

Journey2 Show Home Investment Opportunity

24 Tahuna Minhinnick Drive
Kahawai Point
Glenbrook Beach

JOURNEY2

Address: 24 Tahuna Minhinnick Drive (Lot 72)

Kahawai Point

Glenbrook Beach

Overview

Journey2 is to build a Show Home at the above address. This beautiful architecturally designed home will feature spectacular indoor and outdoor living with views of the harbour.

It will have 4 bedrooms with the master having an ensuite and walk-in robe.

This home will have a designer kitchen with high end appliances, a stone benchtop and an especially designed study nook in living area.

Insulation will exceed industry standard and the garage will be fully insulated along with the garage door, being thermoclad.



Because of the Show Home status and Journey2's relationship with its suppliers, the Owner will benefit in many ways, including upgraded products provided by suppliers that increase the value of the home at no additional cost to the Owner. Along with that, the Owner receives the benefit of the Show Home discounts provided by suppliers which Journey2 passes directly on to the Owner (refer financials below).

The other benefit to the Owner is for the duration of the lease the home is never lived in so upon the completion of the lease the Owner is presented with a brand-new home for re-sale or to tenant.

Land Cost	\$270,000
House Cost	<u>\$488,000</u>
Retail Price	\$758,000
Supplier Discounts	<u>\$ 20,000</u>
Show Home Price	\$738,000

Annual rent is \$692.30 per week from completion of construction - \$36,000 p.a. (5% R.O.I.) with a 12 month lease and a 12 month right of renewal by mutual agreement.









Lot 72

Site Area	: 596.50 m ²
Ground Floor Area	: 174.25 m ²
Deck Area	: 37.80 m ²
Covered Foyer Area	: 1.60 m ²
Driveway Area	: 55.40 m ²
Building Coverage Area	: 175.85 m ²
	: 29.50 %
Impervious surface Area	: 231.25 m ²
	: 38.7 %
Landscape area	: 365.25 m ²
	: 61.23 %



Job Title:

Lot 72

Kahawai Point
Glenbrook, Auckland

Client:

Project no:
2020/GB/72/01

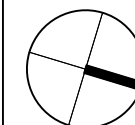
Architect:

Yadharsh Yathin

yadharsh@build7.co.nz
+64 27 508 4320

Note:

- All drawings shall be read in conjunction with the specifications, product specification, all consulting engineers documents and entire consultant issues documentation.
- Unless noted otherwise, all levels are in meters and all dimensions are in millimeters.
- All measurements to be confirmed on site by the contractor prior to the commencement of work.
- All construct to comply with the NZBC/NZS:3604, along with all standards alike.
- All documents prepared by Journey2 Ltd. will remain the property and copyright Journey2 Ltd.



Scale:

1:100

Format:
A3

Date of issue:

05/06/2020

Revision no:
01

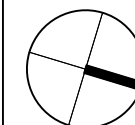
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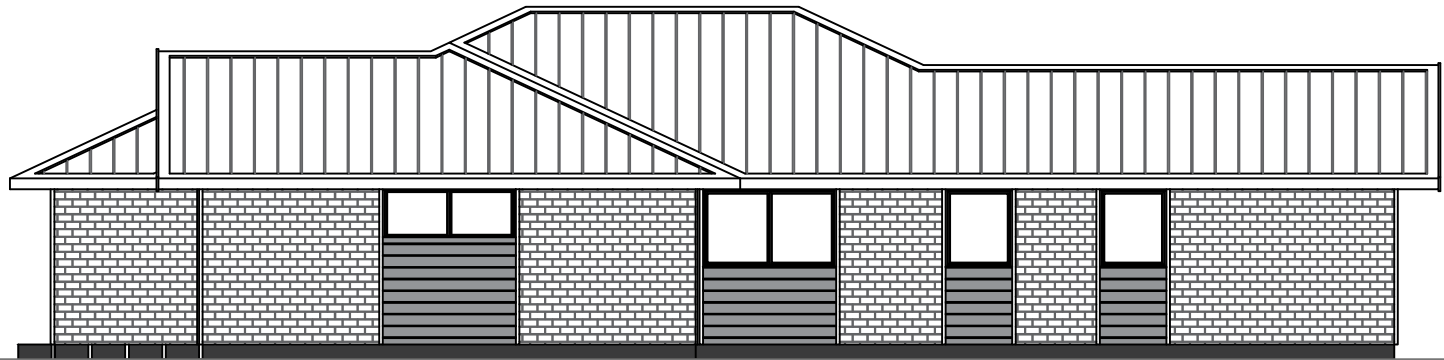
Site Plan

Drawing No:
A1-01

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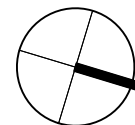
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Scale:

1:100

Format:

A3

Date of issue:

08/06/2020

Revision no:

01

Sheet Title:

Elevations

Drawing No:

A4-01

Build7 Specification

Specification Number: V1

Date: 6/6/20

Owner Details

Legal Entity

Names

Postal Address

Solicitor Company

Solicitor's Name

Site Information

Lot # **72**

Address **24 Tahuna Minhinnick**

Ct/Dp

Plan Number (Architects Code) **Build7**

House Description **174mtr2, 4 Bedroom, 2 Bathroom home to be built in Glenbrook**

Working Drawings **Included**

Building Consent **Included**

Working Drawings **Included**

Resource Consent **Nil**

Foundation & Floor

Ground/Soil Conditions **Sound Ground as per Geotech Report**

Assumed Good Bearing Quality **Yes**

Topographical Required **Included**

Geotech Required **Completed**

Site - Level Or Sloping **Flat**

Earth Works Required **Included**

Foundation/Slab **Standard Raft Slab**

Ground Floor Timber **Nil**

Midfloor

Midfloor Wet Areas

All pricing has assumed good ground quality. This will be determined by an independent Geotech report. Results from this report and engineer's report will determine the final design of the foundations, structural steel and pricing for these. There maybe a cost difference due to ground conditions.

Drainage

Stormwater/Sewer Drainage as per Kahawai Point requirements

Sewer Piping	Included
Stormwater	Included
Overflow	1x Cesspit in the driveway
Connection Sewer	Connect to Subdivision Outlet
Connection Stormwater	Connect to Subdivision Outlet
Ecotank	
Water Tanks	
Engineered Overflow System/Detention Tank	Included
Watercare (IGC)	Included

Frames & Trusses

Truss Design to be confirmed on final Engineering

Frames

Frame Type	90mm Timber Framing H1.2 Studs @ 400/600 ctrs with two rows of nogs
Frame Height Lower	2400mm
Frame Height Upper	
Raking Ceilings	

Trusses

Truss Type	Designed and Manufactured to Mitek and NZ3604 Specifications
Roof Pitch	20 Degrees
Trusses Special	

Design and Structural Steel

Special Frame & Truss Requirements

Exterior Cladding

Cladding

Cladding 1	NZ Brick - Orgin Range
Cladding 2	James Hardie Linea
Pillars	

Cavity System	Yes - As per Cladding systems by Supplier and E2 NZ Building Code
External Corners	As per Cladding system above
Internal Corners	As per Cladding system above
Window Facings	Nil
Window Sills	As per Cladding system above
Window Heads	As per Cladding system above
Gable Sheeting	As per Cladding system above
Soffit	
Soffits	4.5mm Hardisoffit with Std Jointers
Special Soffit	Nil
Soffit Size	600mm
Eaves Mould	Nil
Front Entry	4.5mm Hardisoffit
Covered Patio	4.5mm Hardisoffit

Other Information

Roof, Fascia & Downpipes

Roof Pitch In Degrees	20 Degree
Roofing	Gerard Roofing
Profile	Corona Shake Textured
Barge/Ridging Caps	As per manufacturers specifications
Fixings	As per manufacturers specifications
Decking	
Fascia & Gutter	Colorsteel Fascia and 1/4 Round Cloursteel Gutter
Downpipes	80mm Colorsteel Downpipes
Alfresco Area	
Sky Light	Nil

Exterior Joinery

As per Floor Plans

Windows/Doors

Aluminium Finish	Fairview Joinery - Standard Colour Range
Hardware	Urbo Colour Coated Hardware
Security Latches	Nil allowance for security unless required by regulations
Glazing	Double glazing - Throughout
Upgrade to Windows	Residential Suite

Obscure Glass Areas

Bathrooms	Yes
Ensuite	Yes
WC	Yes

Window Liners (Jambs)

Preprimed Timber Jambs	Yes
------------------------	------------

Doors

Entrance Door	Stella
Entrance Door Handle	
Entrance Door Side Lights	No
Back Door	Standard Aluminium Door with Sash with Digital Lock

Garage

Garage Door	Jones Insulated Garage Door
Size	2100 x 4800
Low Headroom Gear	Nil
Overheight Panel	Nil
Openers	Electric Opener with 2x remotes
Touch Pad Opener	Nil
Attic Stairs	Nil

Insulation

Ceiling	R3.6 Insulation (Upgrade)
Exterior Walls	R2.6 Insulation
Midfloor Insulation	
Garage Walls	R2.6 Insulation
Garage Ceilings	R3.6 Insulation (Upgrade)
Other	

Interior Linings

All Stopping to a Level 4 Paint Finish

Ceilings

Standard Gib Board	13mm
Noise Control To Midfloor	Nil
Feature Ceiling	Nil
Other	
55mm Gib Cove	
Square Stopped	Yes

Walls

Standard Gib Board	10mm
Square Corners	Yes
Round Corners	No
Bracing Gib As Per Plan	Yes as per engineers design TBC
Feature Walls	Nil
Other	

Wet Area Linings

Aqualine Gib Board - Ceilings 13mm, Walls 10mm

Bathroom	Yes
Ensuite	Yes
Laundry - Behind the supertub only	Nil
WC - Behind the cistern only	Nil
Villaboard	Nil
Other	

Interior Finishings

Finishing Lines

Architraves	60x10mm Timber Single Bevel Pine
Skirting	90x10mm Timber Single Bevel Pine

Internal Doors

Door Panels	1980 High Door- Flush Panel, Hollow Core doors paint finish
Jambs Architraves 19mm	Yes
Jambs Grooved 28mm	No
Other	

Number Of:

Single Door Passage	4
Single Door Privacy	2
Single Door Dummy	
Double Doors	
Double Cavity Slider 760mm	
Double Slider	
Single Cavity	2
Bi-Fold Doors	
Smooth Slider	3

Special Doors

Door Hardware

Passage	Schlage - Medio Series Passage Set
Privacy	Schlage - Medio Series Privacy Set
Wardrobes/Cupboards	Schlage - Medio Series Dummy Handles with Magnet closer
Cavity Sliders	Nil
Bifolds	Nil
Door Stops Wall	Schlage Wall Hung Door Stop BHSC434VSCP
Door Stops Floor	Schlage Floor Mounted BHSCDAX1280CAV (to tiled areas)

Internal Stairs

Stairs

Handrail

Special

Wardrobes

Masterbed	Custombuild - Kitchenplus
Bedrooms	Custombuild - Kitchenplus
Cupboards	Custombuild - Kitchenplus

Kitchen Joinery

Kitchen Joinery \$18,000 including GST

Kitchen

Top	Stone Top-Engineered
Sink	Heritage Bowden 600mm Undermount Bowls
Units	Internal 16mm White Melamine- Exposed facing 18mm coloured Melamine with 2m PVC Edge

Hardware	Hardware from standard range
Draw Runners	Soft close drawer runners

Splashback

Splashback Type	Painted Splash Back (Std colour range)
Splashback Size	1800x760

Scullery

Top
Units
Hardware
Draw Runners

Appliances

Oven	Bosch 5 Function Oven
Hob	Bosch 600 Ceramic Hob MCHF603
Dishwasher	Bosch 600 Free standing Dishwasher DW6S
Dishwasher Tap	Yes
Rangehood	900 S/S Boxed Canopy
Waste Disposal	Polo 3/4 Hp Wastemaster
Ducting	Yes- ducted to nearest soffit area.
Other	

Other Information

Electrical

Electrical Package as per \$12,000.00

Mains Cable anything over 15 meters rate will incur an extra Ln/mtr cost

Mains Cable Required	Allowed for 15 In/mtr of Cable from Supplied Plinth at Boundary
Services Included in Mains	Power, Telecom, Water
Electrical Fittings	Powerpoints - 2x Dbl PP Bedrooms, 3x Dbl PP Lounge, 4x Dbl PP Kitchen, 2x Dbl PP Laundry, 2x Dbl PP Hallway, 1x Dbl PP Bathrooms, 2x Dbl PP Garage, lighting - 2x LED Bedrooms, 3x LED Master, 1x LED Entry, 2x LED Hallway, 4x LED Kitchen, 2x LED Garage (if applicable), 2x Outside Flood Lights
Power Supplier	Connection to Power supplier is to be completed by Owner
Outside Power Point	

Heating/Elevator

Heating Supply and Installed

Heat pumps	1x 6.0KW Panasonic Heat Pump (Lounge)
Heat pumps	
Fire	
Underfloor Heating	Nil

Plumbing

Water Supply Type

Mains Pressure **Mains Supply**

Town Supply

Water Meter **Included**
Water Tank

Water Pump
Pump Cover

In-Line Filters

Exterior Taps **2**

Dishwasher Connection **Yes**

Watercare Infrastructure Charge **Included**

Other

Water Heating

Electric **Rheems 180ltr HWC**

Gas

Kitchen Under bench

Other

Laundry & Mudroom

Garage Laundry Unit

Laundry **Custombuild - included in Joinery cost**

Unit

Hardware

Bathroom Fittings

Bathroom Fittings as per below

Bath

Bath Type **Newtech Indus BTW Freestanding Bath 1700**

Bath Spout **Caroma Villa Bath Spout/Mixer**

Bath Mixer

Ensuite

Slide Shower **Caroma Villa Slide Rail**

Rain Head

Mixer **Caroma Villa Shower Mixer**

Shower **1000x1000 Tiled Shower**

Screen/Door **Frameless Glass Door**

Vanity **900mm Brookfield Newtech Vanity**

Vanity Mixer **Caroma Villa Basin Mixer**

Toilet **Newtech Sienna BTW Toilet Suite**

Bathrooms

Slide Shower	Caroma Villa Slide Rail
Mixer	Caroma Villa Shower Mixer
Shower	2000x1000 Tiled Shower
Screen/Door	Frameless Glass Door
Vanity	900mm Brookfield Newtech Vanity
Vanity Mixer	Caroma Villa Basin Mixer
Toilet	

Water Closet

Toilet	Newtech Sienna BTW Toilet Suite
Vanity	Newtech Brookfield
Vanity Mixer	Caroma Villa Basin Mixer

Heated Towel Rails

Ensuite	Newtech Heated Towel Rail SS 800X600 SI150
Bathrooms	Newtech Heated Towel Rail SS 800X600 SI150

Mirrors (Clearlite Frosted Mirrors)

Bathrooms	Clearlite 900x750 Bevel Edge Mirror 7345010902
Ensuite	Clearlite 900x750 Bevel Edge Mirror 7345010902
WC	Clearlite 900x750 Bevel Edge Mirror 7345010902
Other	

Toilet Roll Holders

Bathrooms	
Ensuite	Cosmo Metal Toilet Roll Holder
WC	Cosmo Metal Toilet Roll Holder
Other	

Other Information

Floor Coverings and Tiles

Floor Coverings

Carpets (\$65.00 per/mtr2)	Flooring Xtra - Standard Range
Engineered Timber Floors (\$125.00 per/mtr2)	
Tile Depot Neptune (\$85.00 per/mtr2)	Entry, Kitchen, Bathrooms and WC
Tiled Floors (\$50.00 per/mtr2)	
Wall Tiles (\$50.00 per/mtr2)	
Custom-built Shower Floors	
Bath Walls 700mm Tiled	Freestanding Bath
Other	
Vanity Splashback	
Other	

Flooring Type Per Room

Hallway	Carpet
Living	Carpet
Entrance	Neptune
Dining	Carpet
Kitchen	Neptune
Bathrooms	Neptune
Ensuite	Neptune
Laundry	Neptune
WC	Neptune
Garage	Concrete
Room 1	Carpet
Room 2	Carpet
Room 3	Carpet
Room 4	Carpet

Other Information

Painting and Decorating

3 Coat Paint System

Ceilings	Painted
Walls	Painted
Doors	Painted
Window Reveals	Painted
Skirting Boards	Painted
Exterior (Gable boarding & soffits)	Painted
Other	

COLOURS ARE BASED ON TRADELINES. IF DEEP BASE COLOURS ARE REQUIRED, THEN AN EXTRA CHARGE WILL APPLY. IF MORE THAN FOUR COLOURS ARE REQUIRED, THEN AN EXTRA CHARGE WILL APPLY.

Hard Landscaping

Driveway/Patio 100mm Std Concrete	50mtr2 Standard Concrete (Patio and Drive)
Timber Decking	37 mtr2 Grapa Decking as per plan Layout
Landscaping	Top Soil spread over site (Top Soil from site cut)
Fencing	Fancing as per Covenants

Glass Balustrade 1000mm	
Timber Balustrade 1000mm	
Aluminium Balustrade 1000mm	Nil
Glass Balustrade 1000mm	
Other	

Pool

Pool and surroundings	
Other	

Retaining Walls

Timber Retaining 800mm	Nil
Timber Retaining 900mm	Nil
Timber Retaining 1800mm	Nil

Miscellaneous

Blinds	Roller Blinds
Alarm	Yes

Assurances

10yr Stamford Insurance	Included and needs to be signed by Client
Contract Works Insurance	Included
Public Liability Insurance	Included
Quality Assurance	3 inspections

Other Information

Pricing

Owners Details

Legal Entity	
Surname	0
Christian Names	
Postal Address	
Telephone	
Solicitor Company:	
Solicitor's Name	

Construction Costs

Price is fixed based on attached specification

Construction Costs	\$	328,054.35
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Land And Council Costs Allowed For Within Agreement

Council Fees - Building Consent only	\$	6,500.00
Kitchen/Laundry/Wardrobes	\$	15,652.17
Drainage/Detention	\$	10,500.00
Earth Works	\$	6,000.00
Decking	\$	3,000.00
Driveway	\$	3,750.00
Landscaping	\$	10,000.00
Electrical	\$	12,000.00
Heatpump	\$	2,500.00
Scaffolding	\$	6,500.00
Design/Structural Engineering	\$	2,500.00
Total	\$	78,902.17

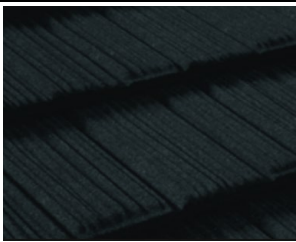


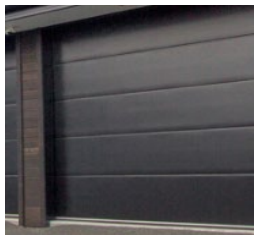


Contract Price

Nett Price	\$	406,956.52
GST	\$	61,043.48
House Contract Price	\$	468,000.00

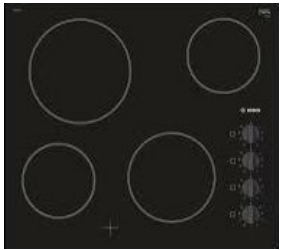
Customer Signature/s





Standard Specification

JOURNEY²

Company	Item	Qty	Product name	Code	Picture
Gerrrad	Roofing		Corona Shake Textured		
Contiuous Spouting	Guttering		Colorsteel Fascia with 1/4 Round External Gutter		
Bradnam's	Windows		Bradnam's		
Conqueror	Garage Door	1	Insulated Garage Door	2100 x 4800	
Cladding	NZ Brick		Brick - Origin Range		
	James Hardie		180 Linea WB		




Company	Item	Qty	Product name	Code	Picture
Miles Nelson	Door handles		S Range Miles Nelson	Sara	
				Shiloh	
				Sienna	
				Skyler	
Miles Nelson	Door Stops		Wall Hung Door Stop		
			Floor Mounted		

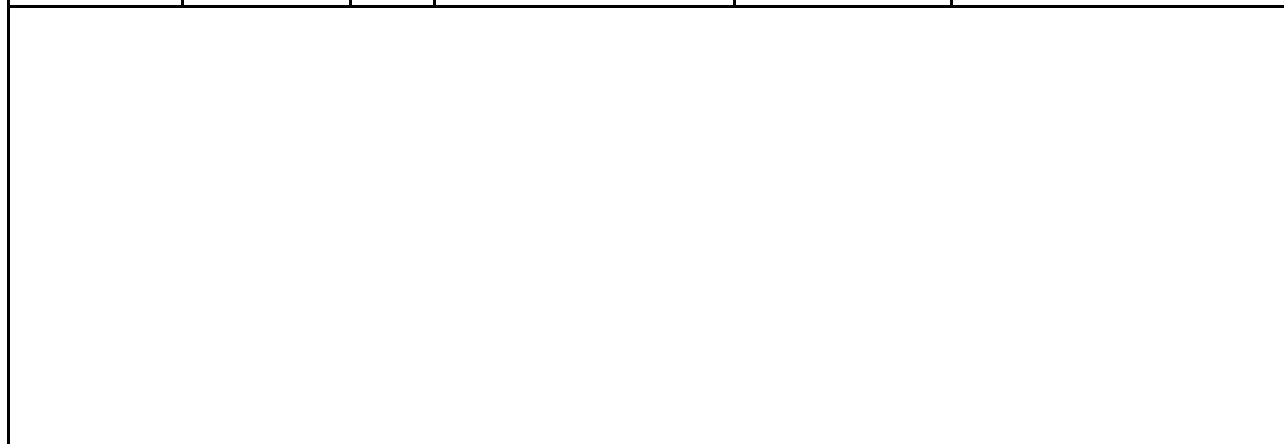
Notes					
Company	Item	Qty	Product name	Code	Picture
Kitchen		1	Kitchenplus		
Polo	Oven	1	Bosch 5 Function Built-in Oven		
	Hob	1	Bosch 600 Ceramic Hob	MCHF603	
	Dishwasher	1	Bosch 600mm SS	DW6S	
	Rangehood	1	Polo 900mm Rangehood SS	H61.9P	




Company	Item	Qty	Product name	Code	Picture
Robertsons	Kitchen/ Scullery Mixer	1	Caroma Dorf Kitchen Mixer		
	Bath	1	Newtech Indus 1700 Bath		
		1	Caroma- Villa Bath Mixer		
	Basin Mixer	3	Caroma -Villa Basin Mixer		
	Shower Mixer	2	Caroma - Villa Shower Mixer		
	Slide Shower	2	Caroma - Villa Multi Function Shower		

Company	Item	Qty	Product name	Code	Picture
Showers	Shower	2	Acrylic Showers 2x1000x1000		
Vanity	Bathrooms	2	Newtec Brookfield750/900 Wall Hung Vanity		
	WC	1	420 Newtech WC		
Robertsons	Toilet	2	Newtech - Sienna BTW Toilets		
Hot Water		1	180ltr Rheems Mains HWC		
Notes					

Company	Item	Qty	Product name	Code	Picture
	Towel Ring	3	Caroma - Villa Towel Ring		
	Toilet Roll Holder	3	Caroma - Villa TRH		

Newtech	Heated Towel Rail	2	Newtech Heated Towel Rail SS 800X450	SL130	
RobinHood	Supertub	1	Custom-built Laundry Unit		
Wardrobes			Custom Designed		



Company	Item	Qty	Product name	Code	Picture
Flooring Xtra	Carpet		Build7 Standard Carpet Range		
Tile Depot			Neptune Flooring		
Timber Decking			135mm Grapa Decking		



PROPERTY DETAILS

1 OKOREKA ROAD GLENBROOK AUCKLAND

PREPARED FOR



PREPARED BY:

Sandy Williams

116 Main Highway, Ellerslie, AUCKLAND 1051

O: 0800 677 777 P: 021 488 587 M: 021 488 587

info@1stop.nz

Licensed Real Estate Agent REAA 2008



PROPERTY DETAILS

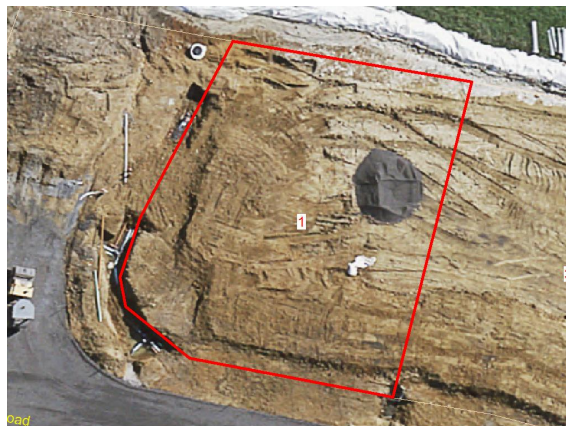
ADDRESS

1 Okoreka Road
Glenbrook
Auckland

PREPARED FOR

LAST SOLD

15 March 2018 \$270,000



DESCRIPTION

This Comparative Market Analysis provides an estimate of the probable selling price for 1 Okoreka Road, Glenbrook, Auckland.

The estimated selling price is based on other properties deemed 'comparable' - either sold or currently for sale in the area - plus supporting market information.

COMPARABLE SALES RANGE

The sale price of comparable properties in this report range between \$633,500 and \$750,000.

MOST RELEVANT RECENT SALE

71 McLarin Road which sold for \$721,500 on 4 March 2020

MY RECOMMENDATION

Based on the selected properties that have sold nearby, this property is likely to sell for between \$814,000 and \$840,000.00.

COMMISSION

\$19,320.00

CAPITAL VALUE

\$780,000

LAND AREA

598 m²

LAND VALUE

\$275,000

FLOOR AREA

156 m²

BEDROOMS

3

BATHROOMS

2

CAR SPACES

2

FEATURES

New Build

AGE OF BUILDING

2010-2019



PREPARED BY:

Sandy Williams

116 Main Highway, Ellerslie, AUCKLAND 1051

O: 0800 677 777 P: 021 488 587 M: 021 488 587

info@1stop.nz

Licensed Real Estate Agent REAA 2008



Thank you, Joe Bloggs, for the opportunity to present this marketing appraisal to you, for the sale of your home. Your home will appeal to a number of buyers, due to the location and condition of your property.

1 OKOREKO ROAD GLENBROOK GLENBROOK BEACH

is a residential property with a floor area of 156m², approx on a 598sm piece of land (* as per Property Guru information)

The current RV is \$670,000.00 (July 2017).

As shown in our report below the following houses have sold in the past three months.

- 1/ 71 Mclarin Road Glenbrook sold for \$721,500.00 in March 2020 (3.8% below RV)
- 2/ 15 Stevenson Road Clarks Beach sold for \$742,000.00 in February 2020 (12% above RV)
- 3/ 27 Wheriko Avenue Glenbrook sold for \$655,000.00 in January 2020 (2.2% below RV) (to follow)
- 3/ 7a Vela Place Clarks Beach sold for \$685,000.00 in March 2020 (13% above RV)
- 4/ 17 Newland Grove Henderson sold for \$707,000.00 in May 2019 (14% above RV)

As shown in our report below the following houses are currently on the market:

- 1/ 26 Tahuna Minhinnick Drive Glenbrook \$795,000 15th April 2020 sale method price \$799,000.00
- 2/ 7 Ronald Avenue Glenbrook Listed 7th March 2020 sale method Price \$797,000.00
- 3/ 9a Crispe Road Clarks Beach Listed 27th March 2020 sale method Price \$769,000.00
- 4/ 13 Taihiki Road Clarks Beach Listed 21st January 2020 sale method Price \$810,000.00

With our research and local knowledge, the value for your home would be between \$810,000.00 and \$840,000.00 but of course the actual selling price is ultimately your choice, however the market has determined the price for the above sales in the current market.

I would strongly suggest to you to sell your property by the sale by price method. This will give buyers a chance to look at your beautiful home and then with their feedback and the markets feedback this will determine the correct price.

At One Stop Property Shop, we are marketing specialists and we offer a very low commission rate compared to other companies in the industry.

Our commission rate is 2% + GST with no other costs besides our marketing plans which start from \$1,500.00.

As an example, based on the sale of \$710,000.00 our fee would be \$19,320.00 inc GST.



PREPARED BY:

Sandy Williams

116 Main Highway, Ellerslie, AUCKLAND 1051

O: 0800 677 777 P: 021 488 587 M: 021 488 587

info@1stop.nz

Licensed Real Estate Agent REAA 2008



SOLD NEARBY

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

Sale Price	\$685,000 to \$742,000	Median	\$721,500	Mean	\$716,166	The median of the properties listed below sold 12.42% above the current C.V.
C.V	\$600,000 to \$750,000	Median	\$660,000	Mean	\$670,000	



71 McLarin Road, Glenbrook, Auckland

4 bedrooms, 2 bathrooms, 2 cars

Last Sold	\$721,500 - 04 Mar 20	Floor Area	197 m ²
Capital Value	\$750,000 - 01 Jul 17	Roof	Malthoid/Fab
Land Value	\$240,000 - 01 Jul 17	Walls	Wood (incl Weatherboard)
Land Use	Residential	Building Age	Unknown
Land Area	592 m ²		



15 Stevenson Road, Clarks Beach, Auckland

5 bedrooms, 2 bathrooms, 6 cars

Last Sold	\$742,000 - 14 Feb 20	Floor Area	189 m ²
Capital Value	\$660,000 - 01 Jul 17	Roof	Steel/G-Iron
Land Value	\$330,000 - 01 Jul 17	Walls	Fibre Cement
Land Use		Building Age	2000-2009
Land Area	579 m ²		



7A Vela Place, Clarks Beach, Auckland

3 bedrooms, 2 bathrooms, 4 cars

Last Sold	\$685,000 - 16 Mar 20	Floor Area	98 m ²
Capital Value	\$600,000 - 01 Jul 17	Roof	Steel/G-Iron
Land Value	\$330,000 - 01 Jul 17	Walls	Wood (incl Weatherboard)
Land Use		Building Age	1980-1989
Land Area	597 m ²		



FOR SALE NEARBY

The recommendation is further supported by analysis of properties currently for sale that are deemed comparable. These comparable properties have been selected based on their geographical proximity and similarity of their attributes.



26 Tahuna Minhinnick Drive, Glenbrook, Auckland

4 2 2

Listed	15 Apr 2020 for \$795,000	Land Area	583 m ²
Capital Value	\$290,000	Floor Area	204 m ²
Land Value	\$290,000	Roof	Unknown
Category	Residential House	Walls	Unknown
		Building Age	Unknown



9A Crispe Road, Clarks Beach, Auckland

4 2 8

Listed	27 Mar 2020 for \$769,000	Floor Area	164 m ²
Capital Value	\$740,000	Roof	Steel/G-Iron
Land Value	\$390,000	Walls	Wood (incl Weatherboard)
Category	Residential House	Building Age	2000-2009
Land Area	425 m ²		



7 Ronald Avenue, Glenbrook, Auckland

3 2 4

Listed	7 Mar 2020 for \$797,000	Floor Area	205 m ²
Capital Value	\$810,000	Roof	Steel/G-Iron
Land Value	\$305,000	Walls	Wood (incl Weatherboard)
Category	Residential House	Building Age	Unknown
Land Area	605 m ²		



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**13 Taihiki Road, Clarks Beach, Auckland**

4 2 6

Listed	21 Jan 2020 for \$810,000	Land Area	792 m ²
Capital Value	\$780,000	Floor Area	179 m ²
Land Value	\$415,000	Roof	Steel/G-Iron
Category	Residential House	Walls	Fibre Cement
		Building Age	1980-1989



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GLENBROOK - STATISTICS

Number of Sales

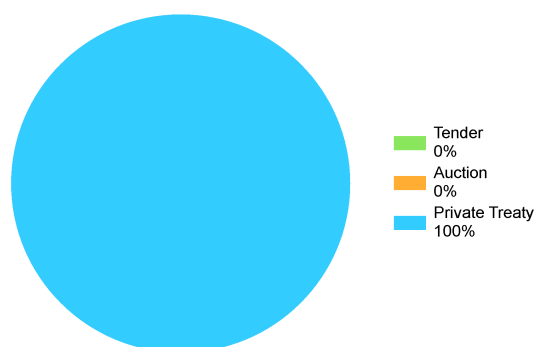
	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	12	18	40
Percentage of Glenbrook's Properties Sold	1.79%	2.68%	5.96%

Sale Performance

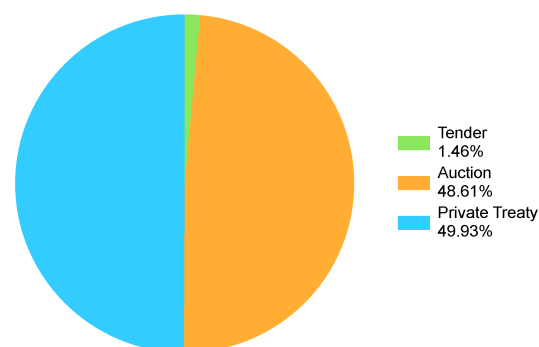
	April 2020	April 2019		April 2020
Median Days To Sell	86	248	Average Valuation	\$
Median Sale Price	\$437,000	\$551,750	Median List Price	\$290,000

Sale Types in April 2020

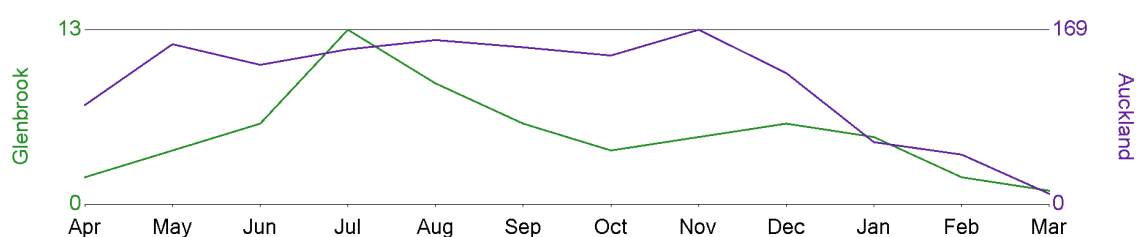
GLENBROOK



AUCKLAND



Number of Sales/Month in Glenbrook and Auckland



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.



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TITLE DETAILS

Information last updated as at 03-May-2020

RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD



Identifier 795776
Land Registration District North Auckland
Date Issued 21 December 2017

Prior References

[210814](#)

Type Fee Simple
Area 598 square metres more or less
Legal Description Lot 225 Deposited Plan 513833

Registered Owners

C P C A Trustees Limited, Andrea Jo-Anne Blake and Stephen Andrew Ost

Appurtenant hereto is a right of way and a right to convey electricity created by Easement Instrument [7873526.5](#) - 10.7.2008 at 9:00 am

The right of way easement created by Easement Instrument [7873526.5](#) is subject to Section 243 (a) Resource Management Act 1991

[10902552.5](#) Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.12.2017 at 11:51 am

Land Covenant in Easement Instrument [10902552.9](#) - 21.12.2017 at 11:51 am

Land Covenant in Easement Instrument [10902552.10](#) - 21.12.2017 at 11:51 am

[10902552.11](#) Encumbrance to Kahawai Point Developments Limited - 21.12.2017 at 11:51 am

[11087148.1](#) Mortgage to Mortgage Holding Trust Company Limited - 17.4.2018 at 7:33 am

The information provided on these Title Details form a guideline only. As a result, Custom Software Limited, cannot and does not provide any warranties or assurances of any kind in relation to the accuracy of the information provided through this report. Custom Software Limited will not be liable for any claims in relation to the content of this report.



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NEARBY SCHOOLS

This school information (with the exception of the distance and "in zone" calculations) is copyright © Ministry of Education 2016 and used under the Creative Commons Attribution 4.0 International licence.

Glenbrook School (1292)			In Zone from 06/05/2013
459 Glenbrook-Waiuku Road Glenbrook Waiuku Tel: 09 235 3888	Co-Educational Full Primary State	Decile 7 277 students 6.3 km from subject property.	
Waiau Pa School			Not Zoned
Waiau Pa Road Waiau Pa Pukekohe Tel: 09 232 1753	Co-Educational Full Primary State	Decile 9 353 students 4.0 km from subject property.	
Waipipi School			Not Zoned
Creamery Road Waiuku Tel: 09 235 8007	Co-Educational Full Primary State	Decile 6 176 students 7.2 km from subject property.	
Awhitu District School			Not Zoned
14 Matakawau Road Matakawau Waiuku Tel: 09 235 1005	Co-Educational Full Primary State	Decile 6 120 students 9.9 km from subject property.	
View Road School			Not Zoned
View Road Waiuku Tel: 09 235 8266	Co-Educational Full Primary State	Decile 5 137 students 10.0 km from subject property.	
Waiuku College			Not Zoned
Constable Road Waiuku Tel: 09 235 8139	Co-Educational Secondary (Year 9-15) State	Decile 6 789 students 10.4 km from subject property.	
Mauku School			Not Zoned
389 Union Road Mauku Tel: 09 236 3654	Co-Educational Contributing State	Decile 3 153 students 10.9 km from subject property.	



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TKKM o Waiuku George Street Waiuku Tel: 09 235 8456	Co-Educational Full Primary State	Decile 5 2 students 11.0 km from subject property.	Not Zoned
Wesley College State Highway 22 Pukekohe Tel: 09 237 0224	Co-Educational Secondary (Year 7-15) State : Integrated	Decile 1 335 students 15.7 km from subject property.	Not Zoned
Aka Aka School 809 Aka Aka Main Road Aka Aka Waiuku Tel: 09 235 2806	Co-Educational Full Primary State	Decile 7 44 students 16.1 km from subject property.	Not Zoned
Otaua School Maioro Road Waiuku Tel: 09 235 2741	Co-Educational Full Primary State	Decile 8 188 students 16.7 km from subject property.	Not Zoned
Pukekohe North School Princes Street Pukekohe Tel: 09 238 8552	Co-Educational Full Primary State	Decile 1 251 students 16.8 km from subject property.	Not Zoned
Paerata School Tuhimata Road Paerata Pukekohe Tel: 09 238 7050	Co-Educational Full Primary State	Decile 1 157 students 16.8 km from subject property.	Not Zoned
KingsGate School 53 Victoria Street Pukekohe West Auckland Tel: 09 239 0297	Co-Educational Full Primary State : Integrated	Decile 5 107 students 16.9 km from subject property.	Not Zoned



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A Previous Show Home in Kahawai Point

Address: 1 Okoreka Road, Kahawai Point, Glenbrook Beach.

Land Cost	\$270,000
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House Cost	<u>\$375,000</u>
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Total Cost	\$645,000
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Valuation Prior to Construction	\$677,500
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Valuation Day of Completion	\$730,000
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Equity gain through Construction	\$ 85,000
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Rateable Valuation 18 months from Contract signed	\$780,000
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Paper equity gain	\$135,000
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Rental per week \$ 661

Per annum \$ 34,372

Which equates to 5.3% yield