



CANTERBURY

32 Ensors Road, Opawa,
Christchurch

equiti

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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	SOLD
Townhouse 3	2	1	Carport	71	\$659,000
Townhouse 4	2	1	Carport	71	SOLD
Townhouse 5	2	1	Carport	71	SOLD
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	SOLD
Townhouse 10	2	1.5	Carport	76	SOLD
Townhouse 11	2	1	Carport	71	SOLD
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

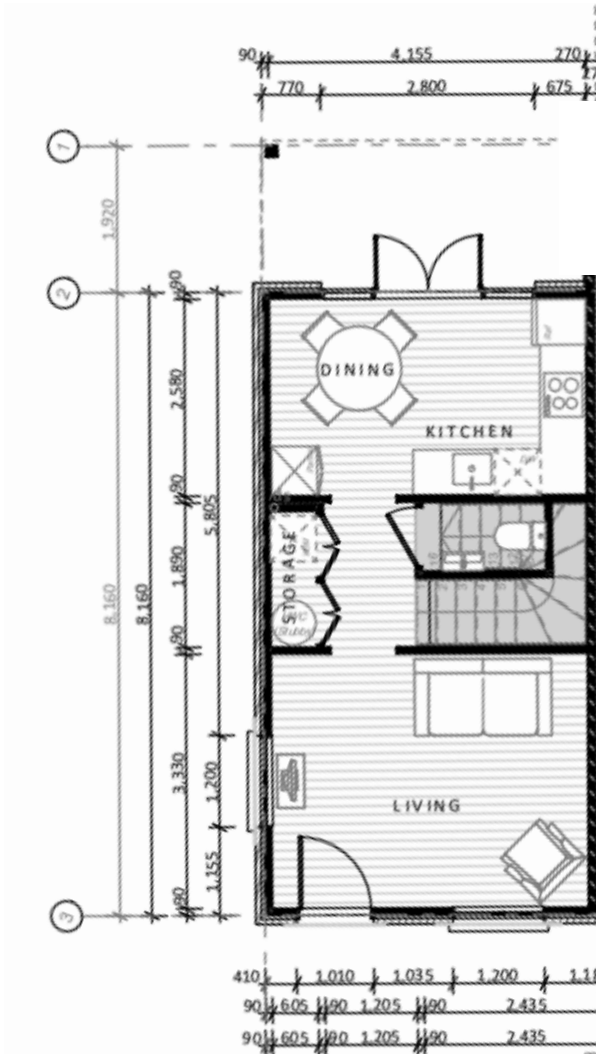
Floor Plans – Townhouse 1


2

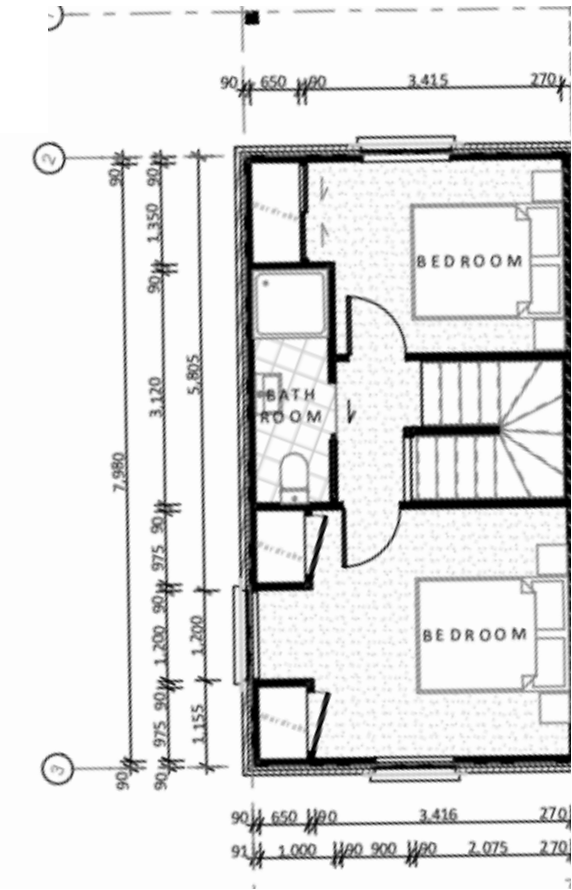

1


Carpark


72sqm



Ground floor



First floor



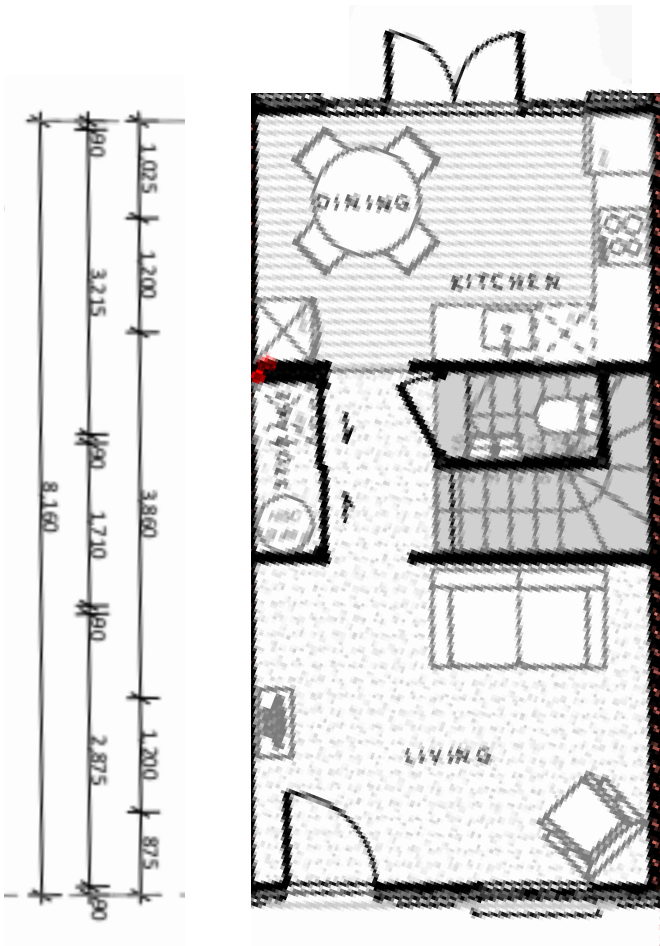
Floor Plans – Townhouse 2


2

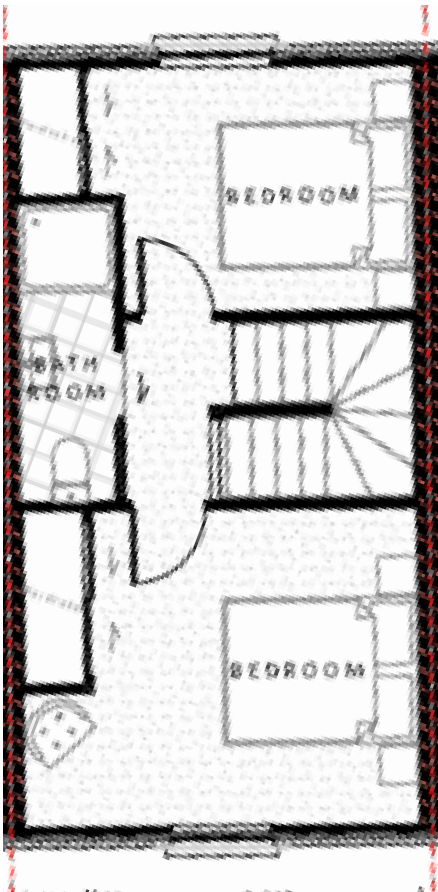

1.5


Carpark


71 sqm



Ground floor



First floor



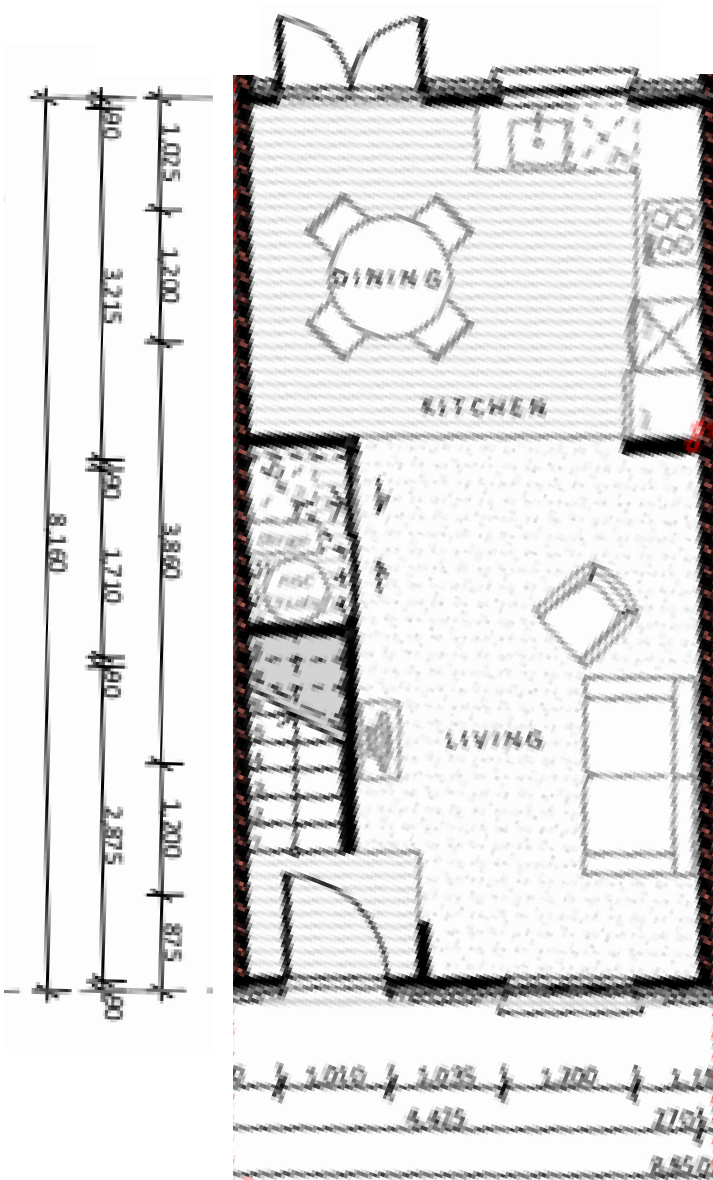
Floor Plans – Townhouses 3, 4, 5


2

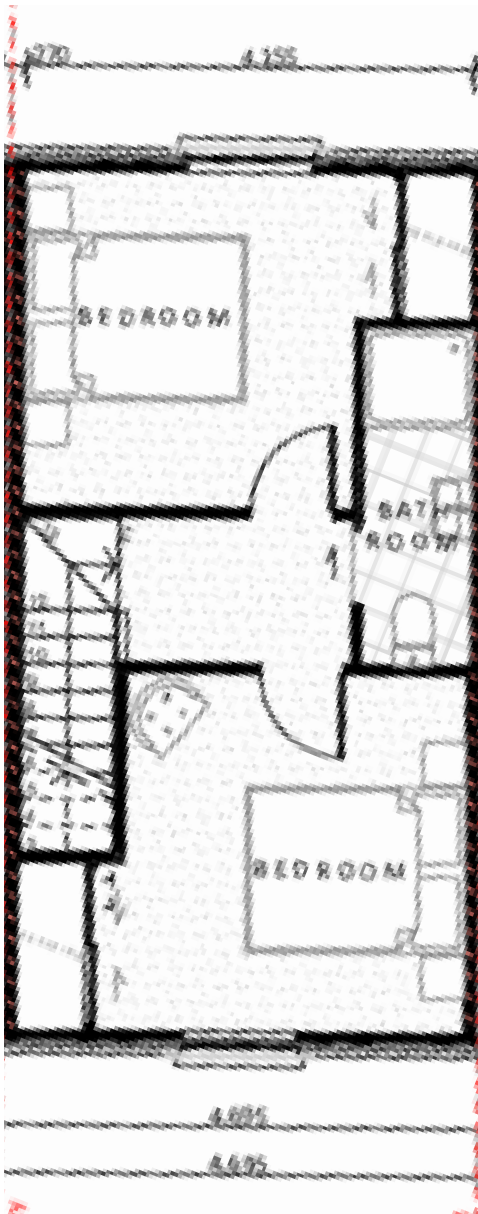

1


Carpark


71 sqm



Ground floor



First floor



2	1 - 1.5	Carpark	71 - 72sqm



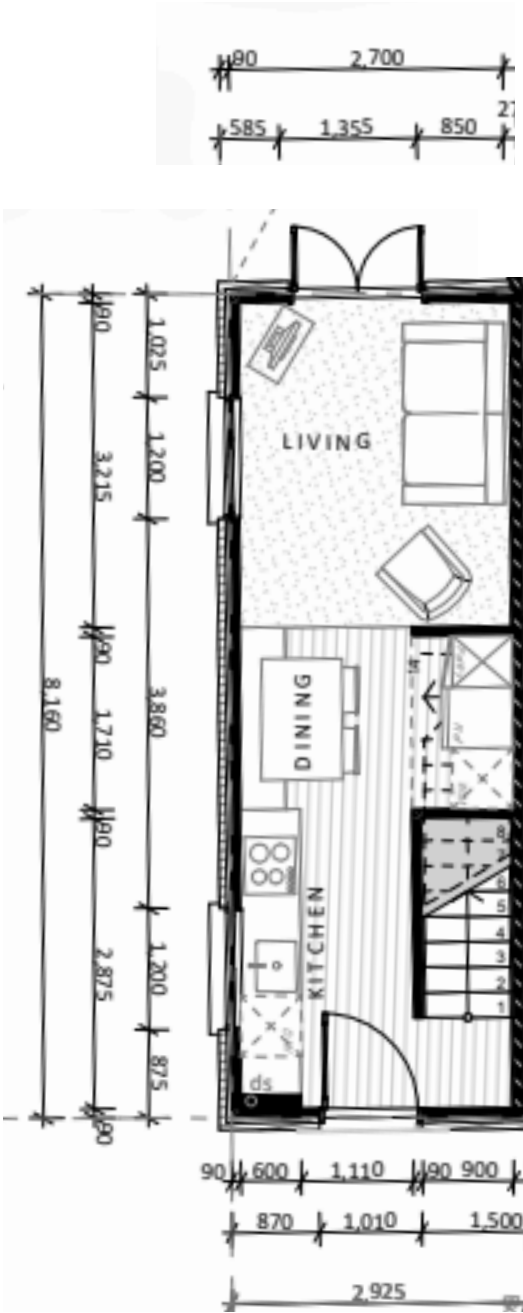
Floor Plans – Townhouse 7


1

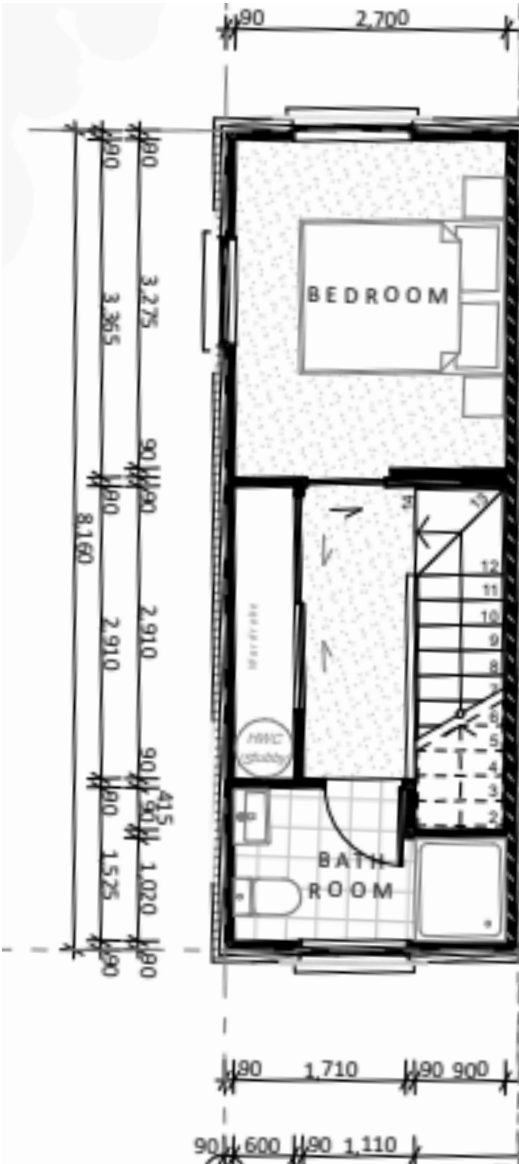

1


Carpark


49sqm



Ground floor



First floor

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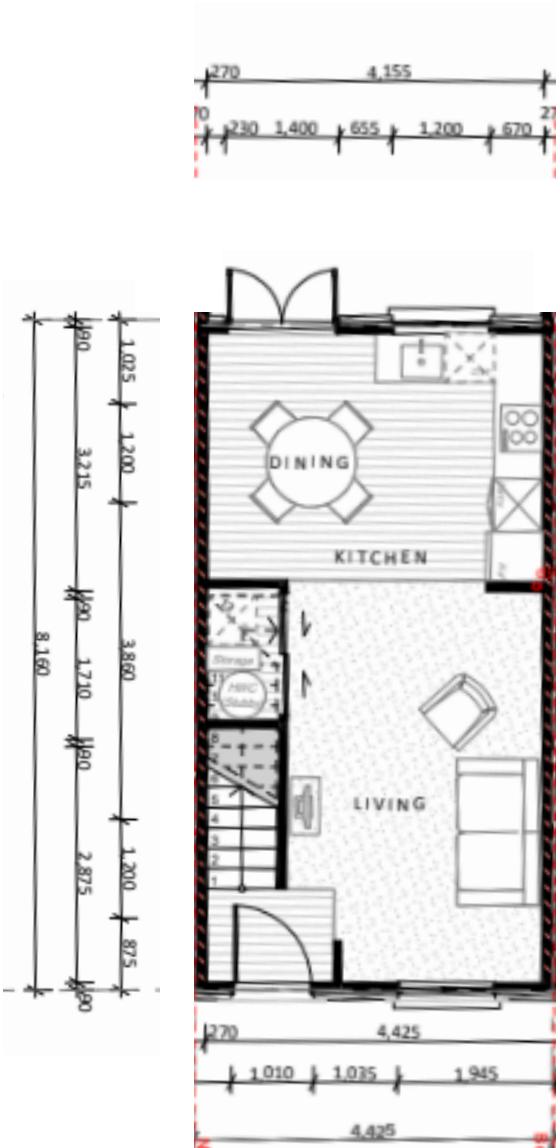
Floor Plans – Townhouse 8


2


1


Carpark


71sqm



Ground floor



First floor



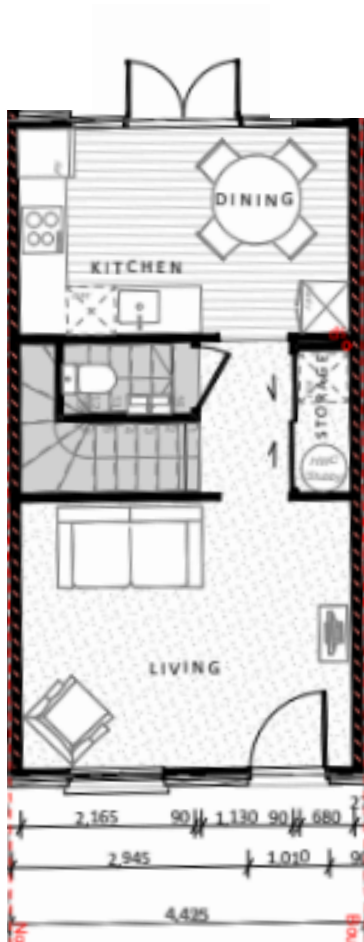
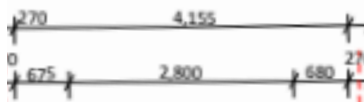
Floor Plans – Townhouse 9


2

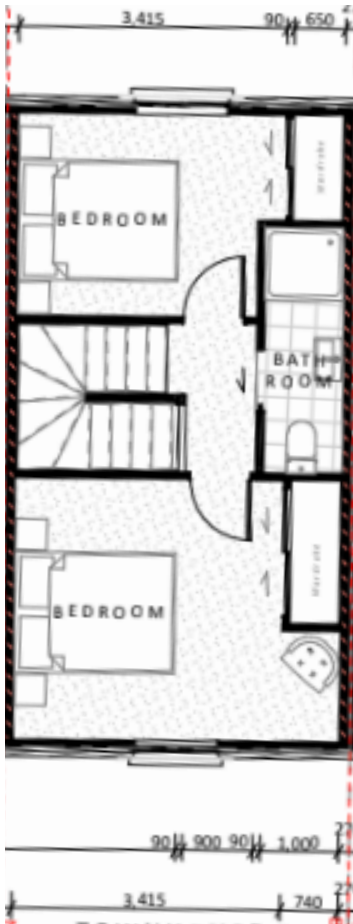

1.5


Carpark


76sqm



Ground floor



First floor



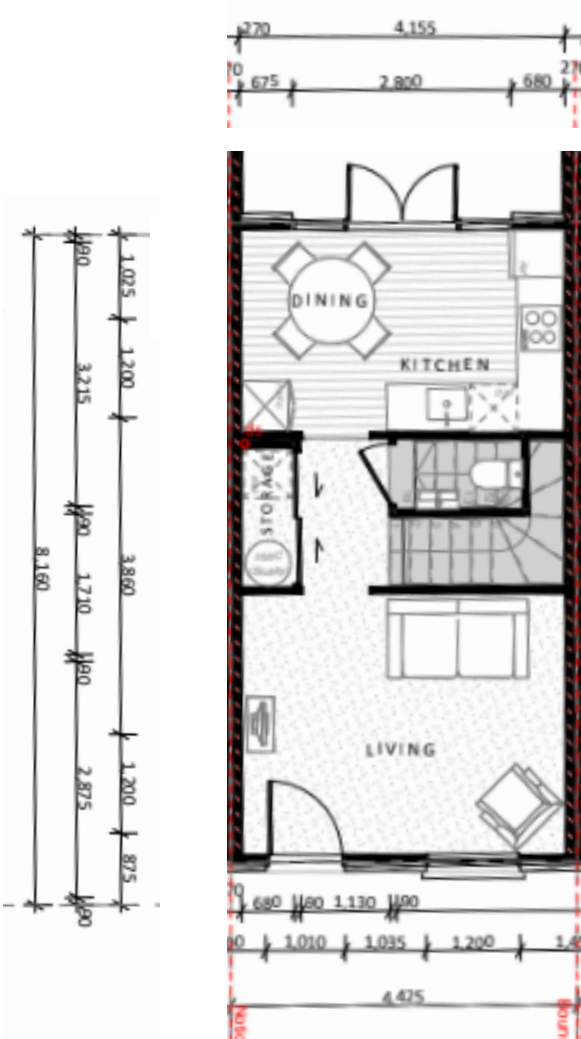
Floor Plans – Townhouse 10


2

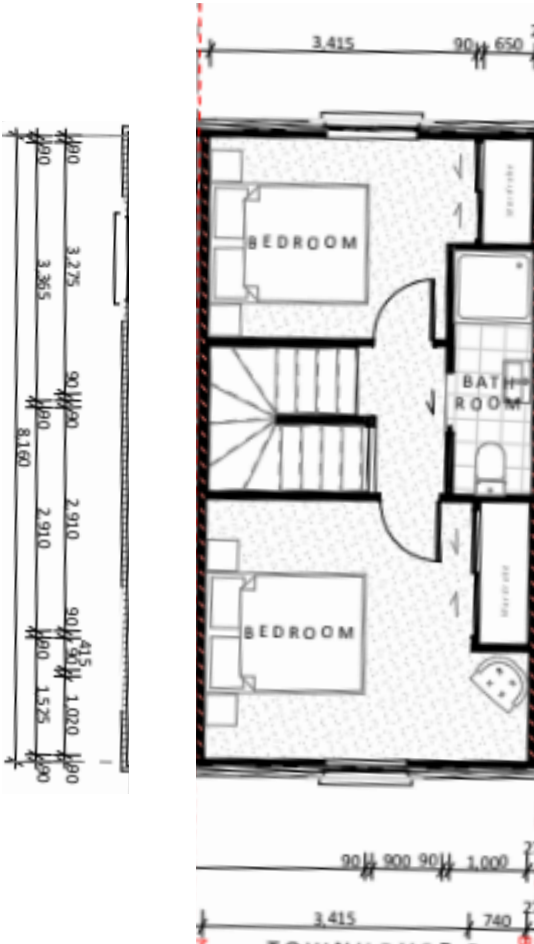

1.5


Carpark


76sqm



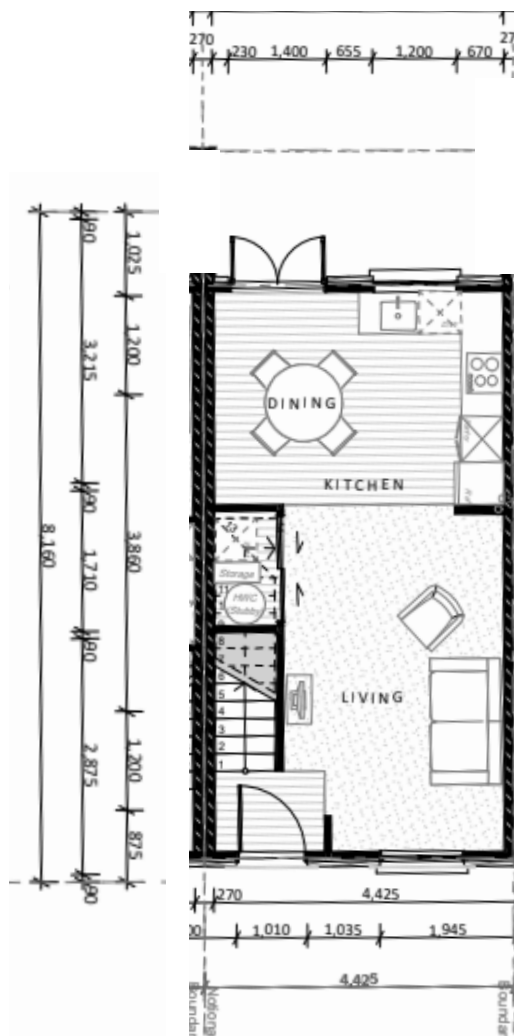
Ground floor



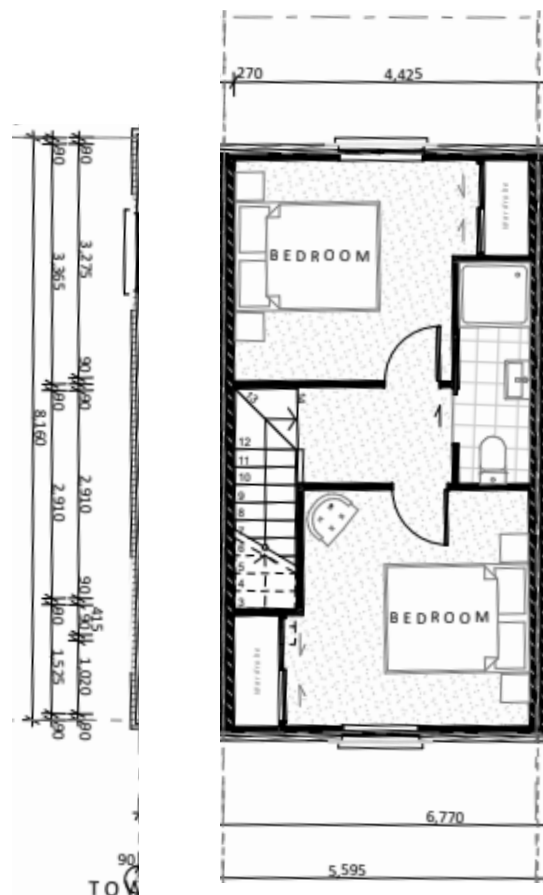
First floor



2	1.5	Carpark	71sqm



Ground floor



First floor

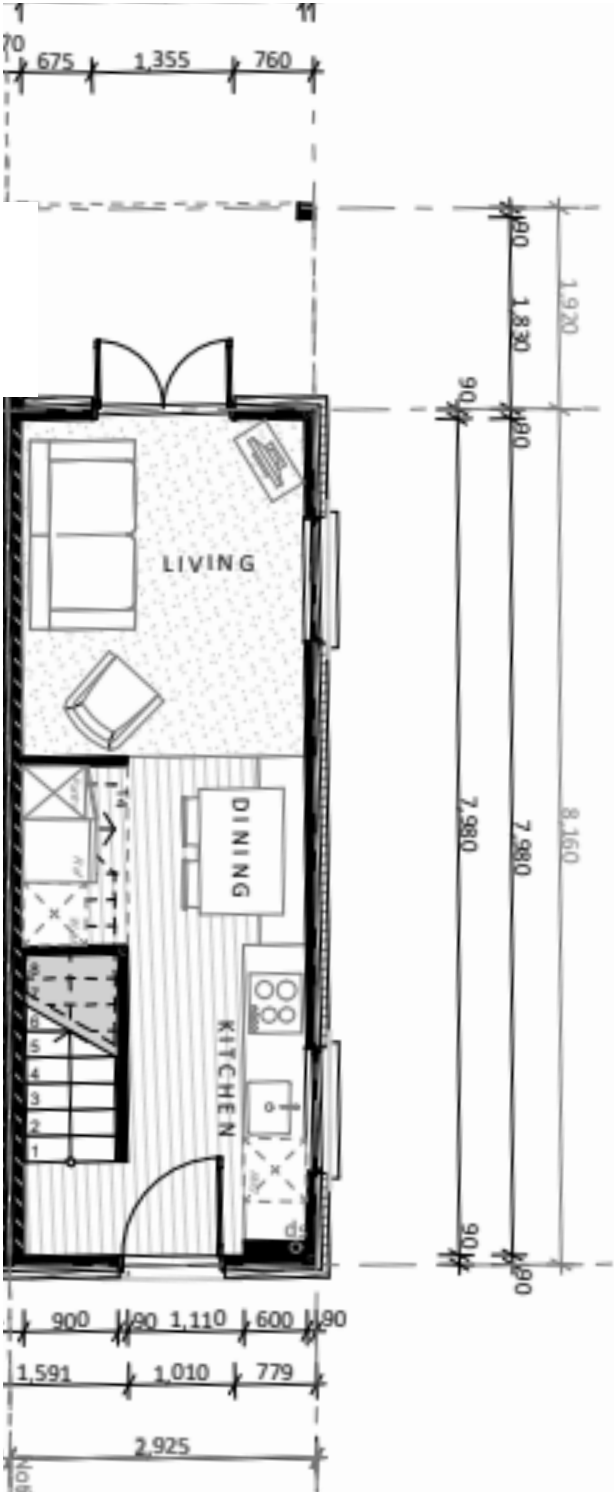
Floor Plans – Townhouse 13


1

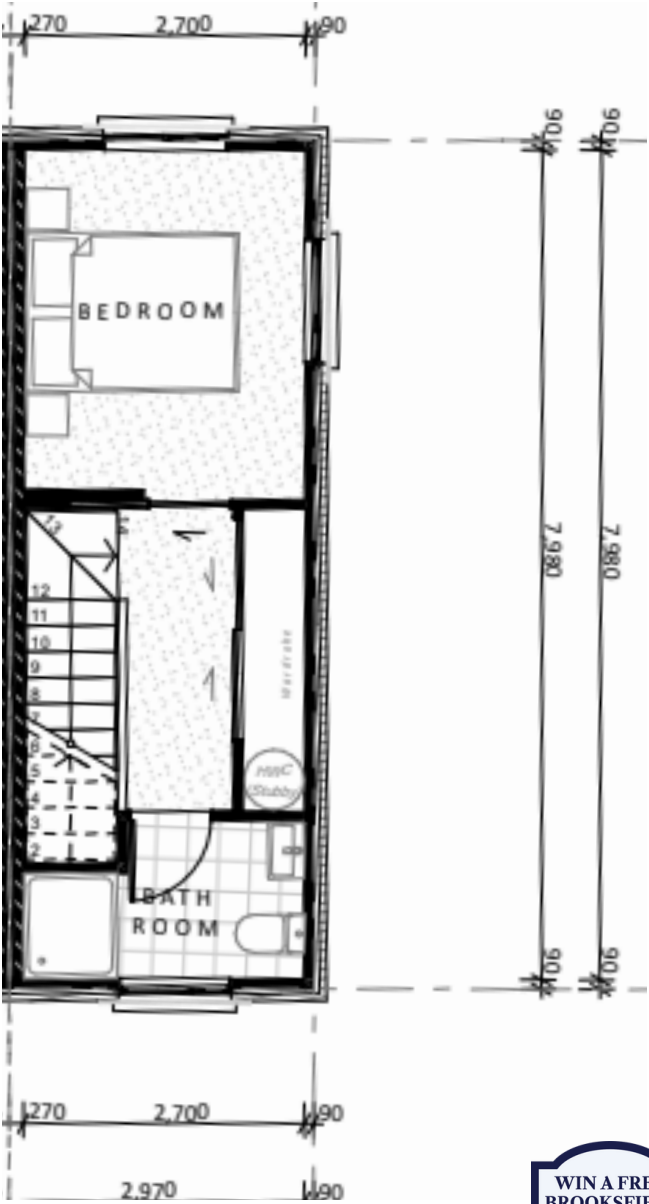

1


Carpark


49sqm



Ground floor



First floor



Floor Plans – Coach House 1


2


2


Carpark


75sqm



First floor

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Go in the draw when you buy a Brooksfeld.

Floor Plans – Coach House 2


2


2


Carpark


80sqm



Floor Plans – Coach House 3


2


2


Carpark


75sqm



First floor



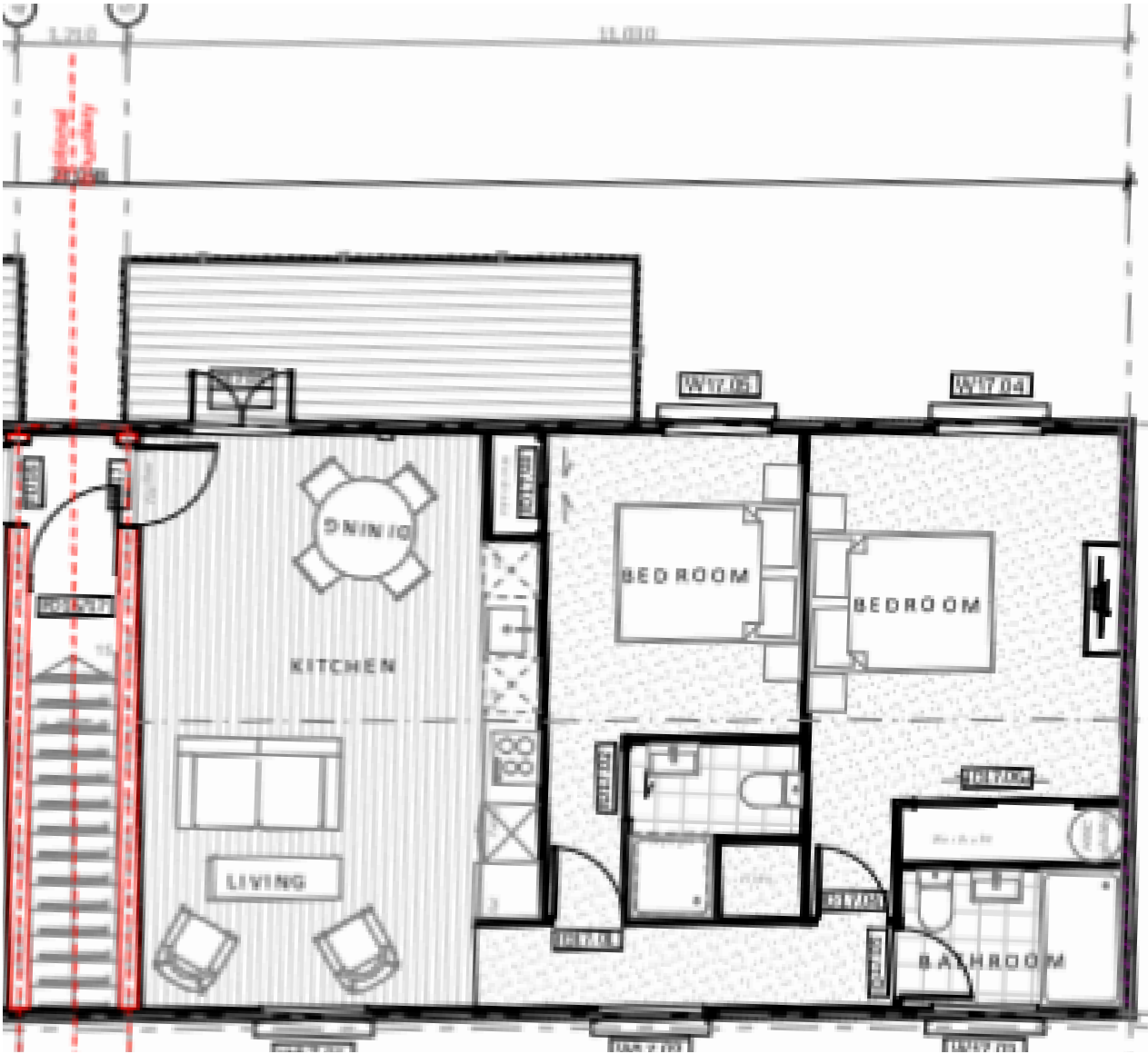
Floor Plans – Coach House 4


2


2


Carpark

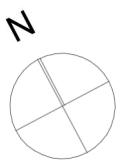

76sqm



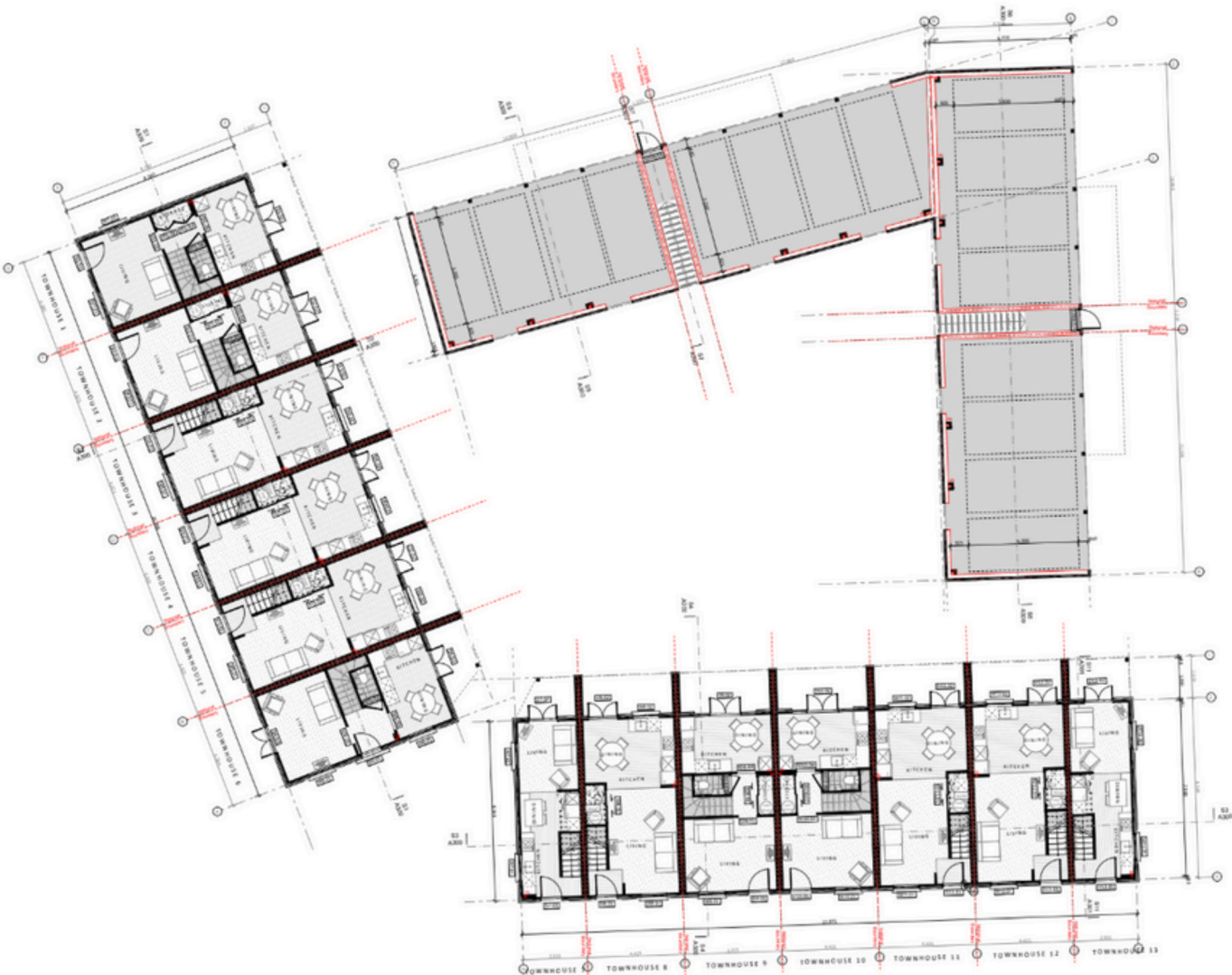
First floor



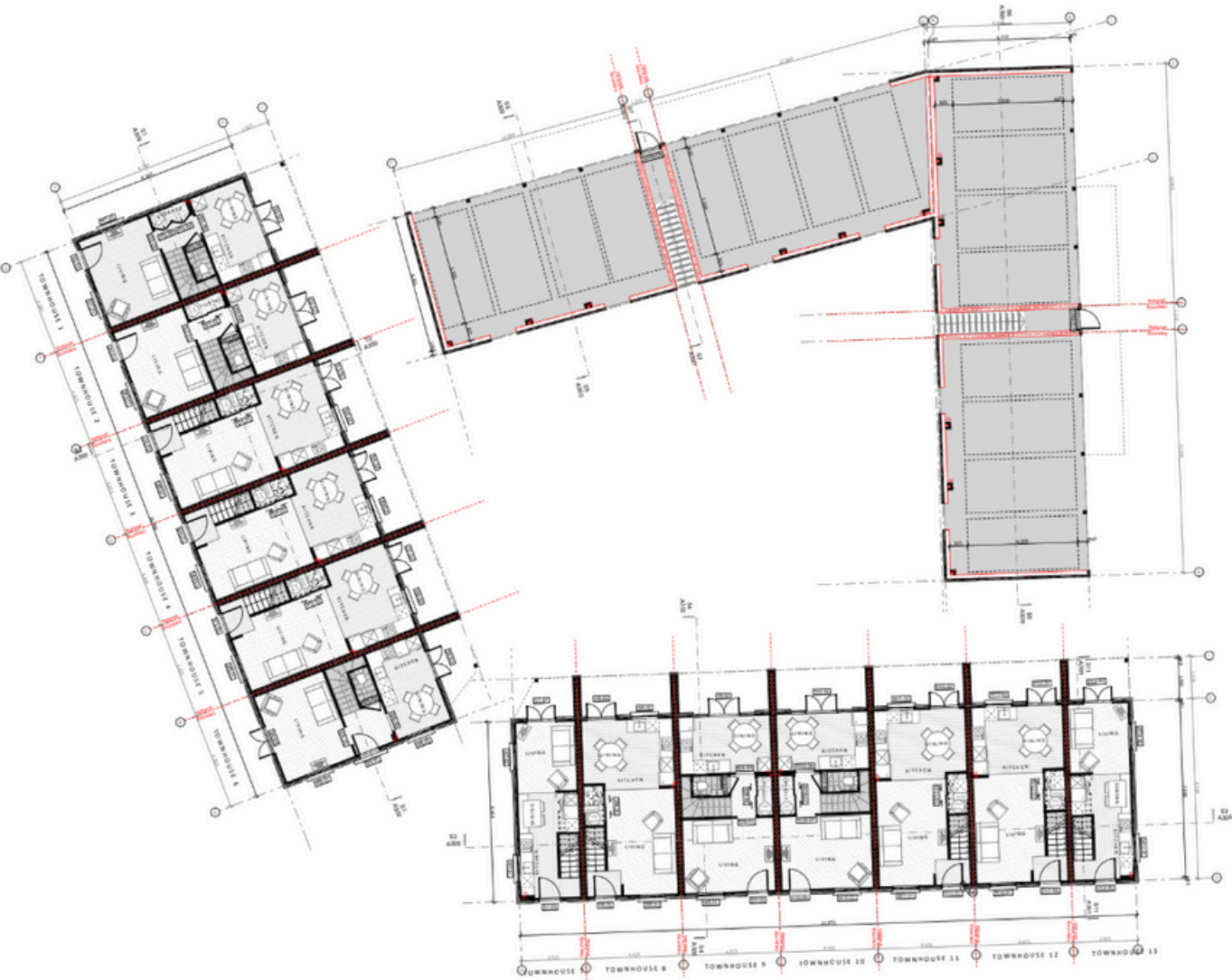
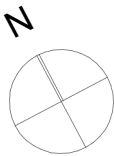
Floor Plans – Ground Floor



C B A 1



Floor Plans – First Floor





Landscaping Plan

LEGEND:

- A** Communal driveway
- B** Gated pedestrian entrance way and street access / letter box location for coach houses
- C** Existing grass berm and large trees on corner of Ensors Road and Opawa Road
- D** Street access from Ensors Road / Opawa Road to townhouse units

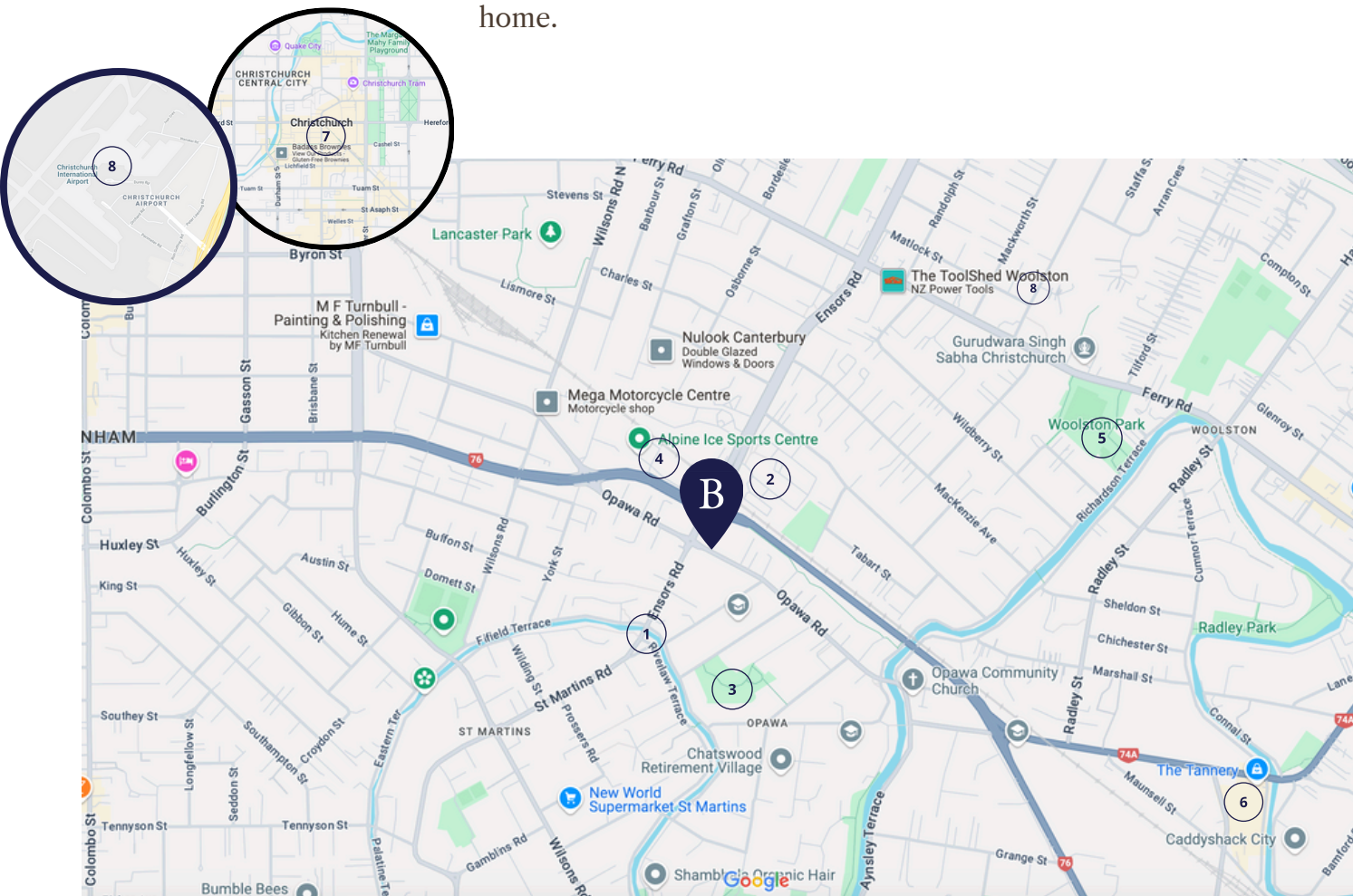
- E** Outdoor living spaces at the back of properties - patio area/garden beds/ utility and services area
- F** Large Open Communal Area and bik parking centralised between units
- G** Communal waste area
- H** Bike storage shed for Townhouse 13



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) |



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Go in the draw when you buy a Brooksfeld.



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)



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



0800 548 454



www.brooksfeld.co.nz



pm@brooksfeld.co.nz



Your Rental Appraisal

9 May 2025

ADDRESS: Town house, 34 Ensors Road, Waltham

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be **\$520 per week** for an unfurnished, long-term rental. ■

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager





Your Rental Appraisal

9 May 2025

ADDRESS: Town house, 34 Ensors Road, Waltham

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be **\$630 per week** for an unfurnished, long-term rental. ■

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager



2



1



1



0800 548 454



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pm@brookfield.co.nz





Your Rental Appraisal

9 May 2025

ADDRESS: Coach Houses, 34 Ensors Road, Waltham

Thank you for the opportunity to provide a rental appraisal for the above property. We use the latest market insights, current available listings and recently rented statistics to provide you with a comprehensive appraisal.

After reviewing the provided information, I believe a fair market rent would be **\$650 per week** for an unfurnished, long-term rental. ■

Please do not hesitate to contact me if you have any questions regarding this rental appraisal.

Kind regards,

Ngaire Baker
Senior Property Manager



2



2



1



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Investment Analysis*

32 Ensors Road



Purchase price	\$	659,000	
Debt	\$	527,200	
Equity	\$	131,800	(20%)
Interest Rate		4.89%	Based on ANZ special 2 yr rate

Weekly Rent	\$	760
Annual Rent	\$	39,540

Prop. Management Fee	\$	-3,865	(8.5% + GST)
Rates	\$	-3,193	
RA + Insurance	\$	-2,750	
Maintenance	\$	-500	
Total	\$	-10,308	
Annual Interest	\$	-25,780	

Total Annual Cost	\$	-36,088
Total Annual Profit	\$	3,452

Gross Yield		6%
Net Yield		4.44%
Weekly Cash Difference	\$	<u>66.38</u>

Cash flow positive!

*Estimated numbers based on available data

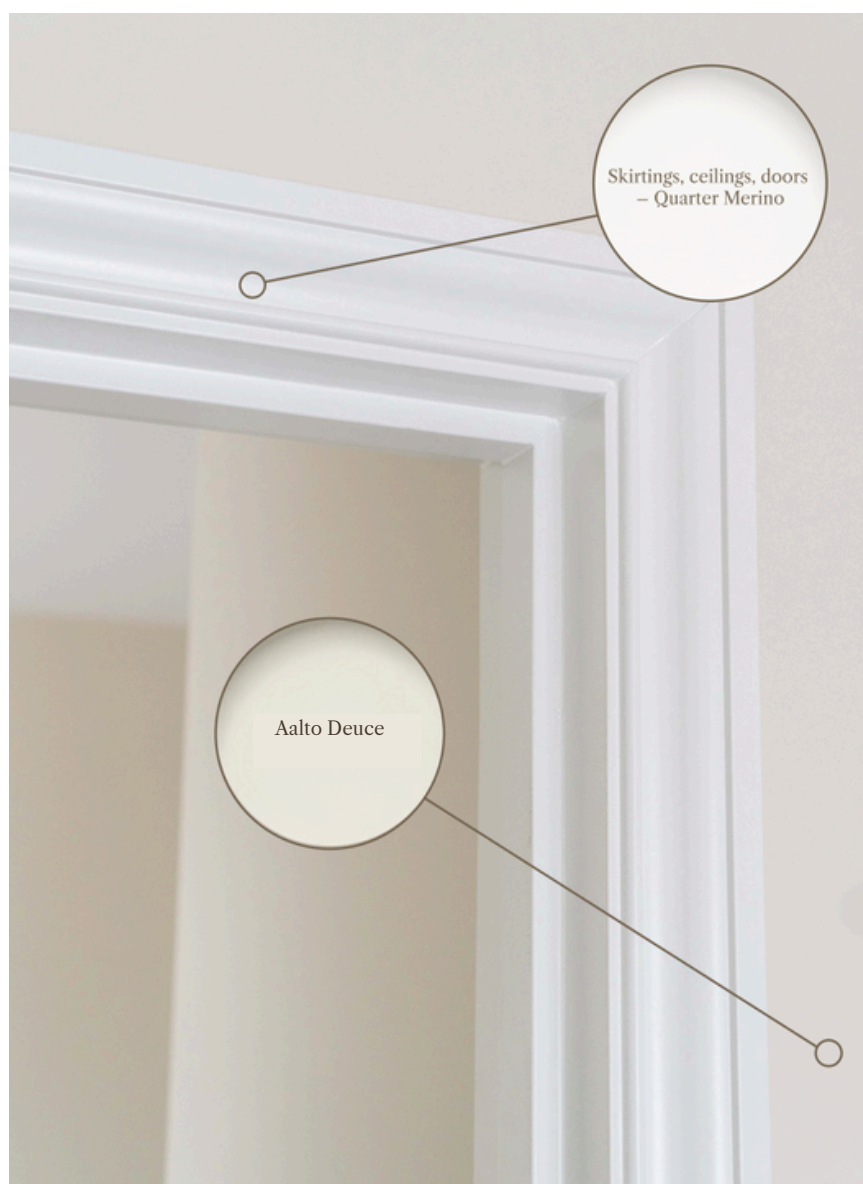
It's all in the details –
Standard Interior Spec
& Upgrade Options



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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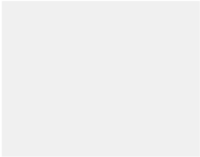
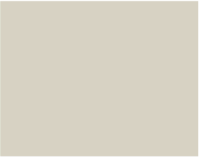
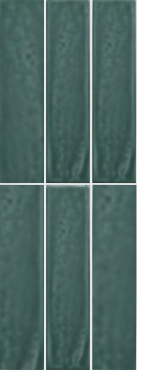
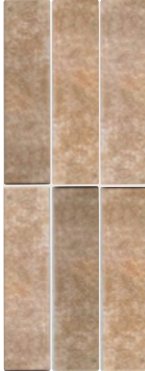
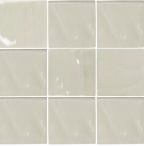
Standard Spec



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Kitchen Upgrade Options

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



Kitchen Upgrade Options

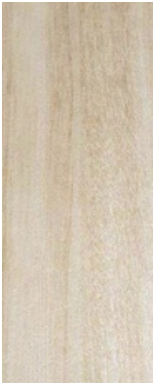
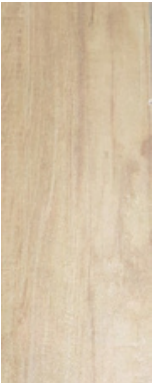
Kitchen Fixtures	
Standard range	 Waterway Roman Gooseneck StandardModern ChromeModern Brushed BrassModern BlackModern Brushed Nickel
Upgrade range	 Pull Out Spray ChromePull Out Spray Brushed BrassPull Out Spray BlackPull Out Spray Brushed Nickel

Door Handle Upgrade Options

	  
Polished Chrome Standard	Polished Chrome StandardUnlacquered BrassBlack

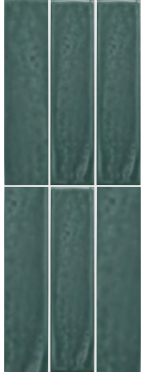


Flooring Upgrade Options

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



Bathroom Upgrade Options

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

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BROOKSFIELD



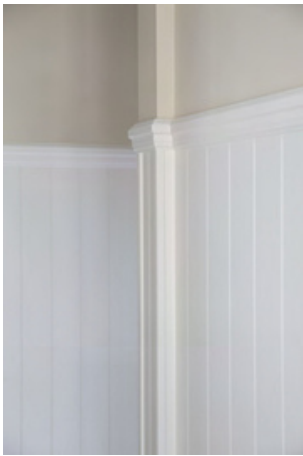
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Bathroom Upgrade Options

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

Other Upgrade Options

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



Mood Boards

[illegible][illegible]

A mood board for a bathroom renovation. It features a brass faucet, a brass shower head, a brass door handle, a brass towel ring, a brass shower floor drain, and a brass shower pan. The vanity is made of light-colored wood. The door is a solid blue color. The wall tile is a patterned tile with a blue and white geometric design. The floor is a light-colored tile. The text on the mood board includes "Shavings, ceiling", "Bathroom", "Walls", and "Bathroom".



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*



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.



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)

The 5 Step Purchase Process

1

Reach Out to Us

Get in touch with a friendly equiti team member to check if your dream property is available.

2

Sign on the Dotted Line

Once we confirm the property is yours for the taking, we'll help you with the paperwork using the official Real Estate Institute of New Zealand and Auckland District Law Society Agreement.

3

Due Diligence Time

After everyone signs the Agreement, you have 10-15 working days to do your homework. Chat with your lawyer, financial adviser, accountant, and mortgage broker to make sure you're good to go. If you're not happy, you can cancel the Agreement without any fuss!

4

Seal the Deal

Happy with everything? Awesome! Let your lawyer know, and the Agreement will be locked in. Your deposit is now due.

5

Prepare for Smooth Sailing

Your deposit is safely stashed in the vendor's solicitor's trust account. As we get closer to completion, we'll introduce you to important folks like a building inspector, chattel valuer, property manager, and insurance advisor to make sure your investment property is ready for a smooth and successful settlement!



Meet The Team

Equiti believe in building better futures, together.

New Zealand has an undersupply of homes. We are not building enough homes to cater for the people that choose to call New Zealand home, let alone the new ones that are arriving each week.

Most Kiwi's know that they will not have enough income to fund their lifestyle in retirement. Some know that they need to do something but don't know where to turn.

Equiti believe in growing wealth through property. This is through a passive, buy and hold long-term strategy. That is buy new, buy well, make sure you can afford it, and hold it for as long as you need to; to get what you need from the property. And review your strategy annually, with your financial adviser and, if you can afford it, do it again....and again. To do this you need a trusted financial adviser, the right property advice and the right properties!

Equiti are the real estate platform that helps to bring it all together. We are here you help you on your journey to create wealth through property. We look forward to working with you and building better futures, together.



Hamish Cowan | Founder and Director

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Hamish founded equiti to help New Zealanders build better futures through property wealth. With 17 years in finance and real estate, he supports advisers and purchasers in providing compliant, tailored property solutions.



Jordan Gosden | Operations Manager

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With 9+ years in real estate, Jordan's expertise spans system management, process improvement, and operations. From admin roles to Customer Service Manager, she now excels as Operations Manager, driving efficiency, ensuring compliance, and fostering team success.



Suzanne Hill | New Build Property Investment Specialist

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Suzanne is a Licensed Salesperson. She has sold over 170 properties and helped hundreds of Kiwis build their property portfolios. With her extensive expertise as a Property Coach, Financial Adviser, and Accountant, you can trust that you're in the best hands.





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