



CANTERBURY

Lot 169, Earlsbrook, Lincoln,
Selwyn

equiti

Licensed under the REAA 2008



Today Homes

Lincoln

Lot 169, Earlsbrook

Home Size: 158m²

Section Size: 400m²



4



1



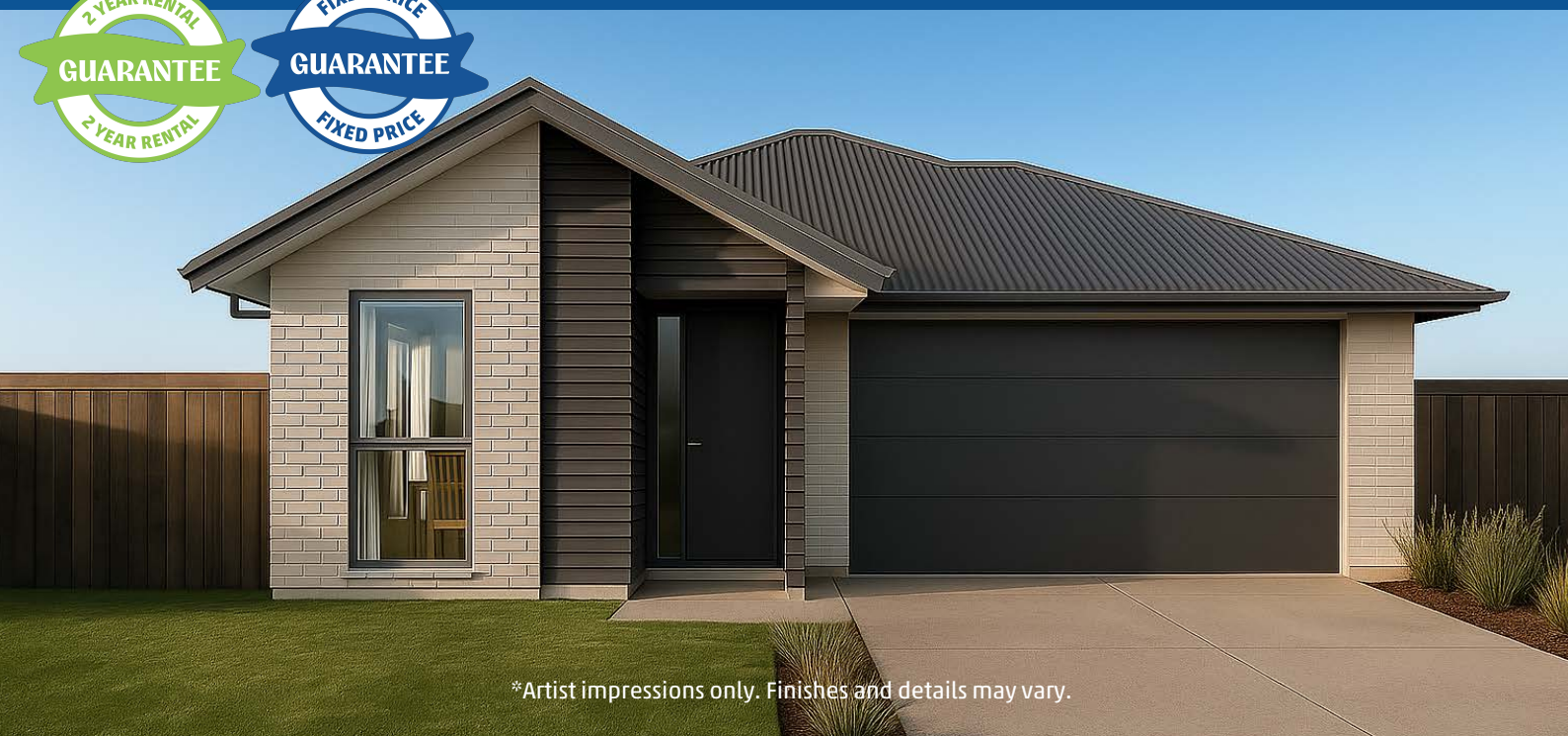
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2



2



*Artist impressions only. Finishes and details may vary.

Investment Home & Land Package

\$815,000

Turnkey

Rental Appraisal
\$700-\$740 Per Week

Annual Rental
\$38,480

Gross Yield
4.72%

Title
November 2025



At Today Homes, we back our builds with real confidence. That's why we offer a **2-Year Rental Guarantee** on our investment properties.

We'll secure your rental income at the **top end** of the independent appraisal (found later in this brochure)— giving you consistent returns, even if your property sits vacant or under performs.



With our Fixed Price Guarantee, you'll know exactly what your investment build will cost – no surprises, no hidden extras.

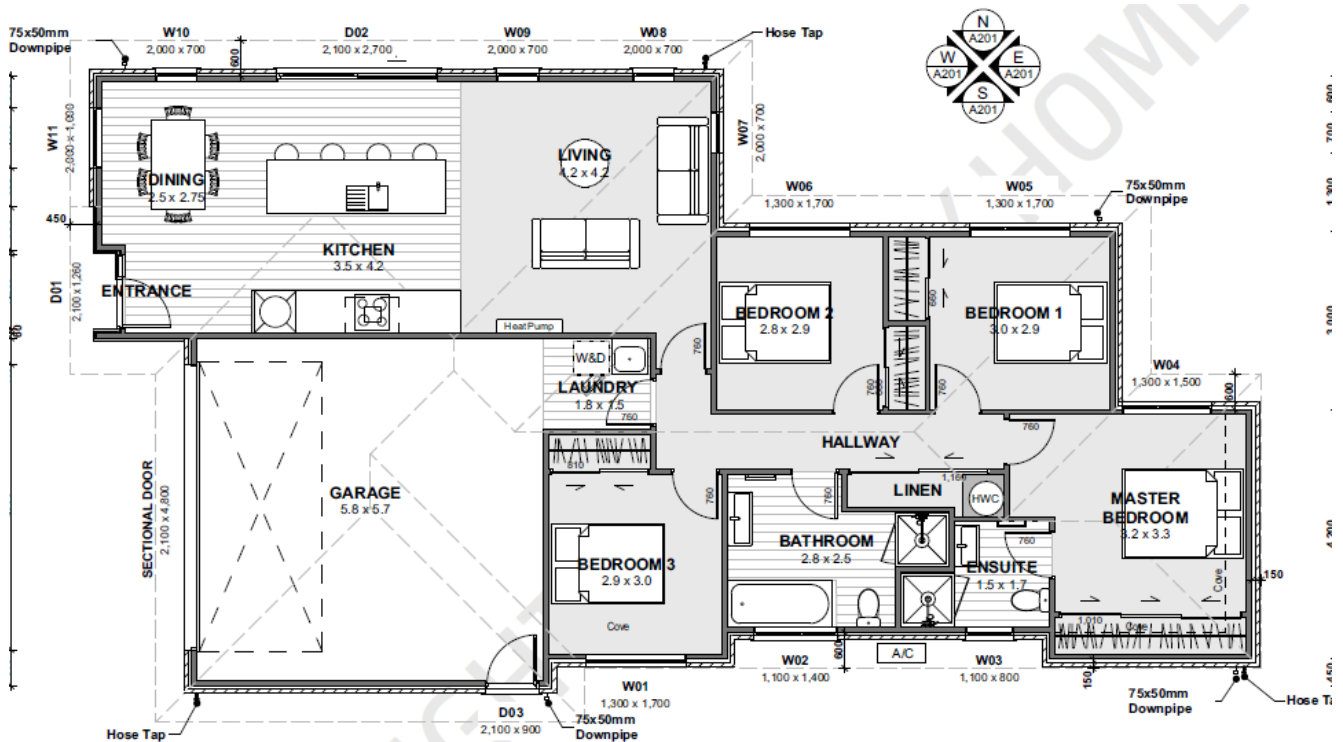
Everything is locked in upfront, giving you total confidence & clarity around your return. It's peace of mind for smart investors.

Floor Plan



Home Size: 158m²

Section Size: 400m²



The BEDFORD offers effortless family living with four generous bedrooms, including a master with ensuite and large wardrobe. The open-plan kitchen, dining, and living areas flow seamlessly to the outdoors through sliding doors, perfect for entertaining or relaxing. A dedicated walk through laundry, located just off the garage, adds extra convenience, while the thoughtful design balances comfort, style, and functionality—making it an ideal choice for growing families..

THIS FLOOR PLAN INCLUDES:

Designer Kitchen with quality BOSCH appliances

Open Plan Kitchen/Dining/Living area

Stone bench top

Four Double Bedrooms

Ensuite & large wardrobe in Master

Large Family Bathroom

Large Linen Cupboard

Daikin Heat Pump

Internal Access Double Garage

Walk through Laundry

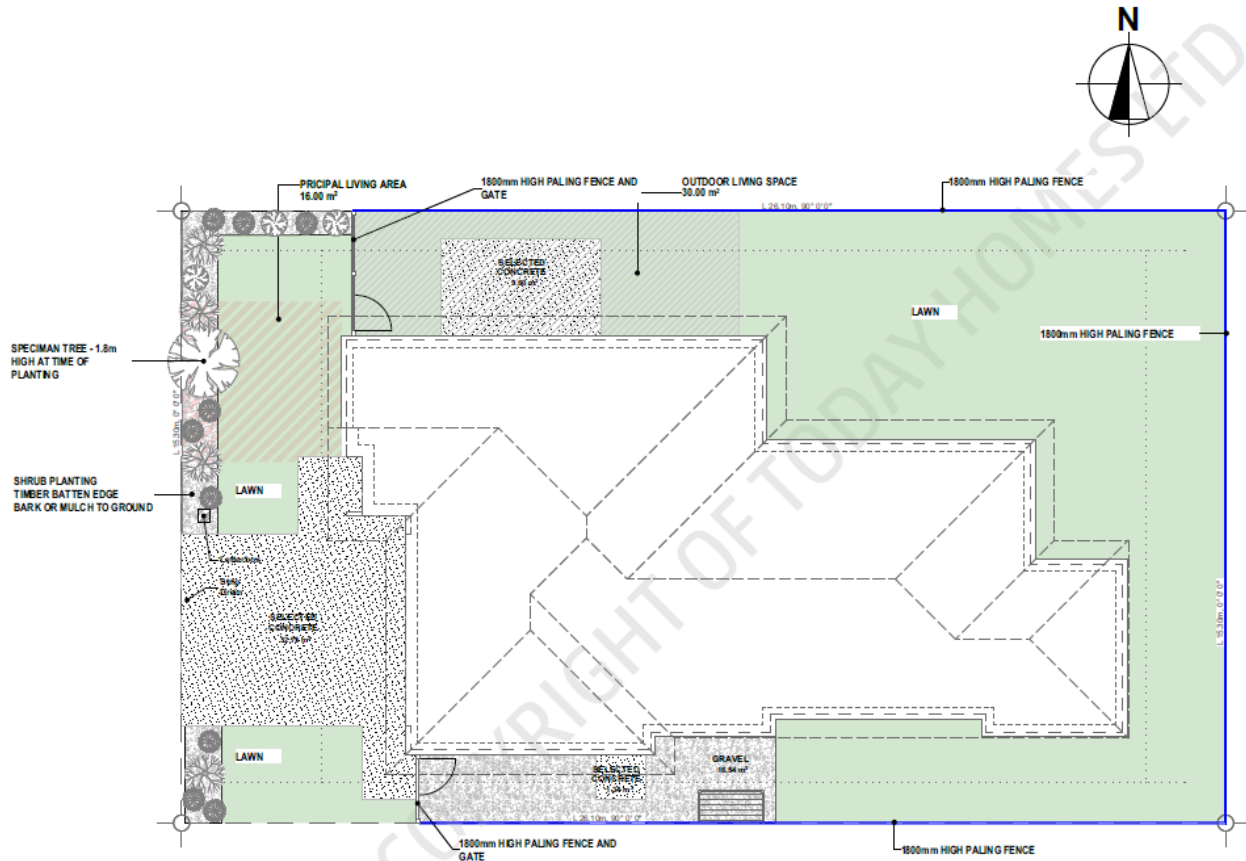


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Site Plan



THIS INVESTMENT PACK INCLUDES:

Healthy Homes Report

Rental Appraisal

Exterior and Interior Designer Colour Scheme

Full All Risk Building Insurance

1 Year Defect and Maintenance Period

Boundary fencing

Clothesline

Letterbox

Internal fencing and gate

Soft Landscaping (top soil, plants and hydro seeded grass)

Feature LED pendant light over breakfast bar

Driveway/Road Crossing - as per plans

Concrete Patio And paths – as per plans

Blinds Package



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Features



Key Features

10 Year Registered Master Build Guarantee

Designer Kitchen With Stone Benchtop

Undermounted Stainless Steel Kitchen Sink

Preplumbed Fridge Connection

Bosch Appliances

250L Hot Water Cylinder

Daikin Heat Pump

LED Lighting

Aluminium Front door

Aluminium Thermally Broken with Argon Gas and Low-E Glass Windows

Windsor Garage Door

Foundation and Wall/Roof Insulation H1 Compliant

Services, Building Consent & Related Fees all included

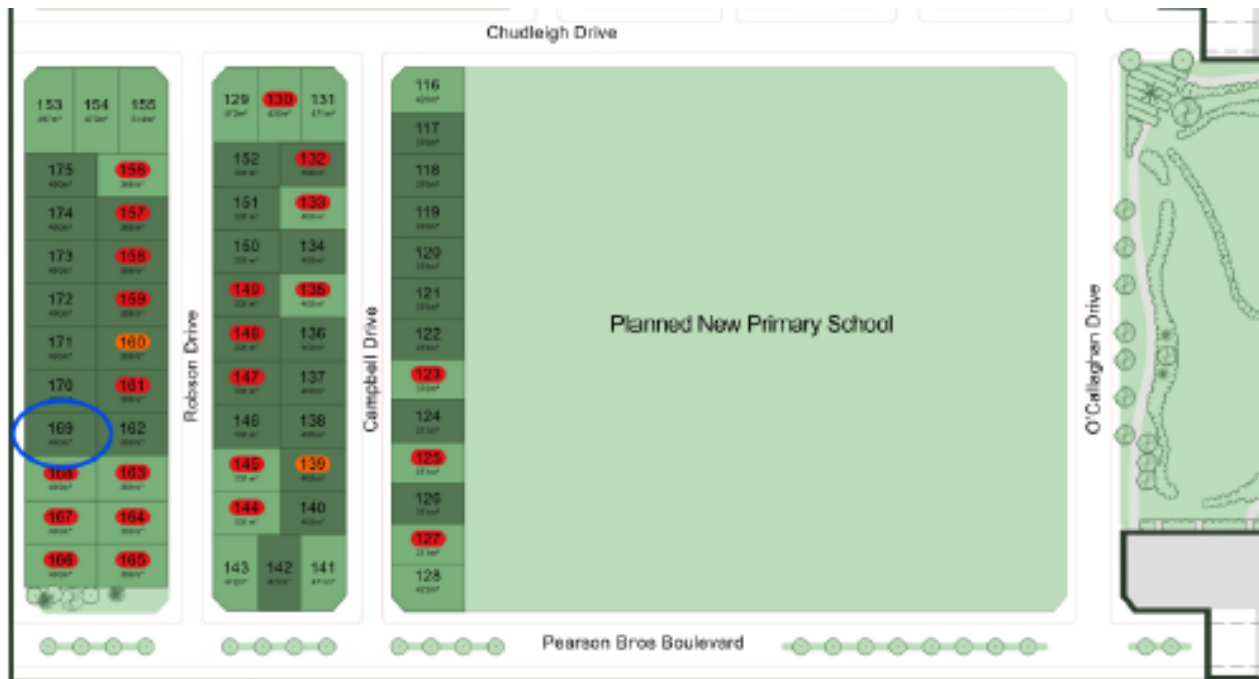


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Subdivision Plan



Earlsbrook

Set against the backdrop of Selwyn's rich rural landscape, this growing neighbourhood has been designed with families and lifestyle in mind. Wide streets, green spaces, and modern homes come together to create a peaceful, welcoming environment.

Just 25 minutes from Christchurch, Earlsbrook is ideal for those who want to stay connected to the city while enjoying the ease of semi-rural living. Lincoln's vibrant township is just minutes away and offers everything from supermarkets and boutique cafes to great schools, local markets, and the renowned Lincoln University campus.

Whether you're raising a family, downsizing, or building your dream first home, Earlsbrook offers a connected, community-focused lifestyle with all the essentials close at hand. Here, you'll find space to grow, room to breathe, and a place you'll be proud to call home.

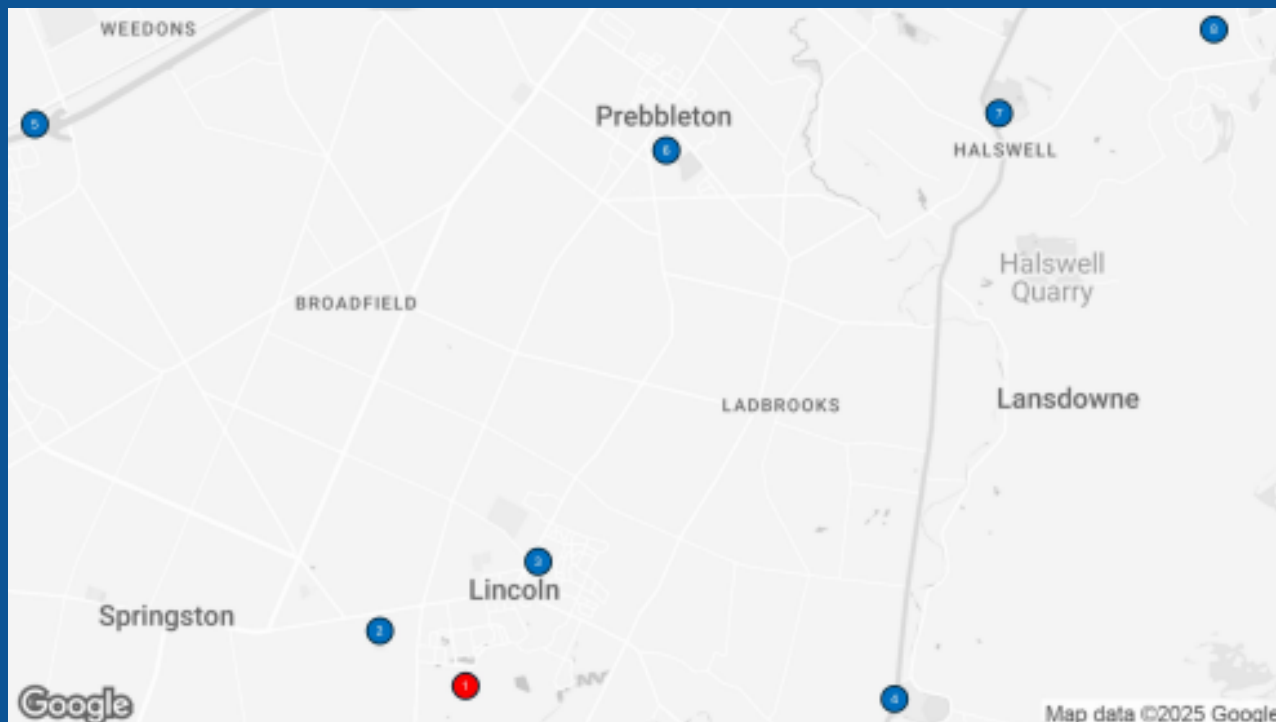


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Location & Amenities



Amenities

- | | |
|----------------------------|-----------------------------|
| 1. Earlsbrooke Subdivision | 5. To Rolleston Town Centre |
| 2. Lincoln University | 6. Prebbleton Village |
| 3. Lincoln Town Centre | 7. Halswell |
| 4. To Tai Tapu | 8. To Christchurch City |

LINCOLN - AN ESTABLISHED COMMUNITY

Lincoln is a vibrant and fast-growing township that blends the charm of rural Canterbury with the convenience of modern living. Located just 25 minutes southwest of Christchurch, Lincoln has transformed in recent years into one of Selwyn's most desirable places to live—offering a relaxed lifestyle, strong sense of community, and all the amenities you need close to home.

At its heart is a bustling town centre, filled with local cafés, eateries, supermarkets, and specialty stores, while the surrounding area boasts excellent schools, sports clubs, and family-friendly parks. Lincoln is also home to Lincoln University, New Zealand's specialist land-based university, which adds a lively and innovative edge to the community.

The township is well connected via public transport and main arterial routes, making it ideal for commuters, families, and those seeking balance between city access and countryside tranquillity. With its tree-lined streets, growing neighbourhoods, and access to some of Canterbury's most scenic rural landscapes, Lincoln continues to thrive as a place people are proud to call home.



RENTAL APPRAISAL

14TH OCTOBER 2025

ADDRESS:
LOT 169 EARLSBROOK, LINCOLN

THG

PROPERTY MANAGEMENT



RANGE:
\$700pw - \$740pw

PROPERTY DESCRIPTION:

The property features four bedrooms, two bathrooms, and an open-plan kitchen, dining, and living. Heated by heat pump and double-glazed. The property is tidy and well-kept and features modern and neutral decor throughout. Situated on an easy-care, private, and fully fenced section. Double-car garage and off-street parking. Great location and close to all amenities.

COMPARABLE RENTAL PROPERTIES:

8 Papatahora Drive, Lincoln	4 bedrooms, 2 bathrooms	\$740pw
48 Whitehorn Drive, Lincoln	4 bedrooms, 2 bathrooms	\$700pw
5 Pelham Place, Lincoln	4 bedrooms, 2 bathrooms	\$700pw

ASHLEIGH CLUTTERBUCK
DIRECTOR & BUSINESS DEVELOPMENT MANAGER

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ASHLEIGH.CLUTTERBUCK@THG-PM.COM



Ashleigh Clutterbuck

DISCLAIMER:

The Hancock group property management have carried out this rental appraisal in good faith based on comparative available properties and local area knowledge. The appraisal is reflective of current market conditions, so may change in the future. No on site inspection has taken place and this appraisal is not intended for financial purposes. If your purpose of this appraisal is for finance, please let us know.

It is assumed the property appraised complies with all tenancy-related requirements; for example healthy homes law and insurance standards and has necessary building consents and council codes and bylaws required for use as permanent habitable accommodation. No liability is acceptable for error or omission of fact or opinion.

Your Property Manager

ASHLEIGH CLUTTERBUCK

AWARDS:

NEW START PROPERTY MANAGER 2016,

PROPERTY MANAGER OF THE YEAR 2017

INTERNATIONAL PROPERTY MANAGER OF THE YEAR 2018

REINZ ACCREDITED PROPERTY MANAGER

THE FACTS:

Ashleigh is the founder of THG Property Management. After ten years of growth, Ashleigh is not only highly qualified but also highly commended by her colleagues and clients. This trust has given her a sense of purpose and a deep love for her job. With the experience she has gained, she has implemented reliable processes and built a strong team, ensuring that while THG may not be the biggest, it is the best. With your investment run like a business, she aims to ensure financial freedom for your future. Ashleigh is focused on customer services she is personable, efficient, and a problem solver.

THE FLUFF:

Beyond real estate Ashleigh is a disciplined paddler and a member of the bayside community, she has a love for nature and can be found on the water front with her fiancé and dog. Ashleigh enjoys a fine wine and a good laugh.



Why Property Management Matters

At Today Homes, we know a great property is only part of a great investment. That's why we've partnered with THG Property Management – a trusted team led by award-winning expert Ashleigh Clutterbuck.

With a proven track record in maximising rental returns and ensuring long-term tenancy stability, THG offers investors peace of mind and hands-on support from day one. From tenant screening to ongoing maintenance, your property is in experienced, reliable hands.



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Who are Today Homes?

#1 Largest Builder in Selwyn District TOP NEW HOUSE BUILDERS October 2023 to September 2024

Selwyn
Summary Of All Dwellings
All Dwelling Values

Builder	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Total	% N°	N°/mth	Rank
Today Homes Ltd	14	14	8	3	6	10	9	16	3	8	5	5	101	8.2	8.4	1
Oakridge Homes Ltd	0	13	6	0	0	0	1	12	24	11	5	0	72	5.8	6.0	2
Mike Greer Homes	1	2	0	1	3	3	13	12	19	1	6	1	62	5.0	5.2	3
Kevler Homes	0	0	1	0	0	0	21	0	4	17	11	0	54	4.4	4.5	4
Green Homes	24	6	0	4	0	0	0	0	2	0	8	0	44	3.6	3.7	5
Golden Homes	3	7	0	4	2	7	5	2	1	0	4	7	42	3.4	3.5	6

#4 Largest Builder in Canterbury TOP NEW HOUSE BUILDERS October 2023 to September 2024

Canterbury Region
Summary Of All Dwellings
All Dwelling Values

Builder	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Total	% N°	N°/mth	Rank
Mike Greer Homes	30	95	14	25	27	16	45	118	59	28	52	66	575	9.2	47.9	1
Williams Corporation	75	0	5	0	0	29	30	0	22	20	27	0	208	3.3	17.3	2
Oakridge Homes Ltd	9	13	18	5	10	12	20	24	24	30	18	4	187	3.0	15.6	3
Today Homes Ltd	15	16	11	6	6	10	11	20	5	19	9	9	137	2.2	11.4	4
Golden Homes	7	12	3	10	8	18	18	15	7	9	10	17	134	2.1	11.2	5
Signature Homes	8	8	11	3	6	17	1	8	6	13	0	4	85	1.4	7.1	6

*This information was sourced from the independent BCI WhatsOn Report Oct 2023 – Sep 2024 showing the number of buildings consented within the associated area.



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A Family Legacy



Left to Right: Mike, Siobhan, Caitlin, Simon (and children), Anne, Graeme, Jon & Olivia

Graeme and Anne Sanders began Today Homes 35 years ago in the conservatory of their home, starting with a simple ad in the local newspaper. Through hard work and dedication, they managed to create a home building company the Canterbury community could trust. The three sons Simon, Mike and Jon have now taken over the helm and continue their parents' legacy, building quality, affordable homes in Canterbury for owner occupiers and investors alike.

All being qualified builders, they know what it takes on-site to achieve the expected high standard. Graeme and Anne are still in the background, but are enjoying the semi-retired life watching their sons and company thrive. Today Homes is commonly known in the construction industry as the most organised and efficient builders, with systems and procedures in place that ensure every home is built to a high quality and delivered on time. We offer comprehensive guarantees over our workmanship and because we've been in the business of building new homes in greater Canterbury area for so many years having built over 2,500, our customers and trade know they can trust us.



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A Safe Investment

Because we manage our business prudently, we have been able to ride out the ups and downs of the housing market and continue to deliver a high-quality product for our clients. We are proud to be a locally owned and operated company and it is important to us that, like our business, our homes stand the test of time.

Whether you're looking to build your first home, an architecturally designed showpiece or a family dwelling, our knowledgeable team will guide you through the process, so you achieve the home that you want. We can advise you right from the beginning of your project, including helping you to identify suitable land to build on and assisting you to secure finance and insurance.



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The Today Homes Difference

- Family owned and operated for over 35 years
- Over 2,500 homes completed for our clients - with glowing testimonials
- 10 Year Master Build Guarantee included
- Number 1 Building Partner with Selwyn District Council - 2-10 working days fast tracking for consents to be issued, saving you 3-4 weeks in the build process
- Stone Benchtop to kitchen for extra durability and style
- Water Connection for fridge to all of our homes
- High quality Stainless Steel BOSCH appliances
- Exterior Auto Sensor Light to front for added security
- Data Box in all homes to house smart wiring
- Double layer of Batts in ceiling for extra insulation
- Thermally Broken Aluminium Windows and Doors with Argon Gas and Low-E Glass
- Heat Pumps sized to exceed Healthy Homes Standard in all homes
- We recycle between 40-50% of our building waste
- Allied Superslab Foundation for enhanced foundation design and performance
- We Bugle screw (not just nail) our timber frames together to increase the structural integrity to help prevent cracking in an earthquake or similar event
- Fire Retardant Masons Building Wrap - superior product allows us to continue to work inside prior to exterior cladding being installed saving you 2-3 weeks in the construction schedule.
- 365 Day Maintenance Programme with a dedicated Maintenance Manager



Finishes

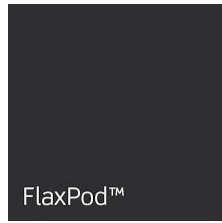
EXTERIOR



MIDLAND BRICK NZ
Tipico Albillo with
White Mortar



ROOF, FASCIA, GUTTER,
DOWNPIPES, GARAGE
DOOR (with garage
door trim to match)
Colorsteel Flaxpod



ENTRY DOOR,
ALUMINIUM WINDOWS
Matt Flaxpod



SOFFITS
Dulux Okarito



FEATURE CLADDING
Dulux Castlecliff

INTERIOR



WALLS
Dulux Okarito



CEILINGS, DOORS,
JAMBS, WINDOW
FRAMES Dulux Okarito



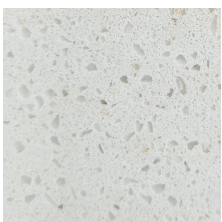
CARPETS
Porters - Blue Hill 6733



LUXURY VINYL
PLANKING Kitchen,
Bathroom, Ensuite,
WC - Paparoa
24241



ROLLER BLINDS
to Living/Dining/
Bedrooms (Kitchen
if required)



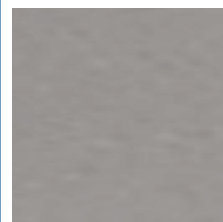
KITCHEN BENCH TOP
PRIME STONE
Cardrona 20mm



PANTRY BENCH TOP
PRIME LAMINATE
Snow Fabrini



LAMINEX
KITCHEN CABINETRY
- Dezipna White
Embossed



KITCHEN
SPLASHBACK
Glass - Silver Coal



KITCHEN HANDLES
Enko 189
Brushed Nickel



Fixtures & Fittings



PROJECT Single Drawer
Wall Hung Vanity
White 900mm



CLEARLITE Millennium
900mm x 900mm 2
Sided Shower (Satin
Silver)



KADO Lux Close
Coupled BTW Toilet
Suite with Quick
Release Seat (4 Star)



HEATED TOWEL
RAIL: 7 bar



CLEARLITE
Pacific Drop in Bath
1655mm x 750mm



POSH SOLUS Shower
Rail Slide Mk33



MIZU DRIFT
Basin Mixers Mk2
(5 Star) & Shower
Mixers Mk2



MIZU DRIFT
Bath Outlet
160mm & Straight
Toilet Roll Holder



HOLLY LEVER
on round rose l13H001



WEISS
S/S Bathroom
Heater FH24SS



AQUATICA
LaundraTubbie
with Mixer



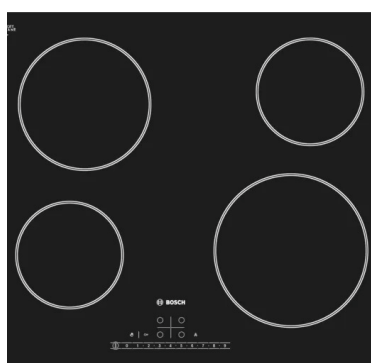
E-LOK Series 9
Electronic Lock Brushed
Stainless



Equipment



BOSCH built in oven
HBF133BS0A



BOSCH electric cooktop with
Touch Controls PKE611K17A



BOSCH dishwasher
SMS4HTI01A



ARISTON Canopy Rangehood
90cm ACS90AX-L



Undermounted Stainless
Steel Kitchen Sink



THERMANN ELECTRIC
250L Cylinder



URBAN Back Opening
Letterbox on Pole -
Black (Lockable)



DAIKIN High Wall Heat
Pump to Living
(model specific to size of
home)



HILLS Folding Frame
Single 26m Clothesline



NITA PENDANT LIGHT
1500mm in Black



Building Specifications

CONSTRUCTION

Foundation	New H1 Compliant
Framing	90mm SG8 Framing
Wall and roof insulation	New H1 Compliant

EXTERIOR

Roof	Colorsteel Long Run Roofing
Fascia and gutter	Colorsteel
Exterior cladding	Veneer Clay Brick with Mortar. Linea or Axon Features
Window and door	Thermally Broken with Argon Gas and Low-E Glass
Joinery garage door	Sectional Windsor Flat Woodgrain with auto opener/s
Entry door	Aluminium TGV with E-Lok Feature Handle

INTERNAL

Ceiling heights	2.4m Throughout
Internal doors	Paint Smooth Finish Hollow Core
Lining	Painted GIB, Level 4 Plaster - Aqualine to bathroom & ensuite
Wardrobe joinery	White Melamine PVC Edged
Water heater	Thermann 250L Electric Hot Water Cylinder
Lighting and electrical	LED Recess Down Lights
Internal hardware	Holly Round
Ceiling hatch	600x600mm
Electrical	Generous allowance for double plugs, Fibre connection & TV aerial
Smoke alarms	As per Building Code

BATHROOM

Shower	Clearlite Millennium 900x900mm with Satin Silver frame
Fittings	Mizu Drift Mk2 - Chrome
Toilet	Kado Lux Close Coupled BTW Overheight with Quick Release Seat
Vanity	Project Single Drawer Wall Vanity White 900mm
Mirror	900 x 1000 Glue Fixed Polished Edge
Heated Towel Rail	7-Bar Heated Towel Tower Ladder - Chrome
Wall Heater	Weiss heater

EXTERNAL WORKS

Driveway	Plain Concrete Driveway and Crossing as per landscape plan
Patios & Paths	Plain Concrete Patio(s)/Path(s) as per landscape plan
Landscaping	Planted with a mixture of plants and trees as per landscape plan
Taps	3 exterior locations



Investment Testimonials



Luke & Jacqueline Brown

3 reviews

★★★★★ a week ago **NEW**

Amazing, professional company to build with. We have done a few builds and their communication and service level was incredible. We received accurate weekly updates throughout the whole build, they stuck to the build timelines and even had CCC ahead of time! Couldn't have asked for a smoother building process - we would highly recommend Today homes!



Adam Teo

4 reviews

★★★★★ 4 months ago

I recently had Today Homes build my new home, and I couldn't be more pleased with the results. From start to finish, the entire process was seamless and professional.

The team at Today Homes demonstrated exceptional expertise and attention to detail. Their advice on the best options for my new home was invaluable, ensuring that the final products not only enhanced the aesthetics of each room but also met my practical needs perfectly.

I highly recommend Today Homes to anyone looking to build a new home. Their brilliant work has truly transformed my living space, and I am beyond satisfied with their service. Thank you, Today Homes, for a job well done!



Stephane David

Local Guide · 56 reviews

★★★★★ 2 months ago

Today Homes have been fantastic to work with, from planning to completion. The process was clear, the dates realistic and they provided regular updates and were exactly on time according to the plan. The team was also very accommodating and responsive in answering our queries.



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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.





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