



Hoyo Iredi Group

Pauanui Waterfront Development

Available to Investors Partnership –JV

Structured Investment \$15.6 Million [Market Valuation
On Completion]





Pauanui Heights

34 Ecological Sustainable Village Packages



Key Highlights

Address:	671 Hikuai Settlement road, Pauanui
Land Size:	34 Ecological Sustainable 2,500 m2 [more or less]
Zoning:	Low density - Residential
Land Value:	\$2,500,000.00
Development Costs	\$3,000,000.00
Market Valuation:	\$15.6 Million On Completion



ECOVILLAGE DEVELOPMENT



- The master key plan for the development is to subdivide the land into 34 Ecological Sustainable Village Lots
- 34 Ecological Sustainable Residential Lots will be on offer to the open market
- The cost of the development to obtain 34 titles: 3.0Mil (just over 100k per block)
- Potentially the sections can be sold individually or we can design suitable housing plans to be sold as home & land packages.



BAYLEYS

Memorandum to: Darius Ghaleh
From: Glenn Tanner
Subject: Price indication re - proposed subdivision of 671 Hikuai Settlement RD
Date: 4th May 2018

Dear Darius

Thank you for inviting me to view and review your property. The following is for your consideration.

Preface:

I have kept this marketing assessment "to the point" and hope that you gain some benefit from both the facts, and our view of the market.

Just to explain, any Real Estate agency is obligated to provide you with an appraised price for your property by law, pending an appointment to act as your agent.

The appraised price **must** reflect comparable sales evidence, but this price may not necessarily equate to the list price for the property.

In the case of your property there are a few sale comparisons we can relate to your property as a reference point as to where your property may sit in terms of value in today's property market. These are listed below under the heading market comparisons.

Overview of your property:

This is a fantastic location for a twenty-nine Lot lifestyle development. The proposed sites offer a great location close to Pauanui, access to the estuary and cycle way below. All sites will offer fantastic elevated views of the surrounding countryside and Tairua Harbour. The forest and bird reserve adds to the scenic setting. We are confident there will be strong interest in these proposed Lots once they are offered to the market.

Price appraisal:

This appraisal is based on the sales data reviewed and considering the concept plan provided plus the vision of the final product as outlined to me by Darius.



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Market comparisons: (Sales since May 2016))

Address	Price	Rateable Value	Floor area	Land area
462 Hikuai Settlement Road	\$2,430,000	\$1,950,000	363 m ²	10.1880 ha
432 Hikuai Settlement Road	\$573,200	\$590,000	50 m ²	10.5590 ha
201 Hikuai Settlement Road	\$700,000	\$700,000	160 m ²	8.6178 ha
13 Rewa Rewa Valley, Tairua	\$500,000	\$500,000	0 m ²	4,186 m ²
30 Rewa Rewa Valley, Tairua	\$420,000	\$470,000	0 m ²	4,294 m ²
31 Wahitapu Lane, Opoutere	\$588,000	\$620,000	0 m ²	3.9570 ha
31 Pumpkin Hill Road, Tairua	\$430,000	\$490,000	0 m ²	1.4918 ha
167D Sailors Grave Road, Tairua	\$635,000	\$505,000	0 m ²	2.1890 ha
Lot 2 186 Kopu –Hikuai Road	\$360,000 (STS)	na	0 m ²	2,800 m ²
Lot 9 186 Kopu –Hikuai Road	\$400,000 (STS)	na	0 m ²	5,180 m ²

Considering the above we consider a fair market price for your property to be:

Between \$380,000 and \$420,000 for the following lots:

1, 2, 3, 4, 21, 28, 29,

Between \$420,000 and \$480,000 for the following lots:

5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27

Between \$480,000 and \$580,000 for the following lots:

Western lots 1, 2, 3, 4

Bayleys agency:

Going forward if you would like to discuss the marketing of this project in detail, Bayleys would be happy to put together a marketing strategy for your consideration.

The agency team would be led by Glenn Tanner with the Bayleys Coromandel team fully briefed regarding the opportunity.

Our business has recently been purchased as to a half share by Karl Davis who is one of Bayleys top rural and lifestyle sales specialist. His input and lifestyle buyer database would be of significant value to a project such as this. We are finding market movement from other regions



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including Aucklanders' moving into the area make a significant contribution to the number of sales in the region.

Our team objective would be to reach a wider pool of potential buyers to generate a level of buyer competition, which generally leads to a best price outcome.

We hope our proposal assists your thinking and we see you and your project property as being a good fit with our brand.

To discuss any of the above do not hesitate to contact the undersigned.

Kind Regards

Glenn Tanner

Rural and lifestyle Sales

Bayleys

Thames

Mob 027 486 2399



NEW ZEALAND



New Zealand has been experiencing a significant increase in tourism and a growing population that requires quality accommodation. This has led the New Zealand Government to forecast that they will need over 400,000 new dwellings in the next 25 years. This presents us with an opportunity. The Hoyo International Real Estate Development and Investment Group has been established to meet the needs of affordable housing in the New Zealand market.

The Benefits

By helping solve the housing crisis in New Zealand we also create several other benefits, which include:

- Export opportunities for Chinese companies.
- Develop safe opportunities for investors.
- Build international cooperation and relationships.
- Offer residency and citizenship pathways to qualified investors.
- Make profits for all parties involved.



PAUANUI



This subdivision is a low density residential site with the option of subdivision of 34 blocks, 15 of those proposed blocks are potentially further sub dividable into two blocks each, (subject to resource consent), each with a minimum size of 2,500m².

Most sites will get a northerly elevated view with water access, walkways and native bush. There are 2 spring water sources on the property with capacity of 20,000 liters per hour. There is power and electricity connected to the land. The recently completed walkway and cycle track enable access from the property through to Pauanui along the water's edge, and is also within walking distance to the Pauanui Lake Resort and golf club.

The Pauanui Lake Resort offers many activities in the region from peaceful lake walks to challenging water course golf. The area has one of the highest reported rates of tourism activity and is known to be one of New Zealand's most affluent summer get-always.

Pauanui boasts a beautiful sandy beach over 3 kilometers long with a gentle gradient making a good location for swimming surfing windsurfing & kite surfing. The eco village will be nestled on the vibrant slopes overlooking the Tairua Harbour offering open water access to the coastal or deep sea fishing



enabling the hunting of famous marlin, broadbill, kingfish or tuna both blue & yellow tuna.

The Pauanui Estates is less than a 2 hour drive from Auckland's International Airport through the lovely the Thames & Coromandel country side nestling some of the most scenic offerings available to New Zealand. With forecasted growth destined for the region directly overseen by the mayor the region is set to slow growth over the coming years with industry, innovation and export said to be key drivers with views to population growth and increased tourism opportunity the region is said to see growth in the coming years.

This factor amplified by existing tourism provides great demand for further residential development in the Pauanui region through the introduction of short long-term and lifestyle type developments. The Pauanui Eco Village is a sound investment with strong exits to the market available for qualified investors wishing to support growth in New Zealand.



Approximate Distances From The Property

Hamilton	133 Km	1 hour 43 minutes
Auckland Airport	133 Km	1 hour 43 minutes
Ngatea	53.4 Km	46 minutes
Thames	44 Km	39 minutes

Schooling

Primary	133 Km	1 hour 43 minutes
High School	133 Km	1 hour 43 minutes



Once in a lifetime opportunity to purchase your own slice of shore-side paradise development

The Coromandel Peninsula is experiencing a huge influx of residents every year and this project will support this trend providing 34 NZ families with the lifestyle they've dreamed of

For more information, contact Darius

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The Hoyo International Real Estate Development and Investment Group