WIN A FREE BROOKSFIELD Go in the draw when you buy a Brooksfield.

Investment Overview: 38 Buffon Street, Waltham

Seven Georgian Row Townhouses



- Guaranteed 6% yield for first 2 years
- High capital growth area average of 5.03% p.a. increase over the last 10 years*
- Go in the draw to win ANOTHER home if you purchase before EOY 2025

General Info

	BEDROOMS	BATHROOMS	GARAGE	SIZE (m ²)	PRICE
Townhouse 1	3	1.5	Carpark	98	\$727,000
Townhouse 2	3	1.5	Carpark	96.9	\$699,000
Townhouse 3	3	1.5	Carpark	96.9	\$717,000
Townhouse 4	3	1.5	Carpark	96.9	\$699,000
Townhouse 5	3	1.5	Carpark	96.9	\$699,000
Townhouse 6	3	1.5	Carpark	96.9	\$699,000
Townhouse 7	3	1.5	Carpark	98	\$723,000

Completion Date: August 2025

Why buy one of these homes?

- Guaranteed 6% yield for first 2 years
- High capital growth area average of 5.03% 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 Waltham 2025



Investment Analysis* 38 Buffon Street

Gross Yield

Weekly Cash Difference

Net Yield



Purchase price	\$	699,000	
Debt	\$	559,000	
Equity	\$	138,000	(20%)
Interest Rate		4.89%	Based on ANZ special 2 yr rate
Weekly Rent	\$	806	_
Annual Rent	\$	41,600	
Prop. Management Fee Rates	\$ \$	-4,066 -3,250	(8.5%)
RA + Insurance	\$	-2,750	
Maintenance	\$	-419	(0.06%)
Total	\$	-10,486	
Annual Interest	\$	-27,345	
Total Annual Cost	\$	-37,831	_
Total Annual Profit	\$	3769.48	

6%

4.49%

72.49

\$

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 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)

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

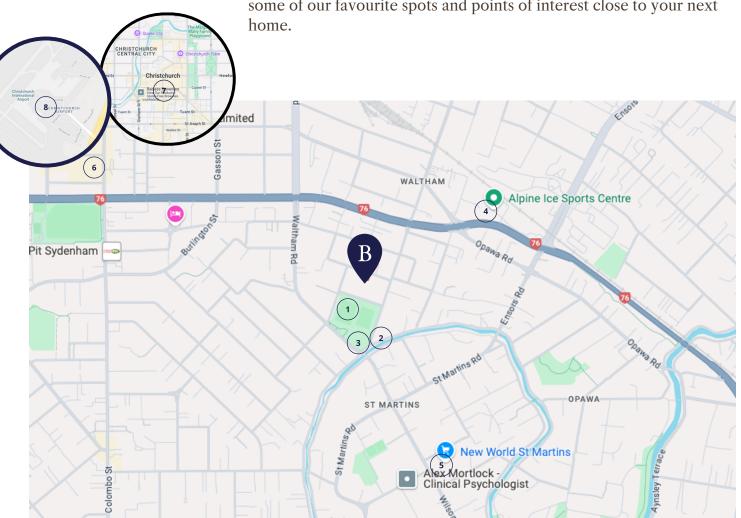
Sale Price: \$629,000 (30th March 2023) Resale price: \$660,000 (5 Sep 2024)

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

Location

38 Buffon Street 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) Waltham Park 350m
- Heathcote River 400m
- Waltham Pool 500m
- 4 Alpine Ice 850m

- St Martin's Shopping Centre 1.1km
- (6) The Colombo 1.8km
- 7 Christchurch CBD 2.5km
- (8) Christchurch Airport 13.2km

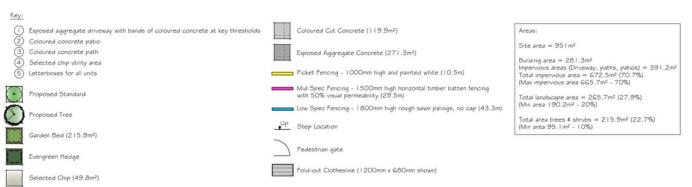


WIN A FREE BROOKSFIELD

Site Plan

38 Buffon Street







East & West Elevations

Ground Floor Stud Height - 2.55m First Floor Stud Height - 2.45m Attic Floor Stud Height - Coved up to 2.45m

Townhouse 7 Townhouse 6 Townhouse 5 Townhouse 4 Townhouse 3 Townhouse 2 Townhouse 1



West Elevation





East Elevation



North & South Elevations

Ground Floor Stud Height - 2.55m First Floor Stud Height - 2.45m Attic Floor Stud Height - Coved up to 2.45m



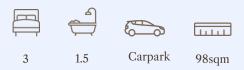
North Elevation South Elevation



Street Elevation



Floor Plans – Townhouse 1





Ground floor First floor Attic floor



Floor Plans – Townhouse 2-6







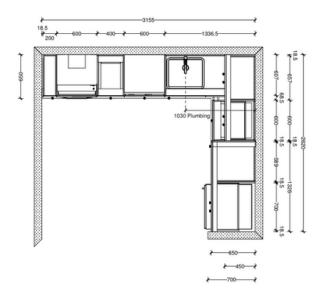
Floor Plans – Townhouse 7

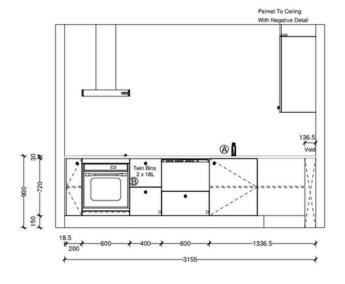


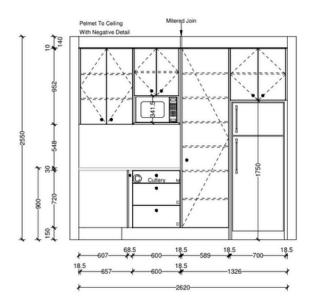




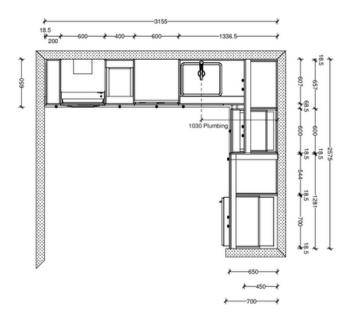
Kitchen Plans - Townhouse 1

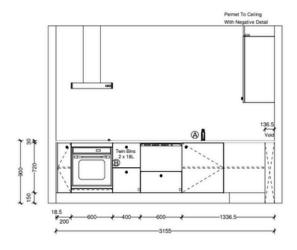


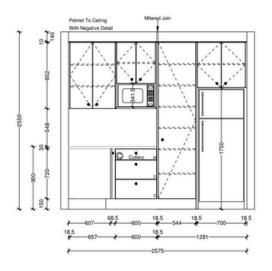




Kitchen Plans - Townhouse 2-7





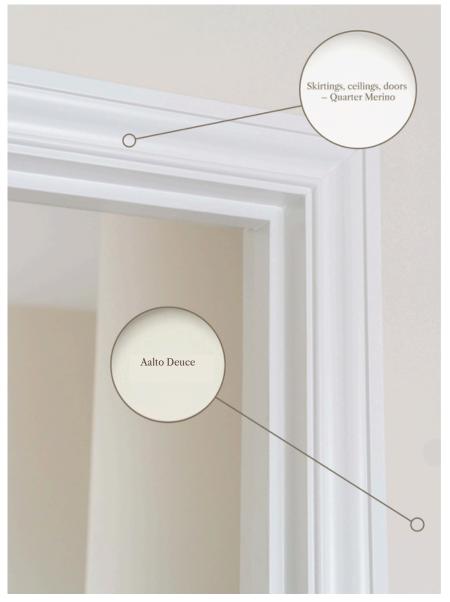


It's all in the details – Standard Interior Spec



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 Chattles

Oven: Smeg SFA6500TVX

Cooktop: Smeg Induction SI7643B

Dishwasher: Fisher & Paykel Single Drawer DD60ST4NX9

Range Hood: Applico Canopy Range Hood

Heat Pump: 7.5kW 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



Standard Spec









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



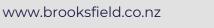
Richard Milbank Property Manager



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.





Brooksfield Expression Of Interest

This EOI form is non binding. It 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:

Pho	one Number:
Em	ail:
Ado	dress of Property:
Ind	icated Price:
Enc	l Date of Hold:
	Client Acknowledgement:
I/W	e 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 pro	operty will become available to the stock list, or the subsequent order of Backup Hold(s) after option (b).
Signed	:

BROOKSFIELD

