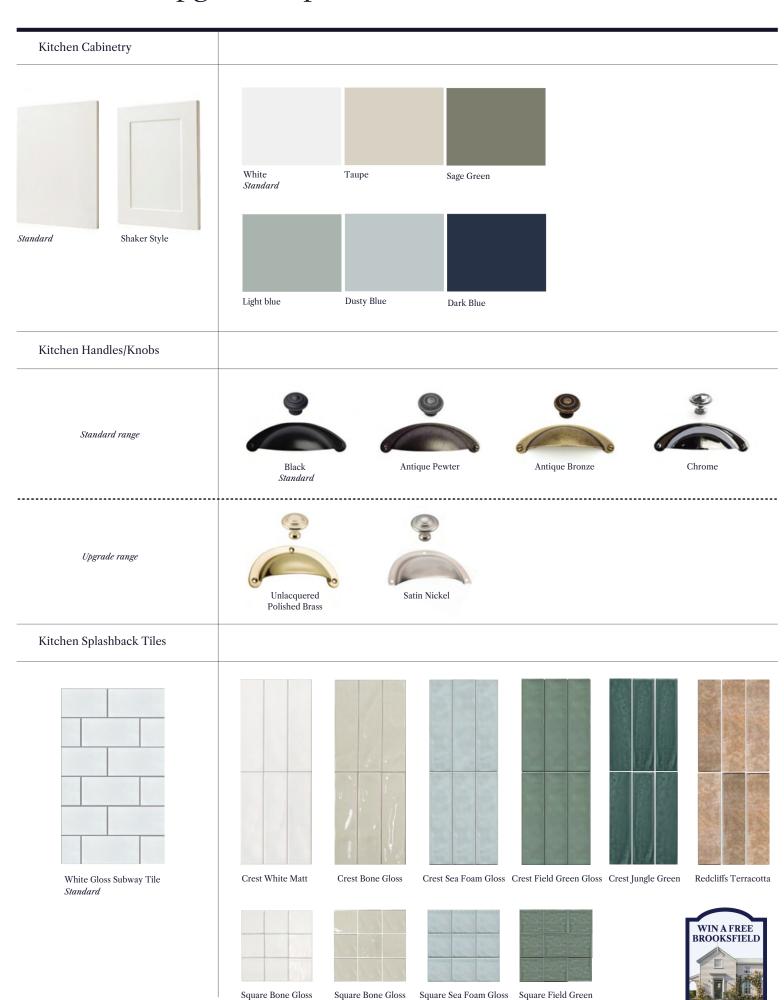
# Standard Spec



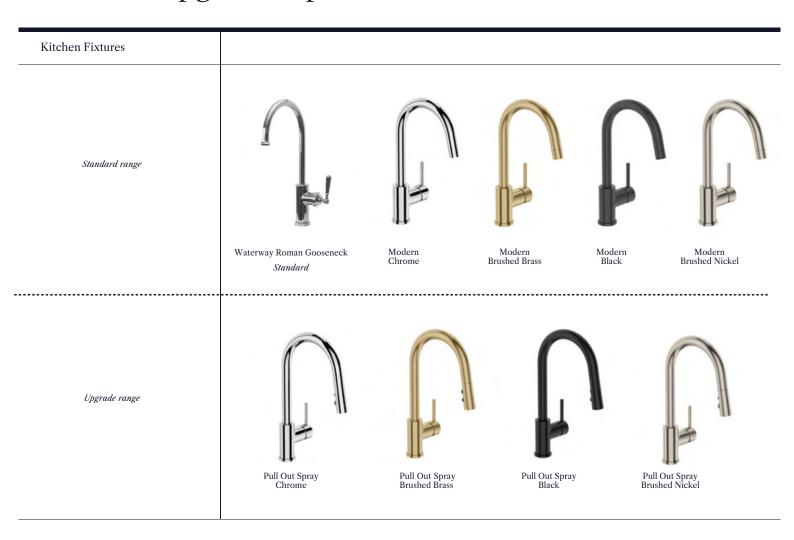




# Kitchen Upgrade Options



# Kitchen Upgrade Options



# Door Handle Upgrade Options

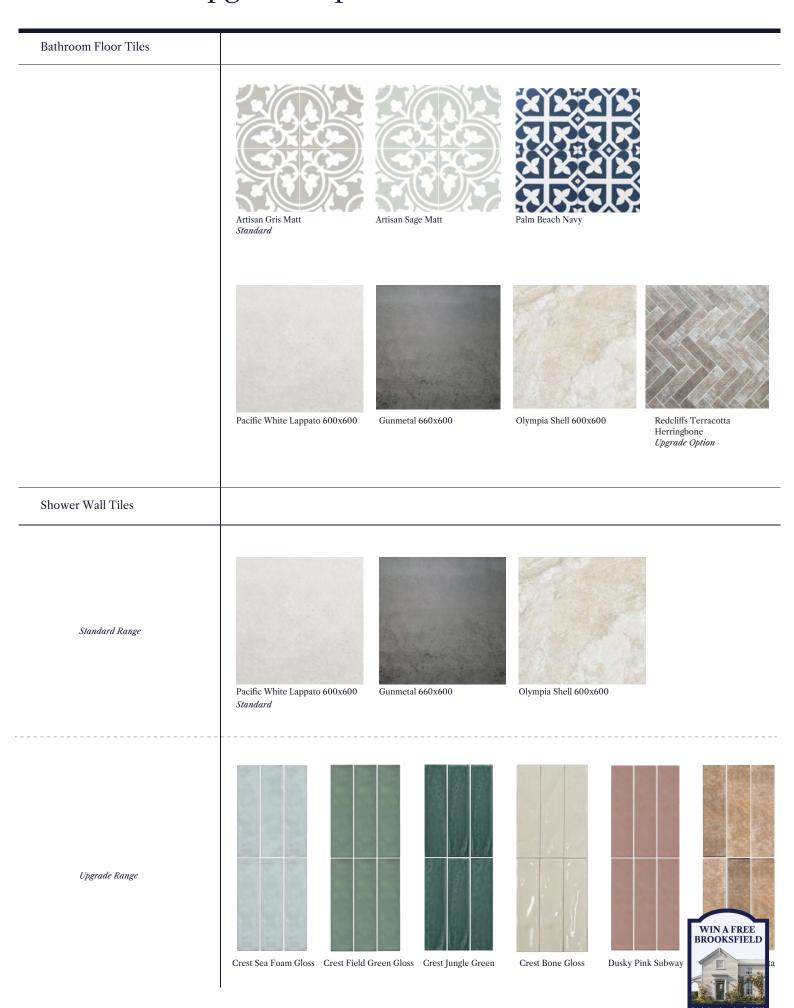


# Flooring Upgrade Options

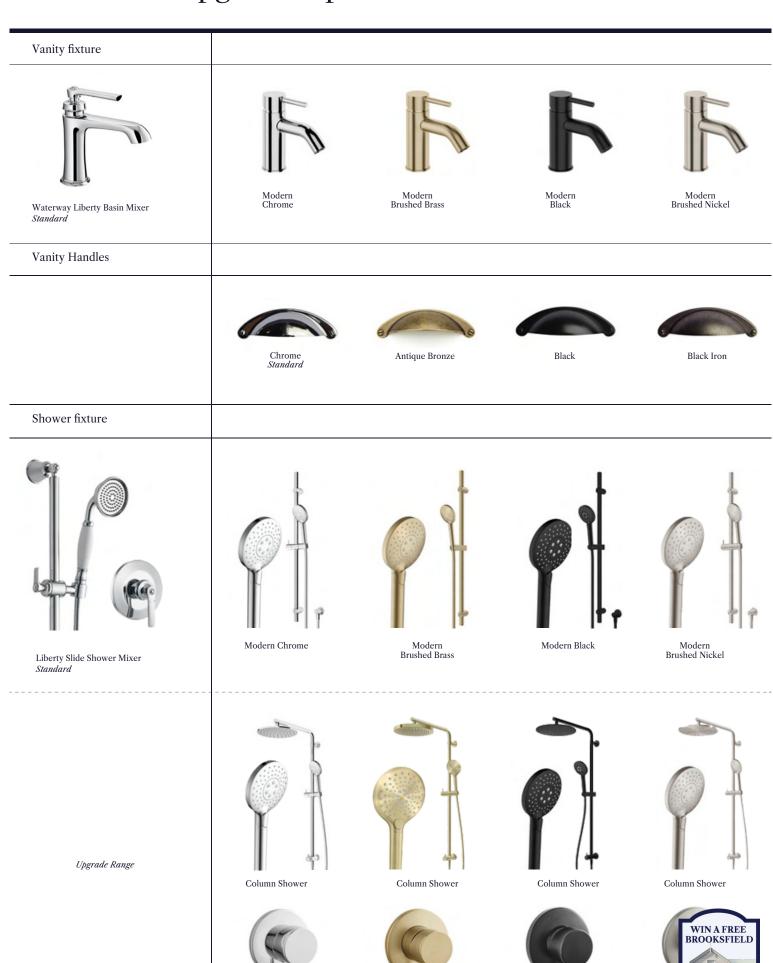




# **Bathroom Upgrade Options**



# Bathroom Upgrade Options



# Other Upgrade Options

Mantle with electric fireplace		Internal shutters
Pendant Lights		
	Black Brass	
Villaboard		





Full height



# Mood Boards

Light Blue & Brass



Sage Green & Brass







Dark Blue & Brass









### Your Specialist Property Management Team

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

At Brooksfield 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 Brooksfield, 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



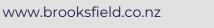
Richard Milbank Property Manager



Anna Meikle Property Management Residents Assoc. Accounts & Administration







About Brooksfield

# 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, Brooksfield 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.

We have fine-tuned our builds and are constantly looking for ways that we can better our designs to include more beautiful architectural details, and increase the durability and affordability of these homes.

What makes Brooksfield homes different?

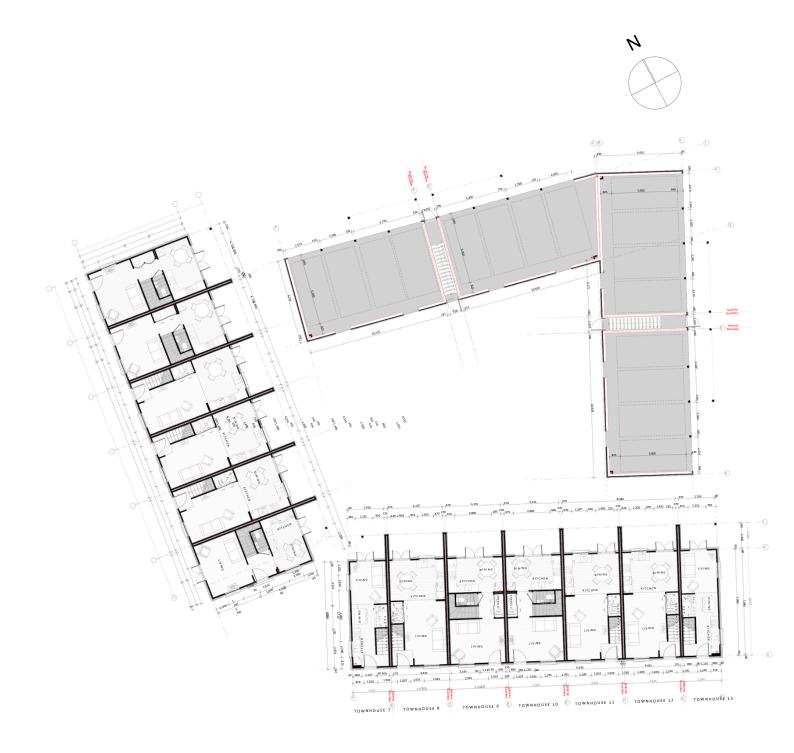
We believe that your home should bring a sense of pride every time you arrive home. We challenge ourselves to maximise space and inclusions in every home to suit contemporary lifestyles.

Inside every Brooksfield 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.





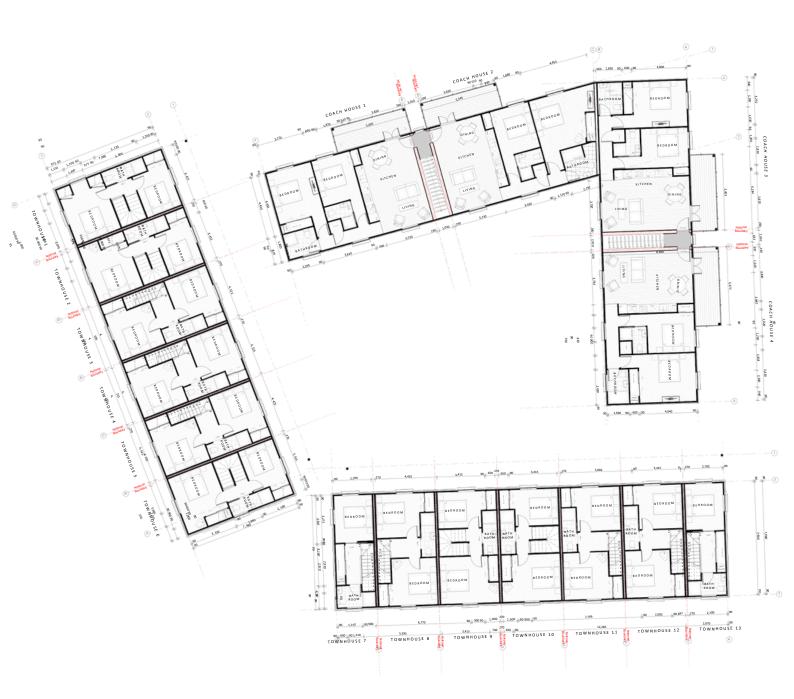
# Floor Plans – Ground Floor



DH

# Floor Plans – First Floor





# 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:
<ul><li>(a) to proceed forward by making a conditional offer.</li><li>(b) not to proceed forward, thus ending our Hold on the above property.</li></ul>
The property will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).
Signed:

### BROOKSFIELD

