



OTAGO

94 Musselburgh Rise, Musselburgh
Dunedin

equiti

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About Us

Leading Dunedin Townhouse Developer Locally Owned & Operated

Founded by Tom Nailard, George Hercus, and Charles Blair, TGC Homes excels in delivering housing solutions in the Dunedin market. From social housing to first-time home buyers, investors, and high-end townhouses for retirees, TGC Homes is known for being one of the most honest and down-to-earth developers to work with. They are recognised as approachable and easy-going, whilst ensuring high quality workmanship with modern yet practical aesthetics.

"We are passionate about what we do and have a keen eye for detail. Warm, affordable housing is the foundation on which successful communities are built. We take this responsibility seriously and scrutinise every development to ensure it allows its occupants to live, work and play in a healthy environment.

This means more than just building a house. It means building the right home, in the right location, at the right price. We look forward to making your property aspirations a reality."



Tom Nailard



George Hercus



Charles Blair



"The feedback from the tenants has been great."

LAURA DAY



"TGC certainly took the stress out of the build process and it was completed before the expected date."

BOYD MACPHERSON



www.tgc.nz



SHOW HOME OPENING HOURS

📍 74 David St, Caversham, Dunedin

Sundays 11am – 12pm

Tuesdays 12:30pm – 1:30pm

Judge for yourself the quality of work in our townhouses

Experience the quality of craftsmanship in our townhouses for yourself. Visiting our show home is a fantastic opportunity to get a true feel for the space and layout while speaking directly with our team. Discover how our thoughtfully designed homes optimise space, light, and functionality, creating a living experience that's both practical and beautiful.

Book a Private Viewing

If you can't make our scheduled show home open times you can book your own private viewing to visit our townhouse at a time that suits you. Call Charles Blair on 027 313 1115 to arrange a time.

Why Buy in Dunedin?

Dunedin is a well-kept secret within New Zealand. This vibrant and lively city boasts breathtaking beaches, magnificent historic structures, a world class stadium, and a continuously expanding array of cafés, bars, restaurants, and galleries.

Over the past decade, Dunedin's population has surged by 10% and is projected to continue to grow at a steady rate of 1% annually until 2034. The residential construction sector has been unable to keep up with this population growth, to the point where there is a current **shortage of 1,500 homes in the Dunedin urban area, which is forecast to increase to 4,400 homes by 2034.**



**Dunedin's population
has surged by 10%**

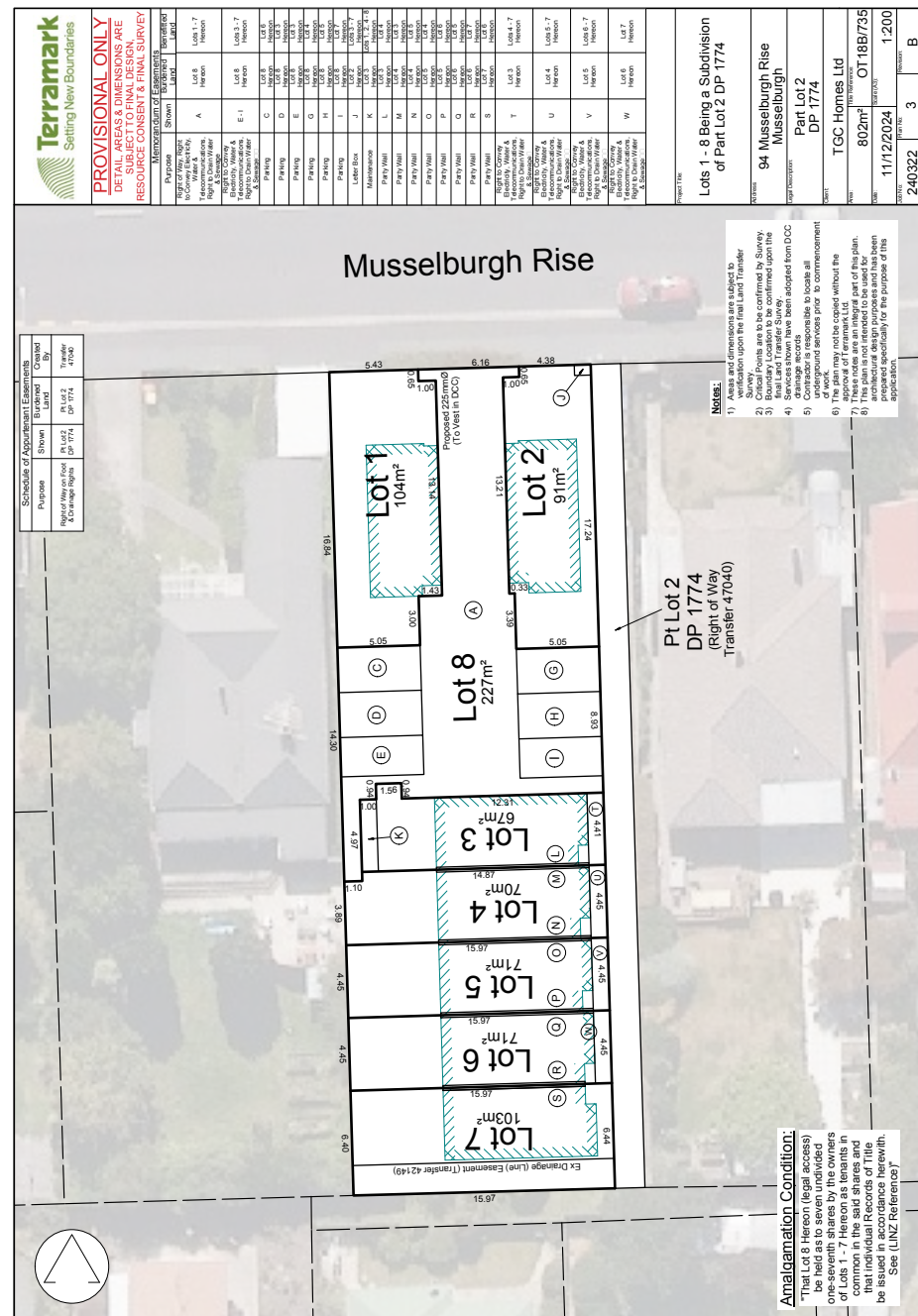
This forecast growth is underpinned by significant infrastructure investment in Dunedin over the next 15 years. The Dunedin City Council has committed to spending \$1.5 billion over 10 years renewing pipes and roads, upgrading pools and playgrounds, and planning for the future. Additionally, the current National led government has committed to a budget of \$1.88 billion to build the new Dunedin hospital. Dunedin's economy will receive a massive boost as a result of these projects, and the hospital build alone will employ thousands of construction workers over the lifetime of the project. These are workers the city does not currently have and will have to bring in from elsewhere. This localised immigration will put further pressure on a city where the demand for high quality housing is already outstripping supply.

Investing in Dunedin presents a unique opportunity to capitalise on an undiscovered treasure, fuelled by a growing population, significant infrastructure projects, and an increasing housing demand.



Lot	Bed	Bath	Car Park	Floor Area	Land Area	Terraced/ Standalone	Price	Rental Yield
1	2	2	1	82	104	Standalone	\$675k	5.08%
2	2	2	1	82	91	Standalone	\$675k	5.08%
3	3	2	2	98.5	67	Terraced	\$755k	5.10%
4	3	2	1	96	70	Terraced	\$735k	5.16%
5	3	2	1	96	71	Terraced	\$735k	5.16%
6	2	2	1	81	71	Terraced	\$655k	5.16%
7	2	2	1	81	103	Terraced	\$659k	5.13%

Scheme Plan



Floor Plans



2 bed, 2 bath, 1 car park townhouses

Lots 1, 2, 6 and 7. For detailed plans refer to the S&P Agreement.

2 bed, 2 bath, 1 car park townhouses

MUSSELBURGH RISE | Dunedin

Lots 1, 2, 6 and 7. For detailed plans refer to the S&P Agreement.

First Floor



Ground Floor



Lots 1 and 2 are generously sized, standalone, 2-bedroom, 2-bathroom townhouses with great street frontage. Occupants will enter the home from the car park side of the building into the open plan kitchen, dining and living area. The entertainer's kitchen comes complete with an interior designed colour scheme, an island bench, stone benchtops, brushed nickel tapware and quality F&P appliances. The north facing living room opens out onto an extra large, private outdoor courtyard providing great indoor-outdoor flow for summer entertaining. A storage cupboard is located behind the stairwell, while under the stairs the washer-dryer combo is located with plenty of room remaining for your golf clubs.

Upstairs is the sun-drenched, north facing master bedroom complete with an ensuite and double wardrobe with a built-in organiser. The guest bedroom, with its own wardrobe and built-in organiser, and the main bathroom is also located on the first floor. A linen cupboard is located above the stairwell.

Lots 6 and 7 are 2-bedroom, 2-bathroom terraced townhouses located towards the rear of the site providing excellent privacy. Occupants will enter the properties via a footpath along the eastern border of the development, with the entrance opening onto the ground floor. The open plan kitchen, dining and living layout is identical to Lots 1 and 2 and also opens out onto an extra large, private outdoor courtyard.

Upstairs, the western facing master bedroom will be soaked in afternoon and evening sun, and comes complete with an ensuite and double wardrobe with built-in organiser. The guest bedroom faces east and will receive excellent morning sun, it also comes with its own wardrobe with built-in organiser. The main bathroom is located on this floor, along with a linen cupboard above the stairwell.

Floor Plans



3 bed, 2 bath, 1-2 car park townhouses

Lots 3, 4 and 5. For detailed plans refer to the S&P Agreement.

3 bed, 2 bath, 1-2 car park townhouses

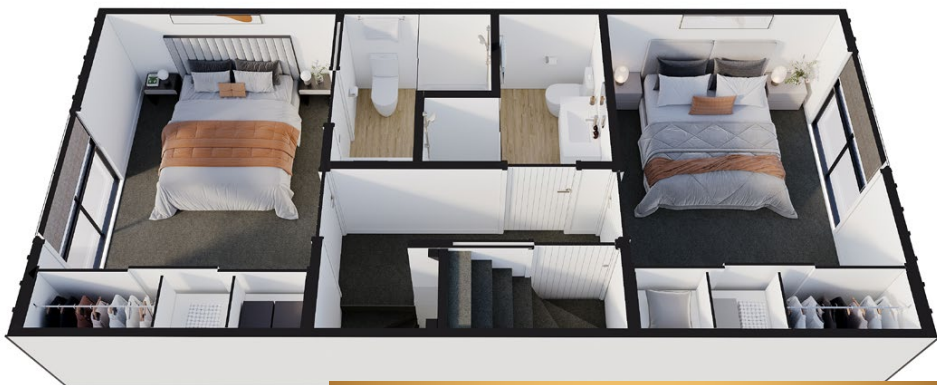
MUSSELBURGH RISE | Dunedin

Lots 3, 4 and 5. For detailed plans refer to the S&P Agreement.

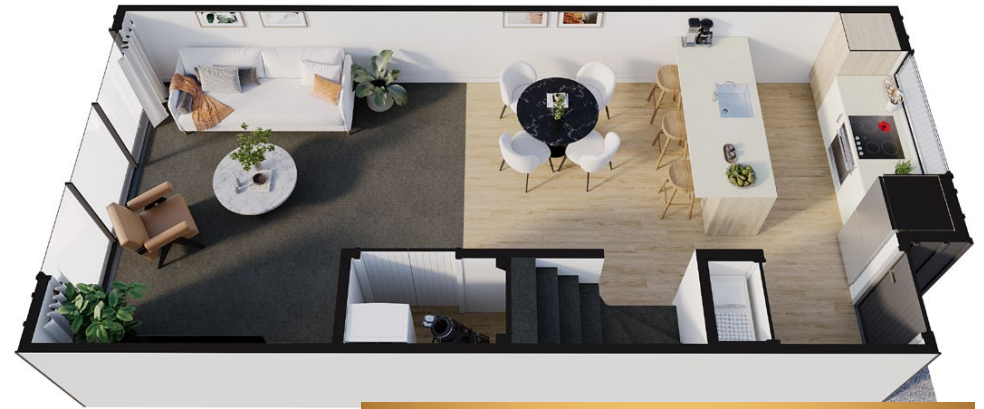
Second Floor



First Floor



Ground Floor



Lots 3, 4 and 5 are TGC Home's new 3-bedroom, 2-bathroom, loft style townhouses. Occupants will enter the property via a footpath along the eastern border of the section, with the entrance opening into the ground floor where the open plan kitchen, dining and living area is located. The entertainer's kitchen comes complete with an interior designed colour scheme, an island bench, stone benchtops, brushed nickel tapware and quality F&P appliances. The living room faces west to gain the most of the afternoon sun and opens out onto an extra large outdoor courtyard creating a perfect indoor-outdoor flow for summer entertaining. A storage cupboard is located behind the stairwell, while under the stairs the washer-dryer is located with plenty of additional storage space.

On the first floor, the western facing master bedroom will be soaked in afternoon and evening sun, and comes complete with an ensuite and double wardrobe with a built-in organiser. The guest bedroom faces east and will receive excellent morning sun, it also comes with its own wardrobe and built-in organiser. The main bathroom is also located on this floor.

On the second floor is the loft style, third bedroom with an open stairwell and skylight to allow the passage of natural light and a spacious feeling. The bedroom comes with its own wardrobe with built-in organiser and a second heat pump is installed on the wall to ensure the bedroom remains comfortable in the summer months.

Location

What is Nearby?

1. Musselburgh Shops 160m
2. Musselburgh Medical Centre 180m
3. Bayfield High School 550m
4. Learning Links Montessori 1km
5. St Brigid's School 1km
6. Musselburgh School 1.1km
7. Tainui School 1.1km
8. Chisholm Links Golf Course 1.1km
9. Bayfield Park 1.2km
10. Tahuna Intermediate 1.3km
11. St Kilda Kindergarten 1.5km
12. Edgar Centre 1.5km
13. St Kilda Beach 1.8km
14. King's High School 2km
15. Queen's High School 2.5km
16. The Octagon 4.1km

Building Specifications

Quality and reliability are paramount to TGC Homes. Only quality products with excellent warranties supplied by trusted brands are used. Wherever possible TGC Homes source quality New Zealand brands and products to support local companies with whom TGC Homes has enduring relationships.

Exterior Specifications

Horizontal Weatherboards

- James Hardie linea weatherboards 180mmx16mm with corner soakers, painted with Dulux Haast Half.

Board and Batten

- James Hardie Flex Sheet with 45mmx19mm Axent Battens at 300mm centres, painted Dulux Flaxpod.

Roof

- Flaxpod .4mm Colorcote/Colorsteel 5-Rib or HiFive roofing.

Fascias, Gutters, Rainwater Heads and Downpipes

- Flaxpod .55mm Colorcote/Colorsteel metal 185mm fascia's, quad spouting and rainwater heads.
- Flaxpod .55mm Colorcote/Colorsteel metal downpipes, spreaders and leaf diverters or PVC when charged.

Entry Doors

- Flaxpod Atherm Latitude Tung & Groove LAT02 with long glass insert with Black Yale Unity Slim Smart Lock digital touch pad.

Windows and Door Joinery

- Altherm aluminium window systems joinery, powder coated flaxpod, double glazed glass, stays to all opening windows for added security, architrave reveals and grey tinted glass for added privacy where required.

Intertency Fencing

- 1.8m high, lapped rough sawn H3.2 150x25 palings, 3 x rough sawn H3.2 100x50 rails, rough sawn H3.2 100x100 posts at appropriate centres.

Insulation/Energy Efficiency

- All insulation specifications designed to meet the Building Codes H1 Energy Efficiency requirements.
- Ribraft foundations R0.8.
- Exterior and Intertency walls glass wool insulation R2.6.
- Ceiling glass wool insulation R4.5.
- Glazing R0.5.

Exterior Lighting

- 2 x downlights or wall lights to all outdoor areas.
- 1-2 downlights or wall lights and 1 x recessed sensor to all front door entrances wired back to the MSB.
- Wall lights - Eurotech Lighting, Byron Round with lamps, black or white.

Road Front Fencing

- Charcoal Woodsman oil stained 1.8m high, plane and gauged H3.2 75x20 pickets with a 25mm gap.

Planting

- Easy-care planting in accordance with the DCC approved landscaping plan detailed in the concept plans attached to the S&P agreement.

Outdoor Living and Paths

- Natural 668E 6060mm x 2420mm reinforced, 75mm thick, 20mpa concrete, swirl finish.

Driveway and Car Parking

- Natural 668E 6060mm x 2420mm reinforced, 100mm thick, 20mpa concrete, broom finish. Car parking is designed for 85th percentile vehicles.

Nestled in the heart of Musselburgh, one of the few fully serviced suburbs in Dunedin, this development offers the perfect balance of convenience and community. Ideally positioned along Musselburgh Rise, residents will enjoy easy access to a range of amenities, including local shops, supermarkets and the Musselburgh Medical Centre. Families will appreciate the proximity to nearby schools and kindergartens, while Bayfield Park and the Edgar Centre offer plenty of indoor and outdoor recreation space within walking distance. With the vibrant city centre only a ten minute drive away, this location truly delivers on lifestyle and practicality.



Building Specifications

Interior Specifications

Flooring

- Kitchen, dining and bathrooms – robert malcolm moduleo brandy 22231 artificial timber vinyl planking.
- Living, bedrooms, stairs and hallway – 100% solution-dyed nylon, fade resistant, colourfast and stain-resistant Belgotex Liberty Titanium with 9.5mm underlay.

Paint

- Ceilings, walls, internal doors and trim – Dulux Wash & Wear Cardrona Half.

Window Coverings

- Bedroom and Dining Room Blinds – Custom Blackout Roller Blinds Mantra and Le Reve Thermal Blackout Ranges Mantra Seagrass (3008) fabric.
- Kitchen Blinds – Custom White 50mm Eurowood Venetian Blinds.
- Living Room Curtains – Custom Pencil Pleat drapes in Artemis Mink with satin lined blackout linings.

Joinery

- Bedroom wardrobe doors – Simply Wardrobe full height white wardrobe doors
- Bedroom wardrobes – White custom wardrobe organisers appropriately sized to suit each wardrobe.
- Linen cupboard – white elfa adjustable shelving.

Internal Doors

- 2.4m high Tung & Groove MDF pre-hung paint finish hollow core doors with architrave reveals painted. Cardrona Half with brushed nickel windsor galaxy series hardware.

Laundry

- Haier Washer Dryer Combo 8.0kg Front Load 4.0kg Dryer Model HWD8040BW1

Kitchen

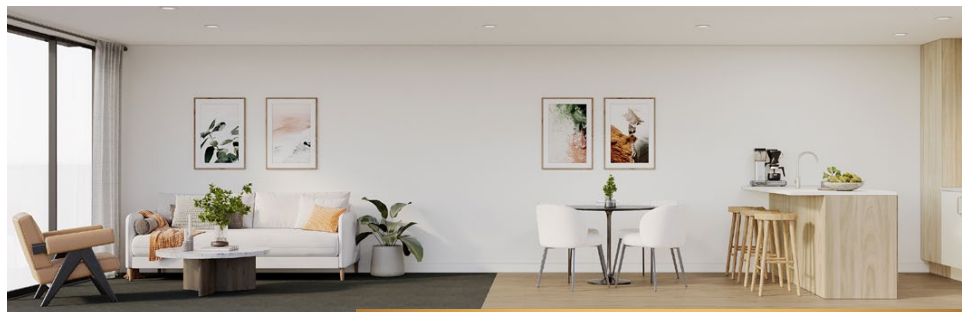
- Artificial stone, kymira crystal benchtop with undermount stainless steel bowl and brushed nickel tapware.
- Low level kitchen cabinetry melamine white pearl.
- High level cabinetry melamine coastal elm wilderness.
- Island bench, pantry and fridge cabinetry melamine coastal elm wilderness.
- 300x100 gloss white subway tiles laid vertically stack bond with light grey mortar grout
- Stainless Steel Fisher and Paykel 600 built-in oven Model OB60SC5CEX2.
- Stainless Steel Fisher and Paykel 600 ceramic cooktop Model CE604CBX2 recessed flush with benchtop.
- Stainless Steel Fisher and Paykel single dish draw Model DD60SAX9.
- Stainless Steel Fisher and Paykel 351L Freestanding Refrigerator Freezer RF372BLPX6 (left hand) or RF372BRPX6 (right hand).

Bathrooms

- Newline Samara acrylic flat wall, white, various sizes, centre waste.
- White newline velino wall hung two drawer vanity.
- Brushed nickel GWA Basis R3 basin mixer.
- Brushed nickel GWA Basis R3 shower mixer.
- Brushed nickel GWA Basis round rail shower with overhead.
- Goldair GBMR600 round backlit mirror over vanity.
- White space tornado short projection back to wall toilet.

Heating

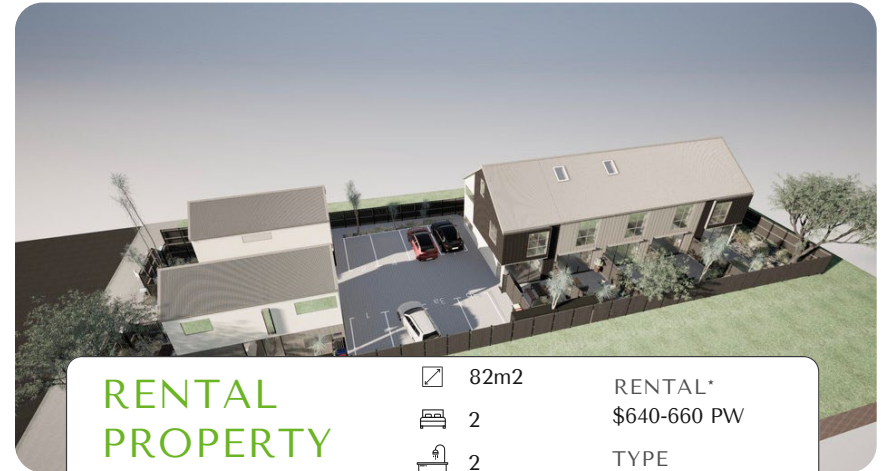
- 1 x White high wall Mitsubishi GS heatpump in all living areas, sized to meet healthy homes standards.
- For Lots 3, 4 and 5 an additional white high wall Mitsubishi GS heatpump is installed in all loft bedrooms.



Rental Appraisal

TOWNHOUSES 1 & 2 94 MUSSELBURGH RISE

NOV 2024



RENTAL PROPERTY APPRAISAL

	82m2	RENTAL*
	2	\$640-660 PW
	2	TYPE
	1	Townhouse

*NB: The rent appraisal is a current estimate and does not form a rental guarantee.

ABOUT NZPS PROPERTY MANAGEMENT

TGC Homes preferred property management partner. Our partnership ensures we can represent investors more efficiently and effectively, delivering a seamless transition between build, settlement, and tenancy.

Specialists in marketing and managing Dunedin's new-build townhouse developments and premium rental properties. Redefining Dunedin's property management standards.

Please contact Managing Director Peter Rawling to discuss your property management needs.



- ✓ Specialists in professionals relocating to Dunedin
- ✓ Dunedin's new-build townhouse property management experts
- ✓ Partner with organisations requiring rental solutions for their personnel

027 268 2333

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NZPS.CO.NZ

NZPS
Property Management

BETTER RENTAL EXPERIENCES

Rental Appraisal

TOWNHOUSE 3 94 MUSSELBURGH RISE

NOV 2024



RENTAL PROPERTY APPRAISAL

98.5m ²	RENTAL*
3	\$690-740 PW
2	TYPE
2	Townhouse

*NB: The rent appraisal is a current estimate and does not form a rental guarantee.

TOWNHOUSES 4 & 5 94 MUSSELBURGH RISE

RENTAL PROPERTY APPRAISAL

98.5m ²	RENTAL RANGE*
3	\$680-730 PW
2	TYPE
1	Townhouse

*NB: The rent appraisal is a current estimate and does not form a rental guarantee.

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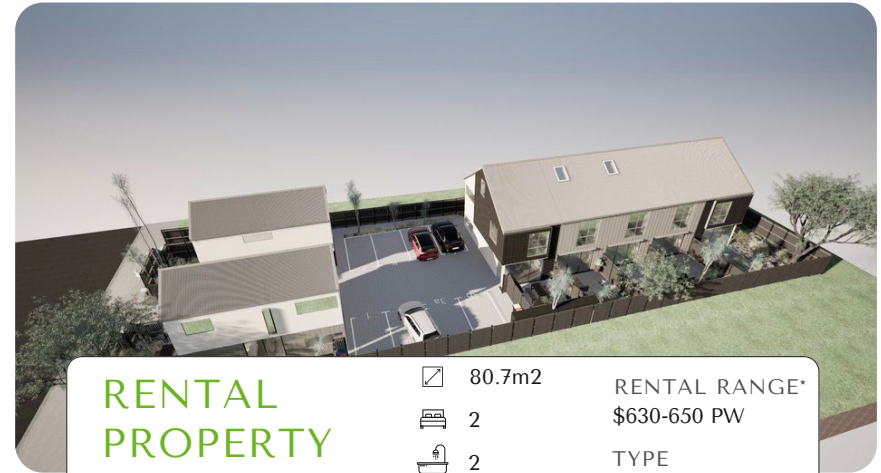


BETTER RENTAL EXPERIENCES

Rental Appraisal

TOWNHOUSE 6 & 7 94 MUSSELBURGH RISE

NOV 2024



RENTAL PROPERTY APPRAISAL

80.7m ²	RENTAL RANGE*
2	\$630-650 PW
2	TYPE
1	Townhouse

*NB: The rent appraisal is a current estimate and does not form a rental guarantee.

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BETTER RENTAL EXPERIENCES

Short-term Rental Airbnb Appraisal



Edinburgh Short Stays is a short-term property management service, offering you a profitable and successful investment opportunity. We are currently managing several inner-city apartments that are very popular due to location and modern design like the townhouses available here.

Property owners will enjoy our personalised approach – with full access to professional property management, marketing, and financial reporting services. Our marketing and design team are dedicated to showcasing your property at its best, over multiple websites and major booking portals, for maximum exposure. We list both short-term nightly rentals as well as longer-term rentals for one month or more.

Most importantly, our team is dedicated to your success in this rapidly growing market. Relax, leave everything to us, and enjoy the benefits of your investment. These beautifully appointed townhouses on Musselburgh rise, will attract both our corporate guests to the more casual families wanting to be closer to the CBD and many attractions.

- The predicted nightly rate in our current market is the following for the different sized apartments-
- **Units 1 and 2** = 2 bed, 2 bath, 1 carpark, 82 square home, standalone, both have large outdoor areas (44 and 24 squares) \$410-\$570 per night.
- **Units 3** = 3bed, 2bath, 2 carparks, 98.5 square home- \$390-\$550 per night
- **Units 4 and 5** = 3bed, 2bath, 1 carpark, 98.5 square home - \$370-\$550 per night
- **Unit 6 and 7** = 2bed, 2bath, 1 carpark, 80.7 square home- \$300-\$460 per night

We have event rates, the nightly rate will be doubled per night, eg: for the 3-bed would be \$920 - \$1240pn. The increase of large events at the Forsyth Barr Stadium as well as the many graduation ceremonies create large demand for our properties.

Expected Occupancy through peak (Nov-March) season 70%+, low (April-Oct) season average 40/50%.

For any further information on what we offer please contact the Edinburgh Short Stays team.

Evie and Nicky
021676211

2-Year Rental Guarantee

TGC Guarantee*

As property investors ourselves, here at TGC Homes we understand that cash flow is important when it comes to successful property investment. That is why we have decided to remove some of the uncertainty out of your investment decision, by providing a 2-Year Rental Guarantee for any homes purchased from us. This means you know exactly what the minimum revenue is, that your rental property will earn for the first two years of ownership.

Your Minimum Revenue

This means for the first two years post settlement we will guarantee the following minimum weekly and annual rental incomes for Musselburgh Rise | Dunedin:

For Lots 1 and 2:

Weekly rental income of \$660, annual rental income of \$34,320.

For Lot 3:

Weekly rental income of \$740, annual rental income of \$38,480.

For Lots 4 and 5:

Weekly rental income of \$730, annual rental income of \$37,960.

For Lots 6 and 7:

Weekly rental income of \$650, annual rental income of \$33,800.

*Ts&Cs apply, contact our team to find out more.

**2-Year
Rental
Guarantee**



Maintenance Period and Warranties

Quality Control

We treat every home as if it was our own. From concept to design, construction to finishing, we pay close attention to every detail, ensuring each home is finished on schedule, to a high standard and to the specifications our clients agreed to. TGC Homes only use trusted products and proven building techniques, we use the same sub-contractors on each development and our on-site project managers tightly control the quality and delivery of the homes we build.

Defect Period and Structural Warranty

All TGC properties come with a 12-month defect period post build for faulty workmanship and faulty materials, and a 10-year structural warranty, pursuant with the Building Act.

Product Warranties

When you settle your TGC Homes property you will receive a welcome pack containing information on Warranties and Maintenance for the products used in the construction of the property. The products used carry manufacturers' warranties and are covered under the Consumer Guarantees Act.



How to Purchase

Secure Your New Build Townhouse for Only a 10% Deposit

TGC Homes' experienced team are here to guide you through the purchasing process which has been designed to be straightforward and transparent. It is our intention that you remain comfortable and confident during the purchasing process.

1

Choose your preferred Property

Talk to one of the team today if you need help deciding

2

Sign your contract

There is a ten business day due diligence period for you to discuss the contract with your solicitor and bank

3

Pay your 10% deposit

This money is securely held in escrow in our lawyer's trust account until settlement

4

Watch as the build progresses

Updates will be forwarded to you throughout the build process

5

Get ready for settlement

TGC Homes will make contact ahead of settlement so that your lawyer and finance provider can arrange for a smooth settlement day



Once the build is complete and settlement is taken care of, the keys are yours.

Completed Developments

Cannington Road
Three bedroom luxury townhouses with garages



Albert Street
Two and three bedroom luxury townhouses



Brunel Street
One and two bedroom townhouses with garages



Napier Street
Two bedroom freehold townhouses



Durham Street
Two bedroom townhouses with garages



Grand Vesta
One, two and three bedroom townhouses



MUSSELBURGH RISE | **Dunedin** | **SHOW HOME OPEN** | 74 David St, Dunedin
Sundays 11-12pm and Tuesdays 12:30-1:30pm

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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
hamish@equiti.co.nz | 021760046

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
jordan@equiti.co.nz | 02102299177

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
suzanne@equiti.co.nz | 027 273 5734

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.





equiti.co.nz

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