

BROOKSFIELD

Investment Overview: Opawa Terraces

32 Ensors Road, Opawa








Special offer!

- 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	SOLD
Townhouse 2	2	1.5	Carport	71	\$664,000
Townhouse 3	2	1	Carport	71	\$659,000
Townhouse 4	2	1	Carport	71	\$659,000
Townhouse 5	2	1	Carport	71	\$659,000
Townhouse 6	2	1.5	Carport	72	SOLD
Townhouse 7	1	1	Carport	49	\$575,000
Townhouse 8	2	1	Carport	71	\$659,000
Townhouse 9	2	1.5	Carport	76	\$664,000
Townhouse 10	2	1.5	Carport	76	\$664,000
Townhouse 11	2	1	Carport	71	\$659,000
Townhouse 12	2	1	Carport	71	\$659,000
Townhouse 13	1	1	On street parking	49	\$575,000
Coach House 1	2	2	Carport	75	\$650,000
Coach House 2	2	2	Carport	80	\$650,000
Coach House 3	2	2	Carport	75	\$650,000
Coach House 4	2	2	Carport	76	SOLD

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 rate

Weekly Rent	\$	749
Annual Rent	\$	38,948

Prop. Management Fee	\$	-3,807	(8.5% + GST)
Rates	\$	-3,193	
RA + Insurance	\$	-2,750	
Maintenance	\$	-389	(0.06%)
Total	\$	-10,140	
Annual Interest	\$	-25,389	

Total Annual Cost	\$	-35,528
Total Annual Profit	\$	3,420

Gross Yield		6%
Net Yield		4.44%
Weekly Cash Difference	\$	<u>65.76</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 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

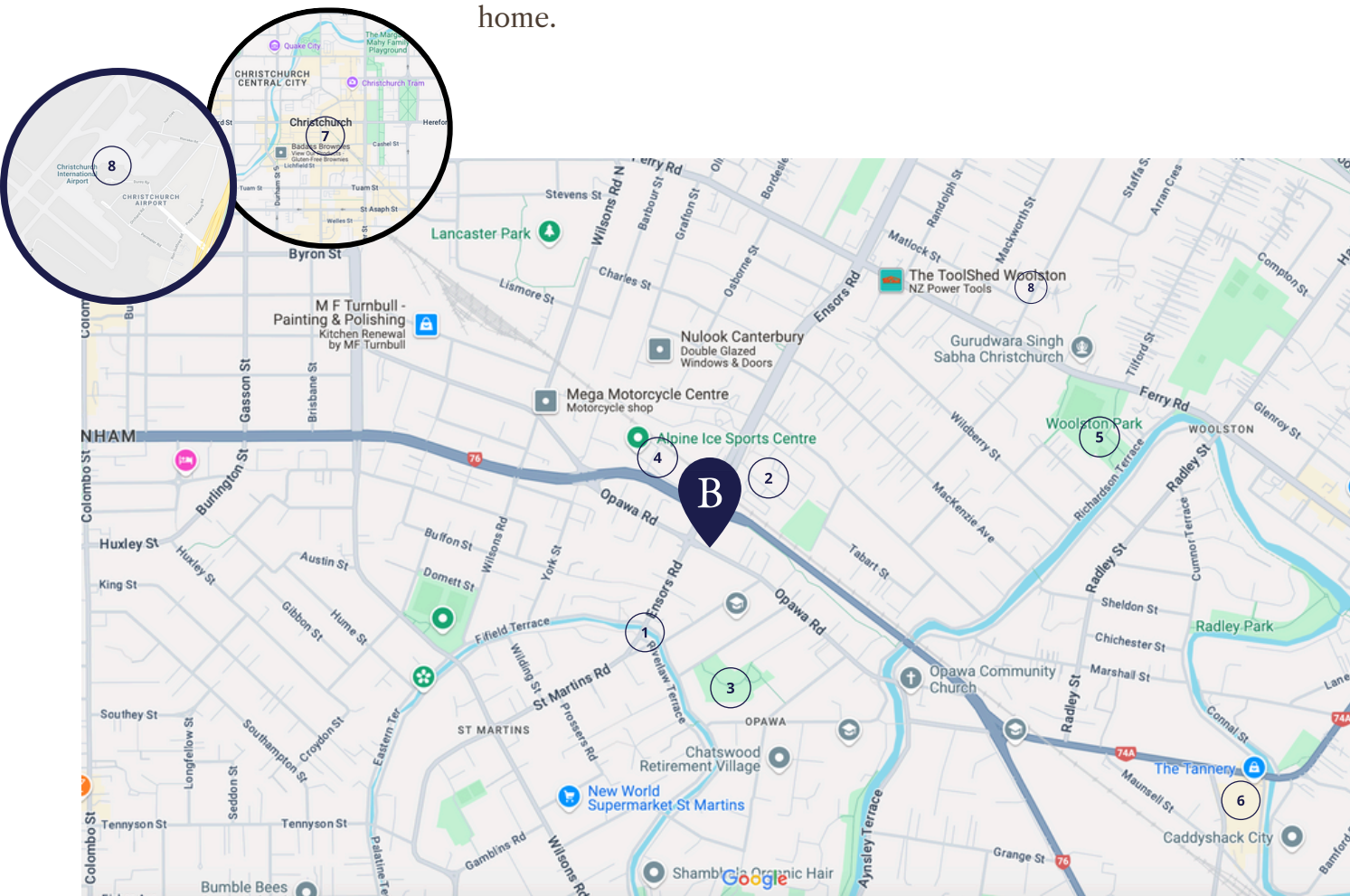
Guarantee valid for 24 months from settlement
The purchaser must enter into the standard Brooksfield Property Management agreement
Applies to rent collected via Brooksfield Property Management during the guaranteed period
Property must be in rentable condition and all documentation provided before guarantee 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 |
| ③ 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



+\$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)


Landscaping Plan




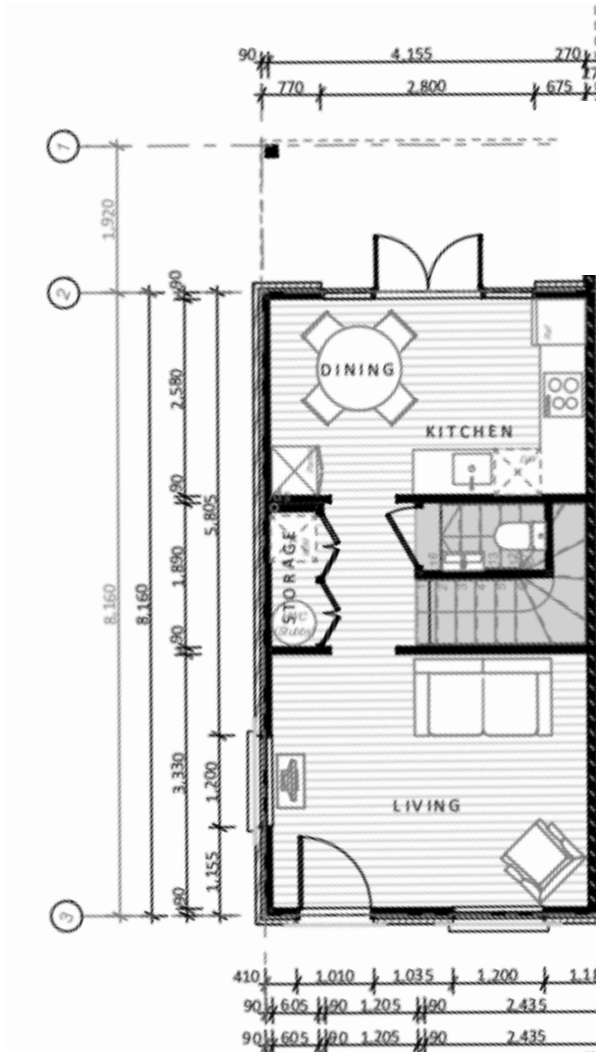
Floor Plans – Townhouse 1


2

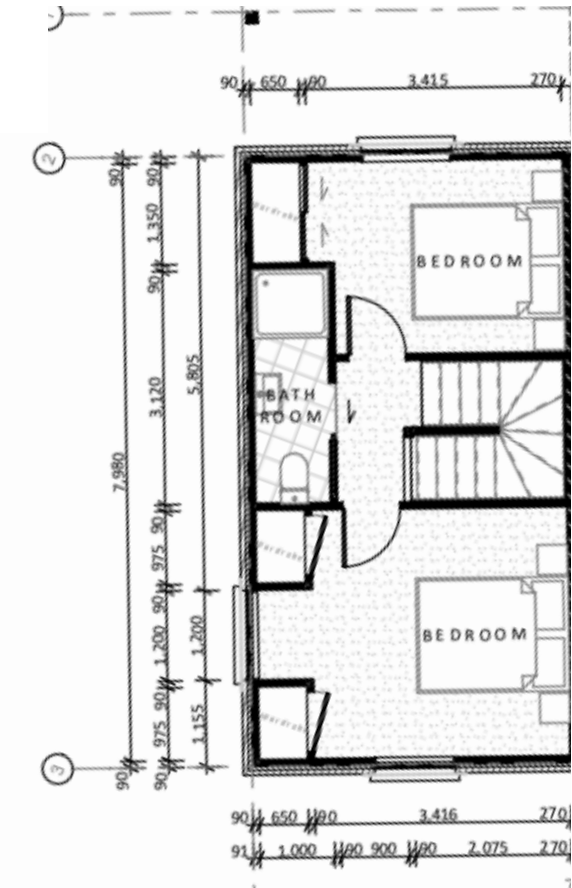

1


Carpark


72sqm




Ground floor





First floor




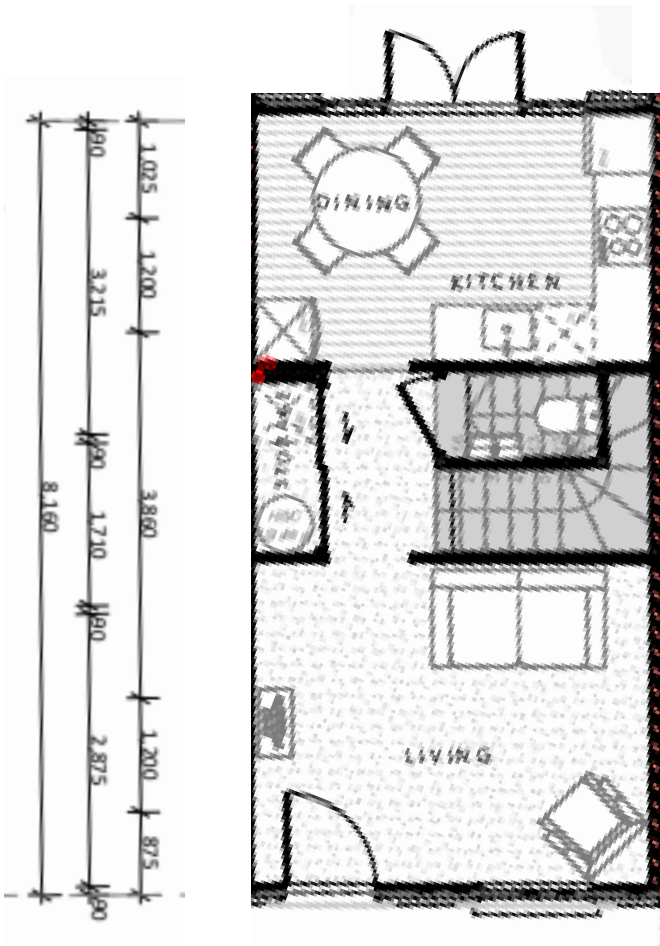
Floor Plans – Townhouse 2


2

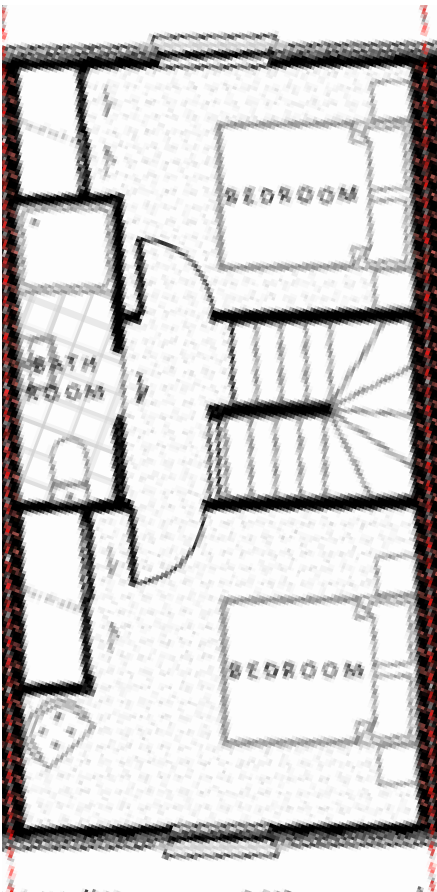

1.5


Carpark


71 sqm




Ground floor





First floor




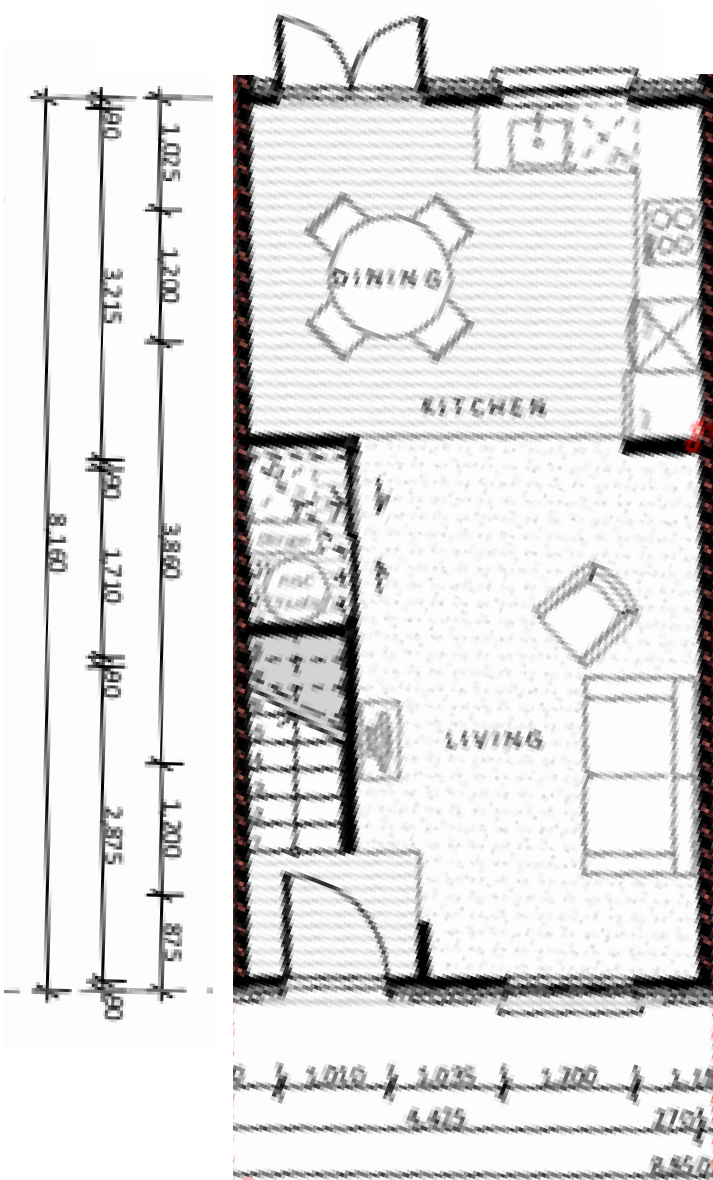
Floor Plans – Townhouses 3, 4, 5


2

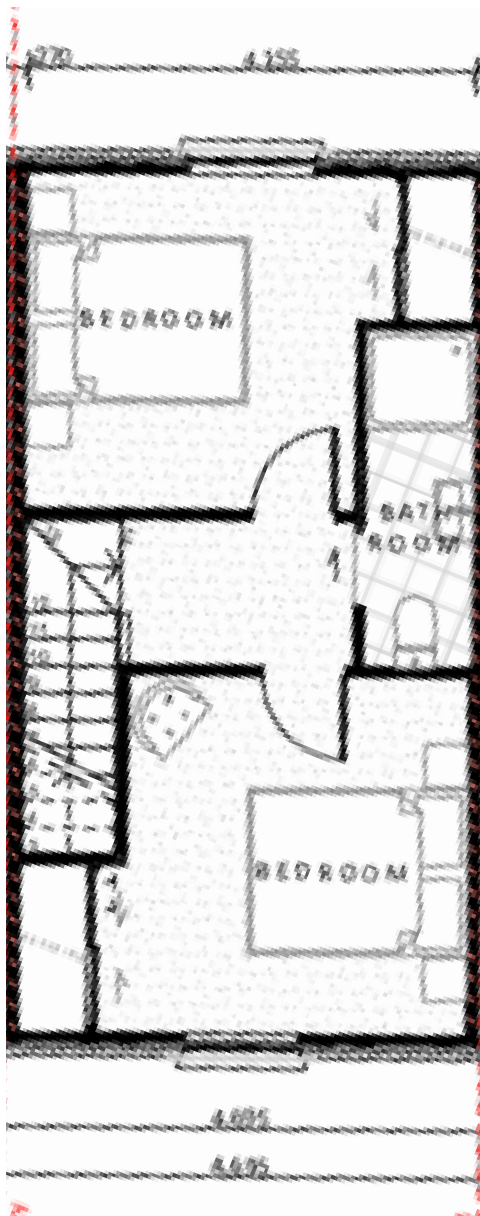

1


Carpark


71 sqm




Ground floor





First floor




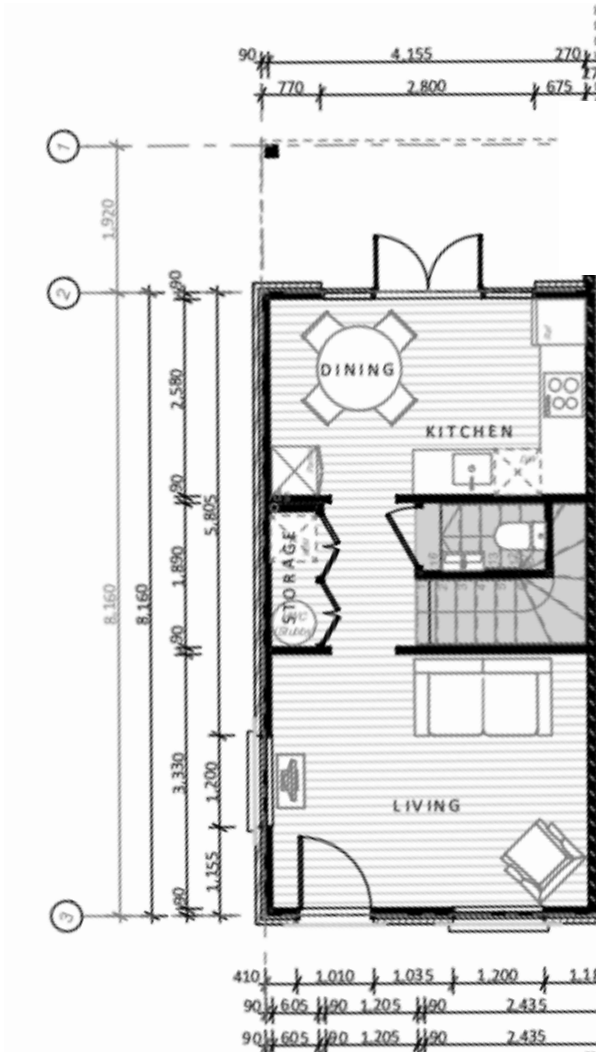
Floor Plans – Townhouse 6


2

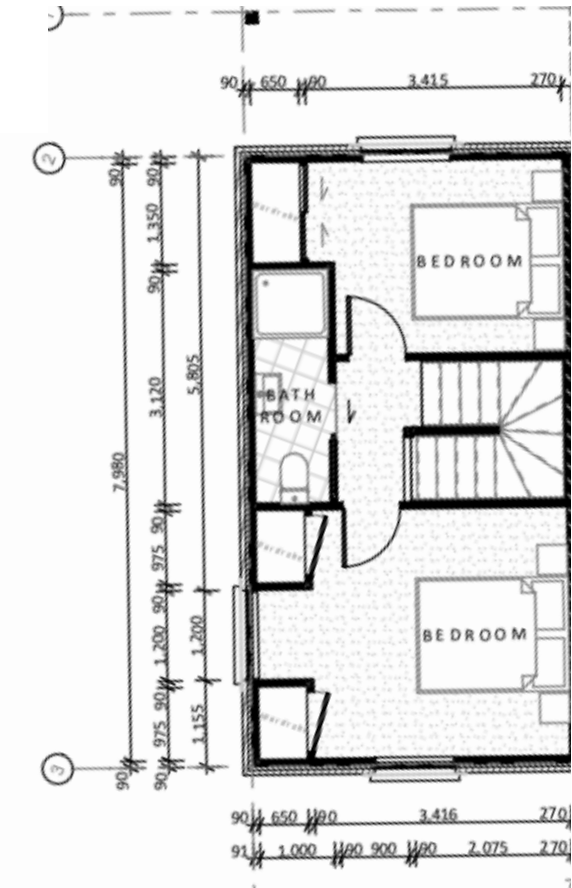

1 - 1.5


Carpark


71 - 72sqm




Ground floor





First floor




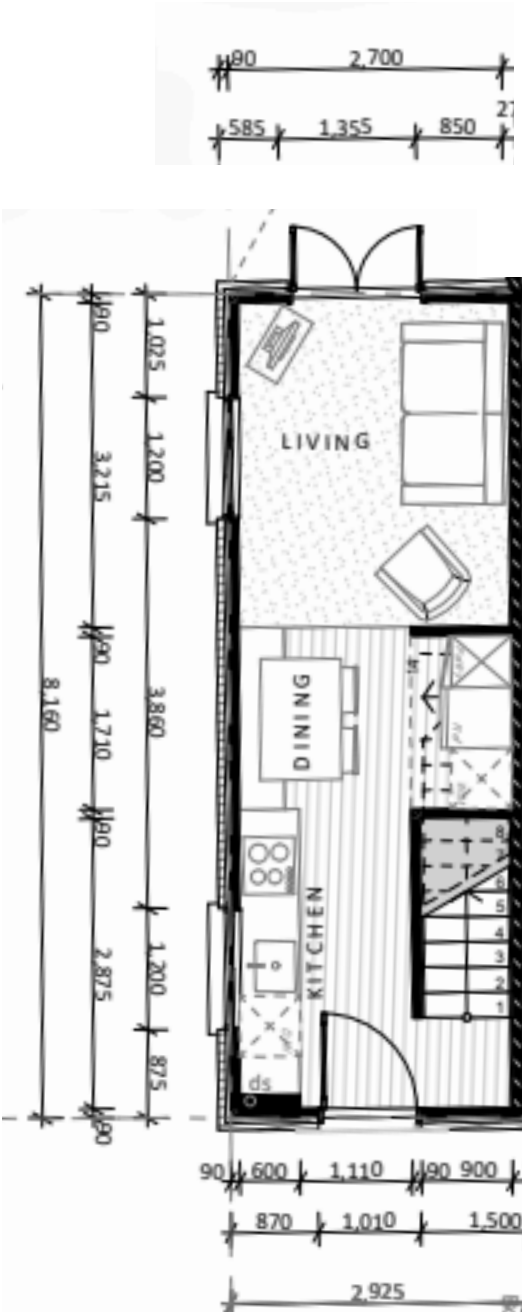
Floor Plans – Townhouse 7


1

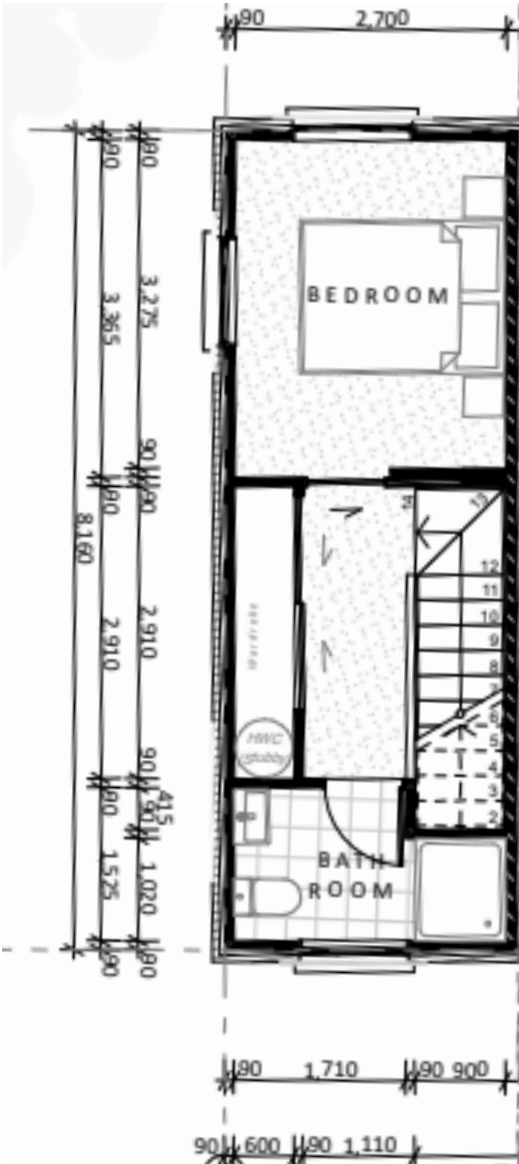

1


Carpark


49sqm



Ground floor




First floor


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Go in the draw when you buy a Brooksfeld.

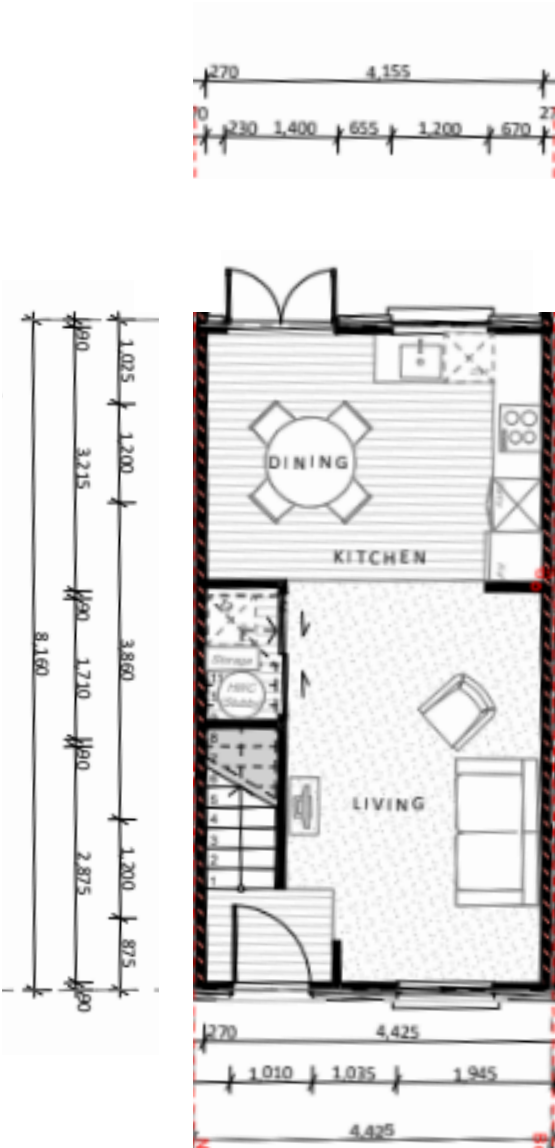
Floor Plans – Townhouse 8


2


1


Carpark


71sqm




Ground floor





First floor




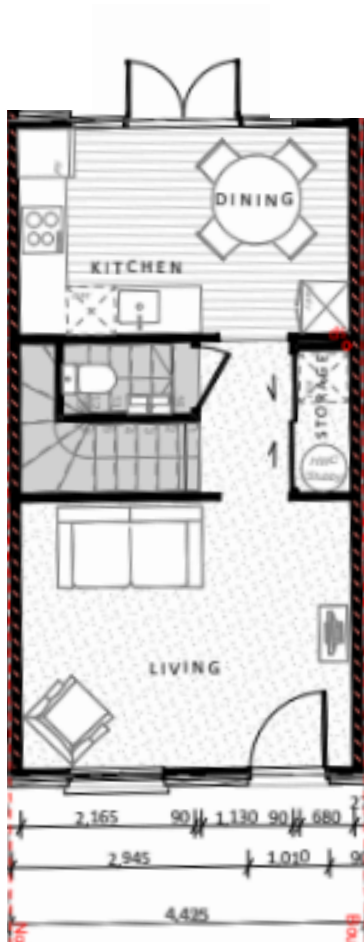
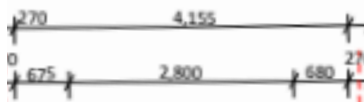
Floor Plans – Townhouse 9


2

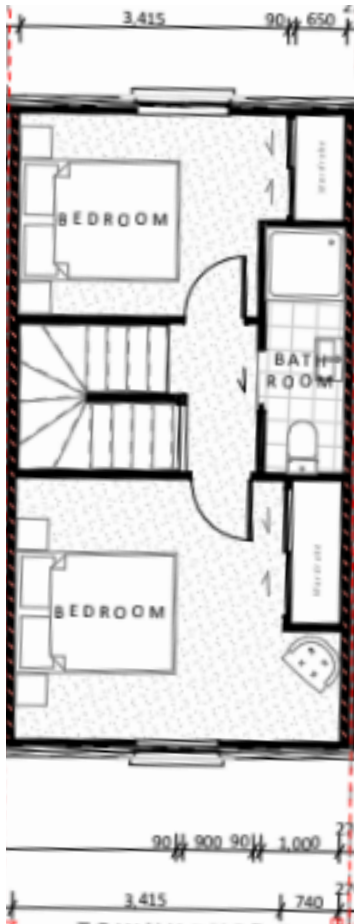

1.5


Carpark


76sqm




Ground floor





First floor




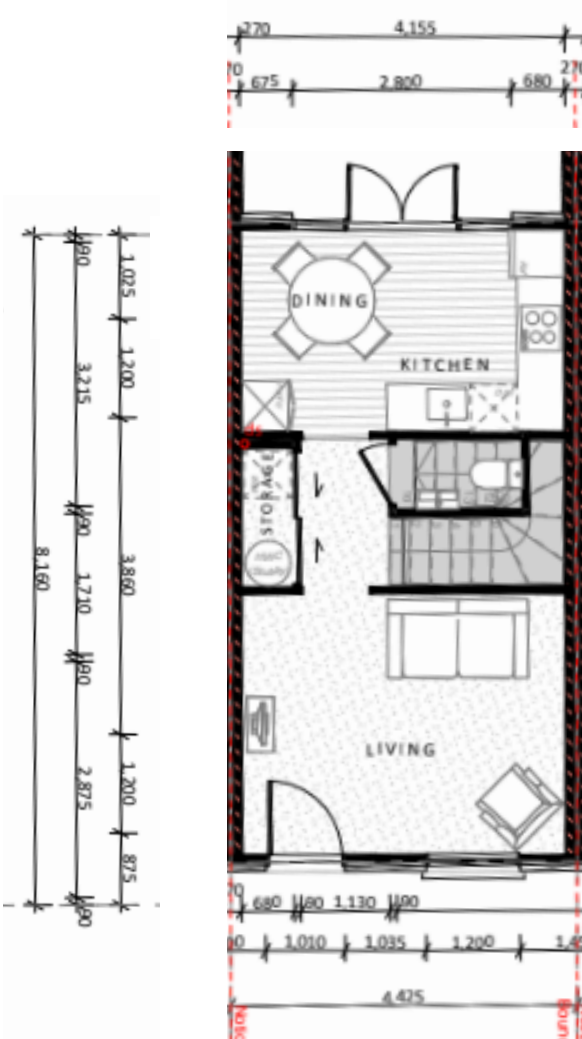
Floor Plans – Townhouse 10


2

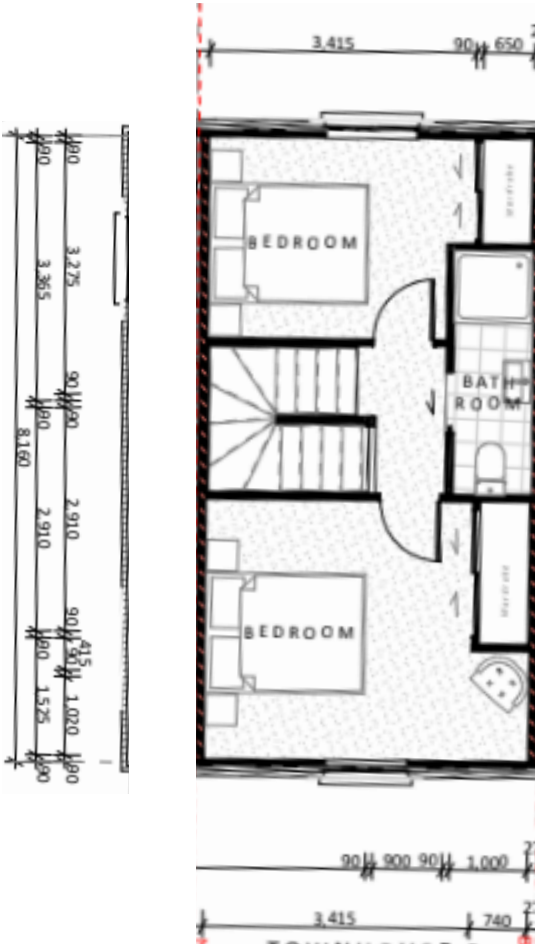

1.5


Carpark


76sqm




Ground floor





First floor




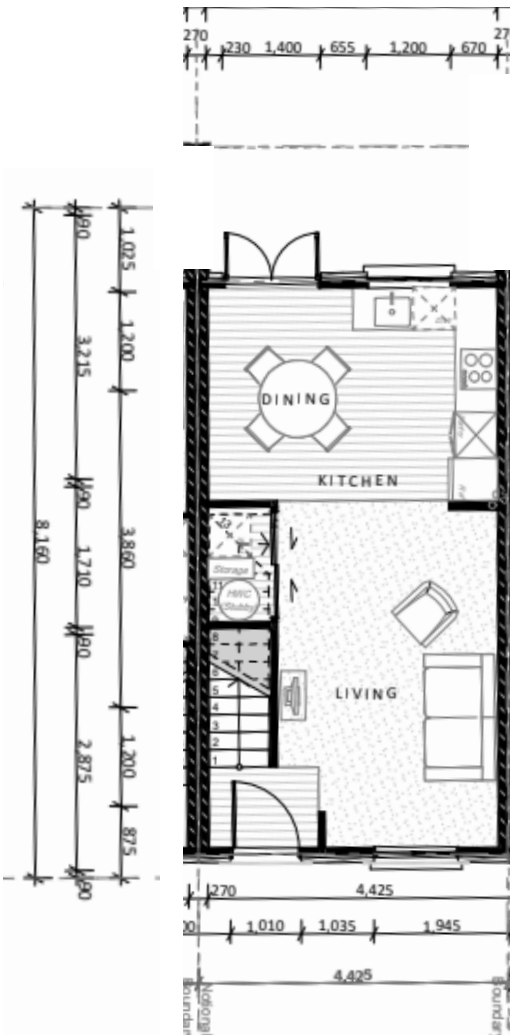
Floor Plans – Townhouses 11, 12


2

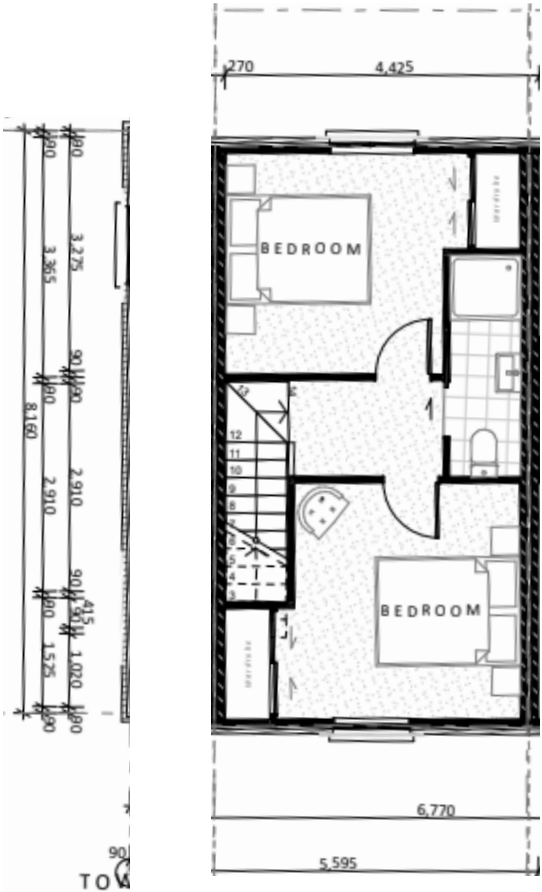

1.5


Carpark


71sqm



Ground floor




First floor





			
1	1	Carpark	49sqm




Floor Plans – Coach House 1


2


2


Carpark


75sqm




First floor


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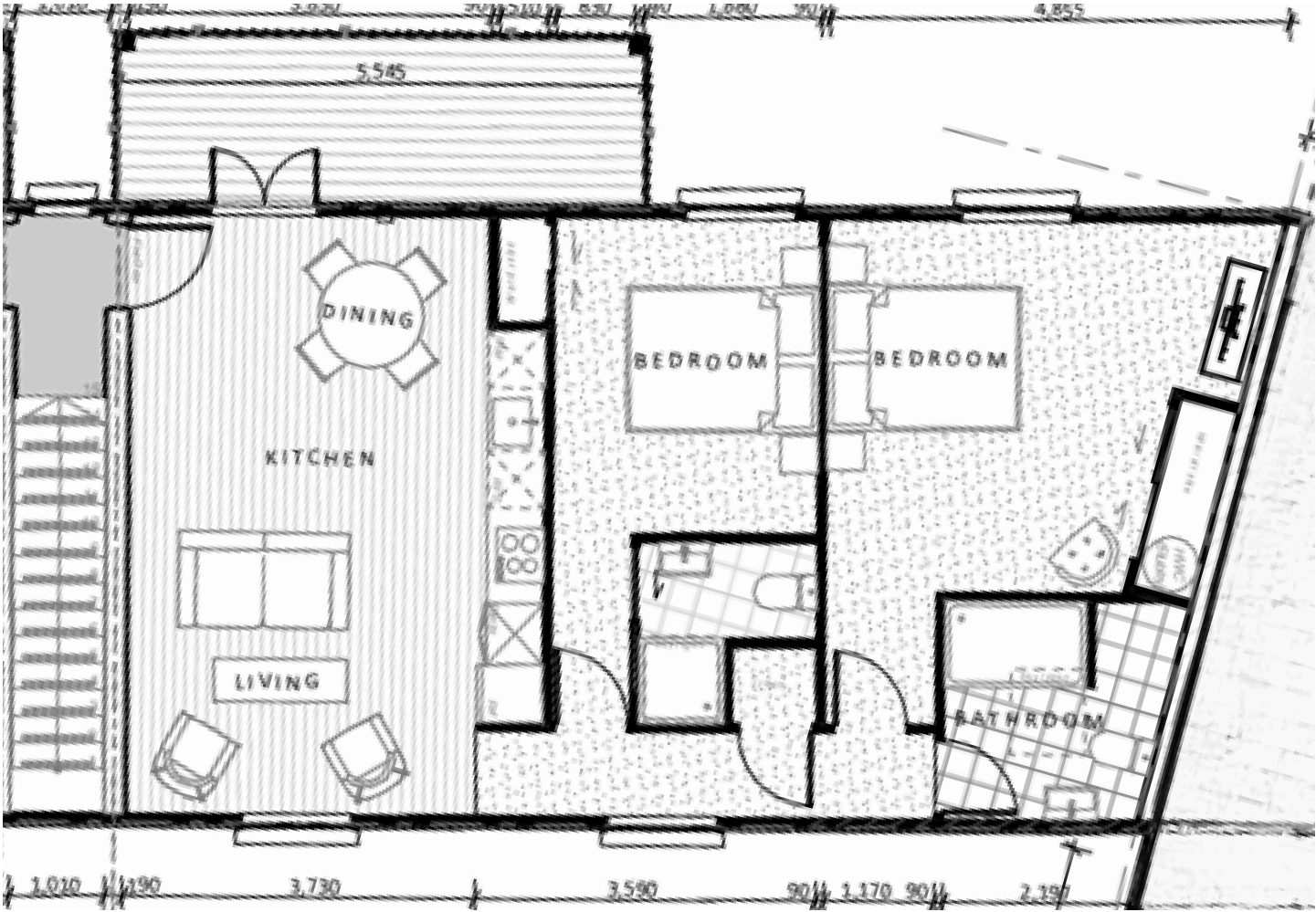
Floor Plans – Coach House 2


2



2



Carpark



80sqm




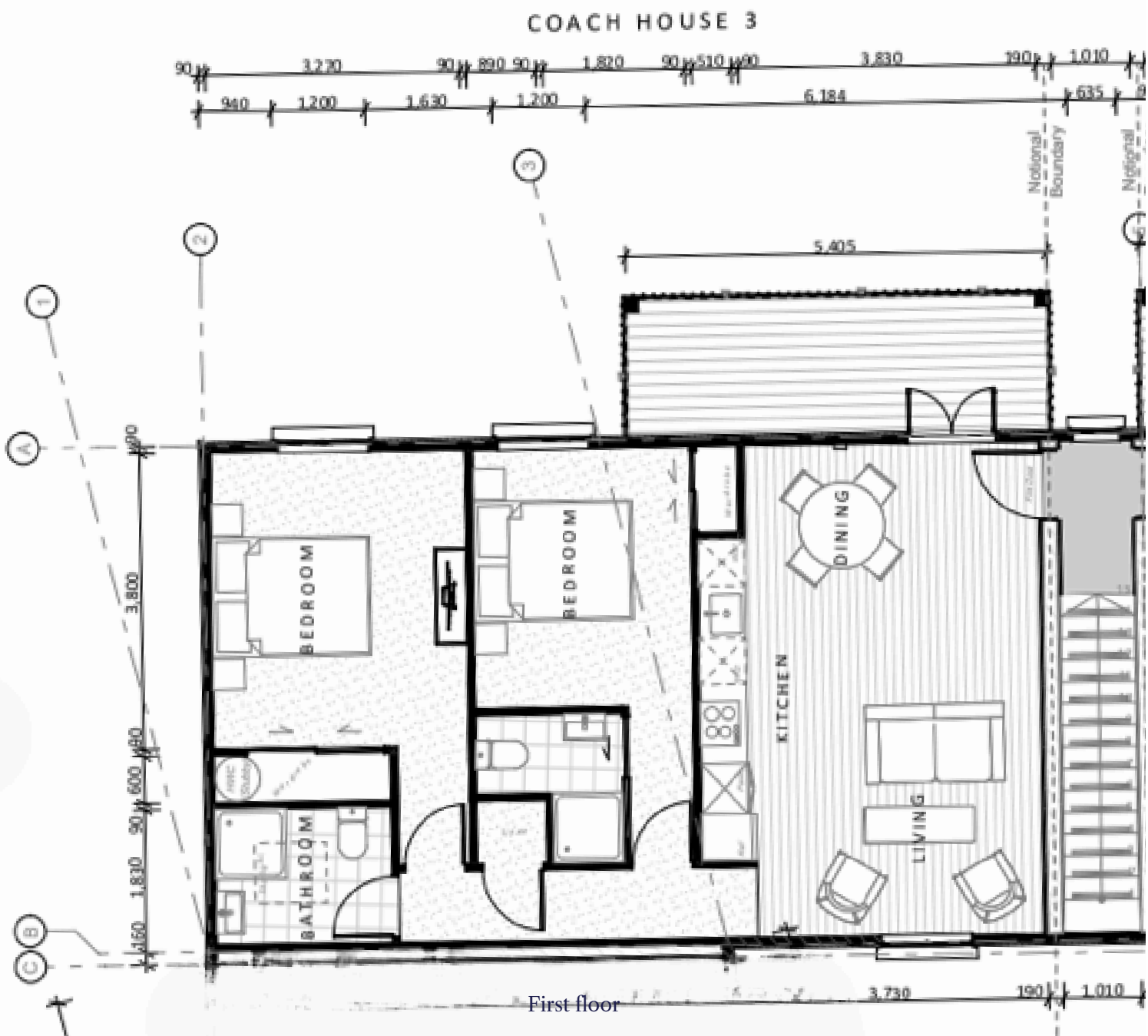
Floor Plans – Coach House 3


2


2


Carpark


75sqm





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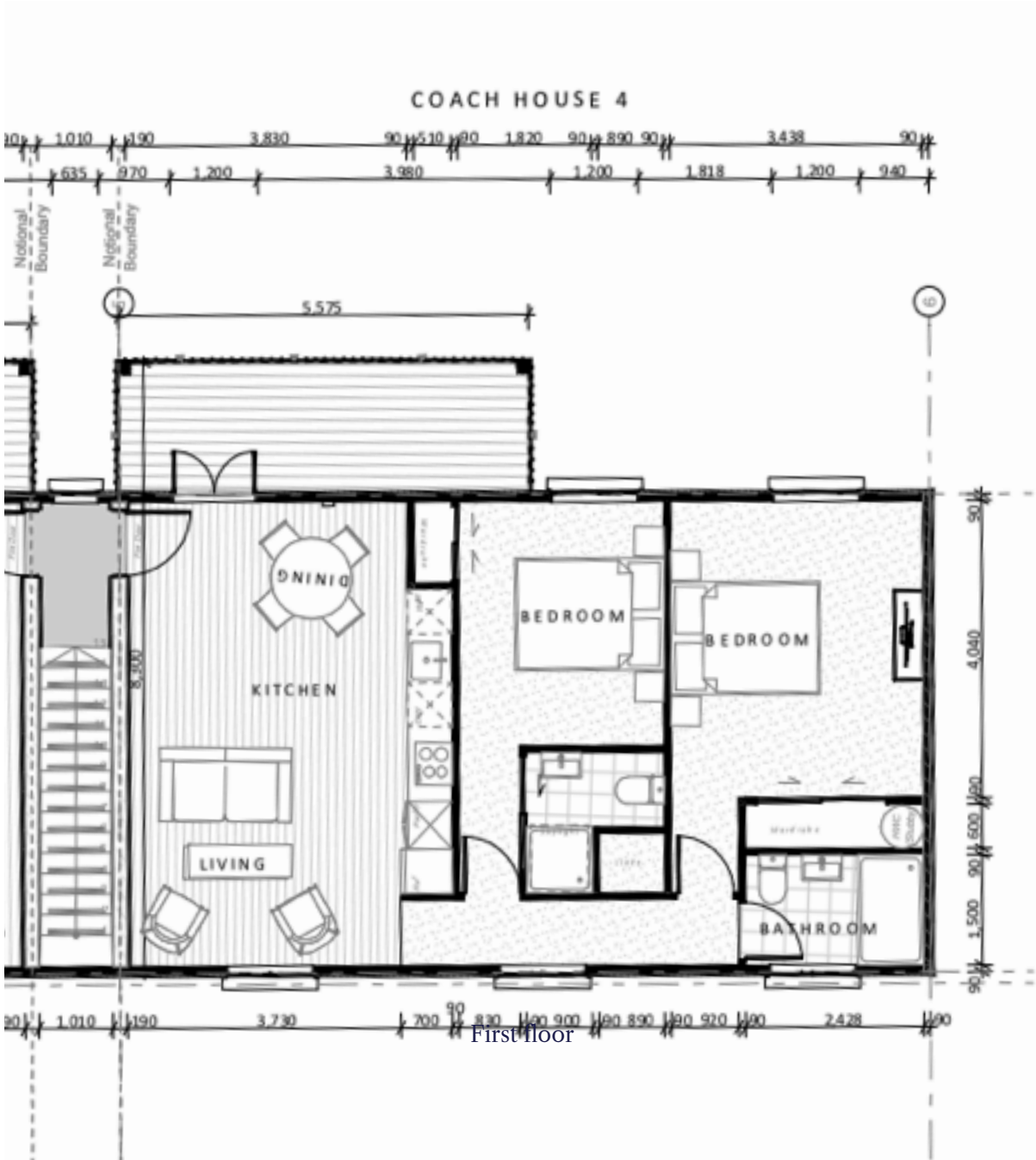
Floor Plans – Coach House 4


2


2


Carpark


76sqm



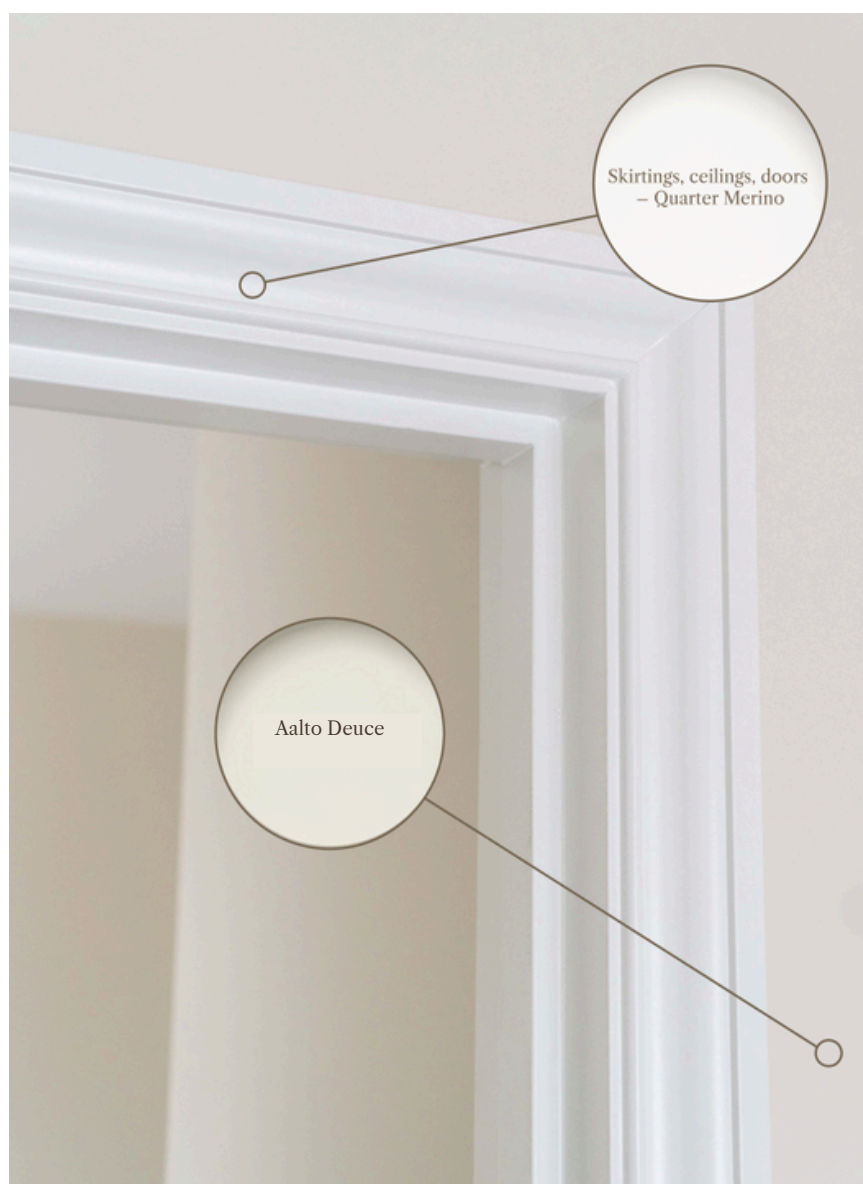
It's all in the details –
Standard Interior Spec
& Upgrade Options



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 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 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



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Standard Spec



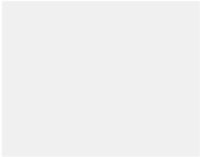
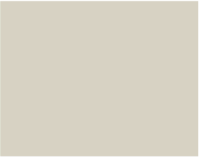















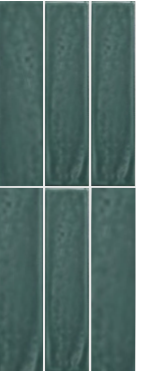
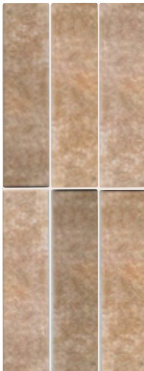






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Kitchen Upgrade Options

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



Kitchen Upgrade Options

Kitchen Fixtures	
Standard range	<div></div> <div>Waterway Roman Gooseneck StandardModern ChromeModern Brushed BrassModern BlackModern Brushed Nickel</div>
Upgrade range	<div></div> <div>Pull Out Spray ChromePull Out Spray Brushed BrassPull Out Spray BlackPull Out Spray Brushed Nickel</div>

Door Handle Upgrade Options

			
Polished Chrome Standard	Polished Chrome Standard	Unlacquered Brass	Black













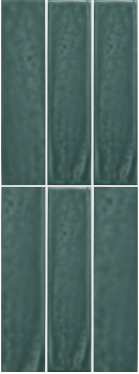





Flooring Upgrade Options

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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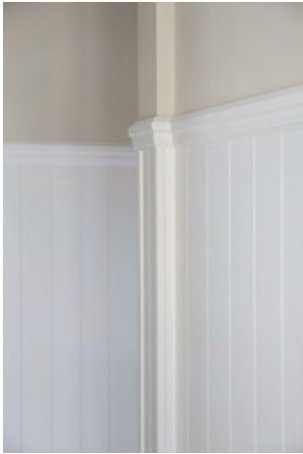



Go in the draw when you buy a Brooksfield.

Bathroom Upgrade Options

Vanity fixture				
 <p>Waterway 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>

Other Upgrade Options

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



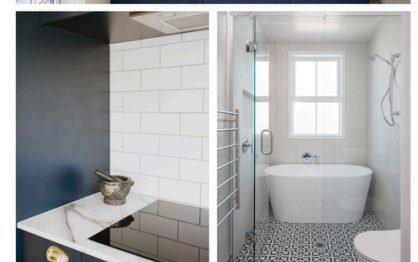
Light Blue & Brass



Sage Green & Brass



Dark Blue & Brass





Your Specialist Property Management Team

We Look After Your Property Like It's Our Own

At 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



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.

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.

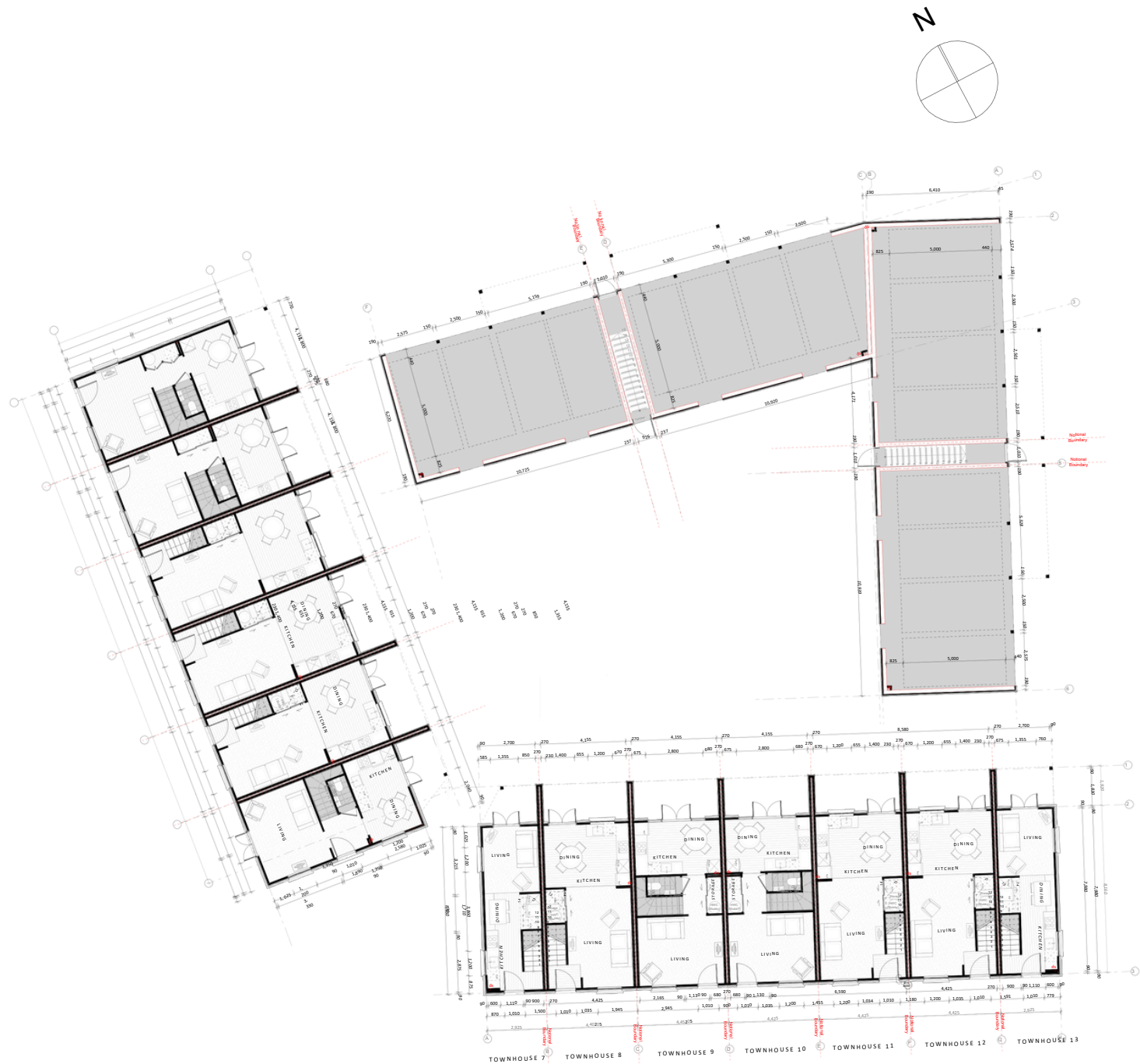
What makes Brooksfeld homes different?

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.

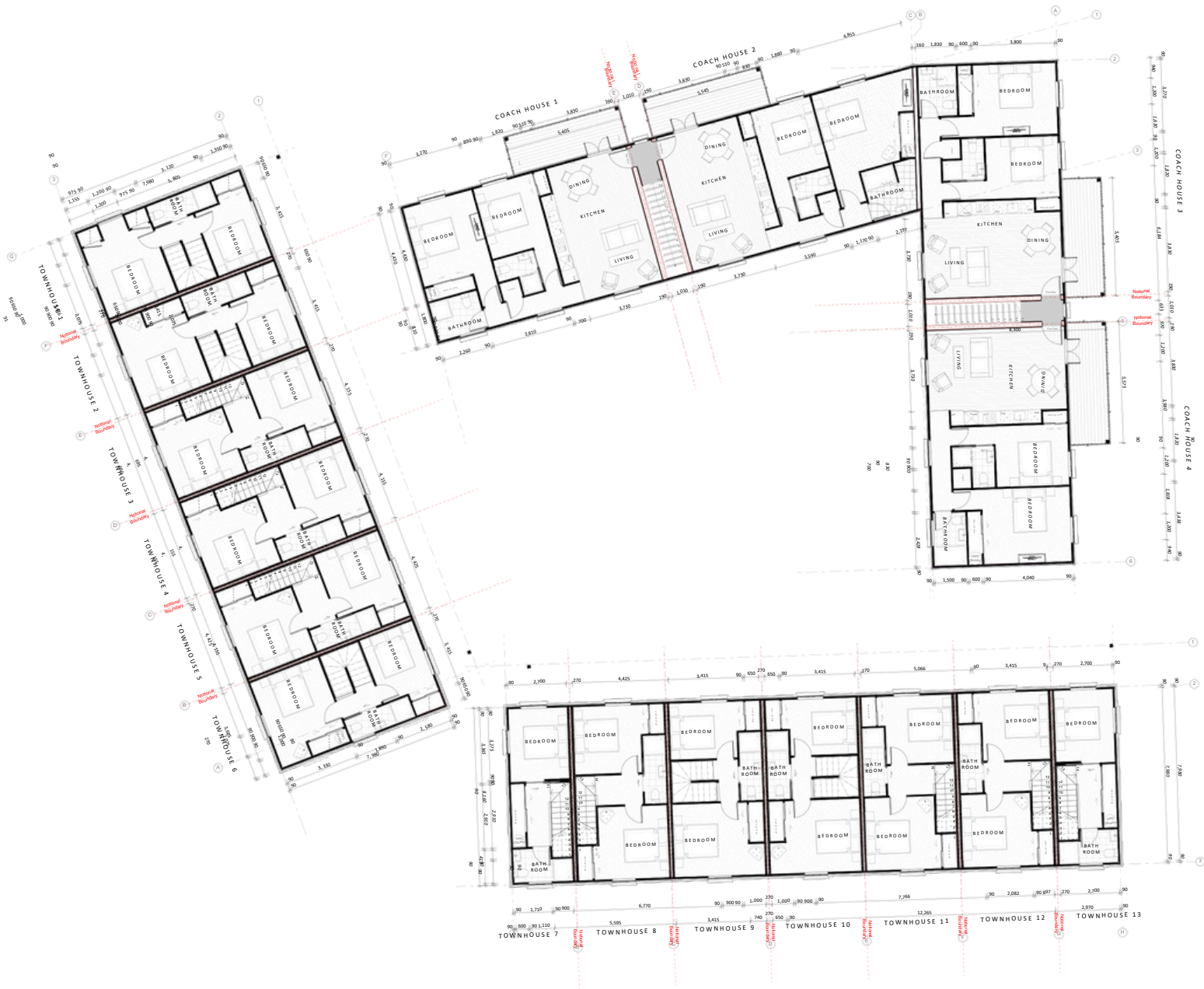
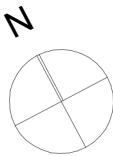
Inside every Brooksfeld home you'll find stone bench tops, tiled bathrooms, low-VOC paints and double glazed windows to name just a few of our premium features. It's all part of our commitment to creating beautiful and sustainable homes that exceed people's expectations without costing the earth.



Floor Plans – Ground Floor



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:

(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