



MH BUILDERS

Showhome Investment Opportunity

105 Sequoia Drive - Te Awamutu

2026

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&

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Waikato Showhome

3 2 1 2

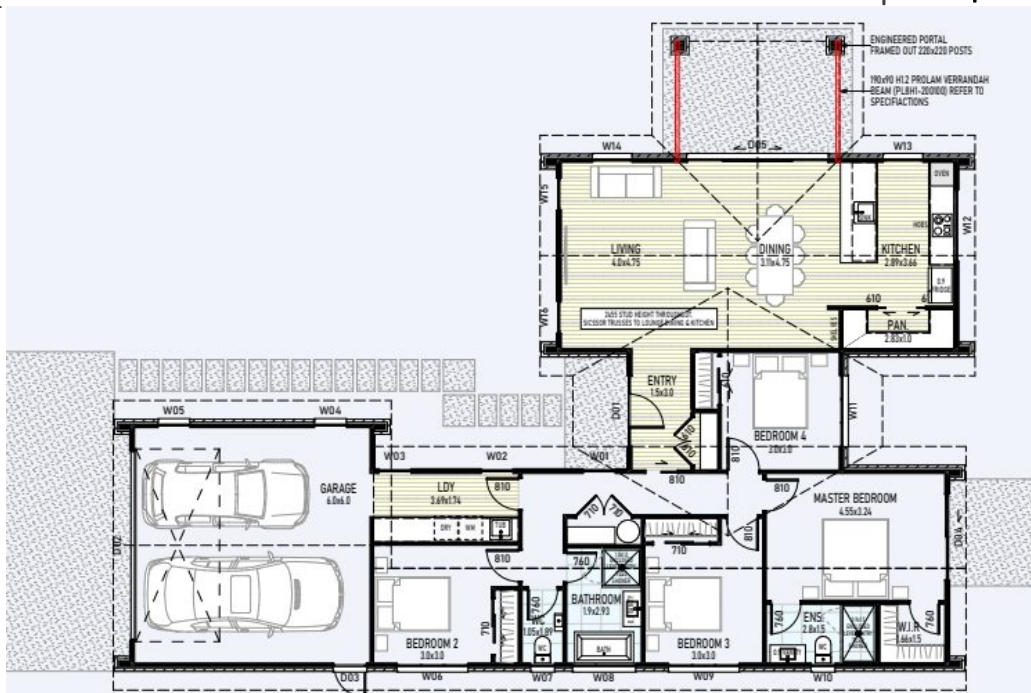
Floor Area 185m²
Outdoor Area 15m²
Land Area 734m²



Fixed price BUILD COST: \$549,000 INCL GST

Land cost - Lot 8: \$400,000 INCL GST

Land and House price: **\$949,000 INCL GST**



PROPOSAL

Your Total Fixed Price **\$949,000** (inc GST)

Land Pricing

Land Price \$400,000

Build Pricing

Build Price \$549,000

Provisional Contingency Inclusions:

Excavation
Landscaping

Your Inclusions:

Thoughtful Design
Premium Tiles
Quality Tapware
Double Glazed
Fully insulated
Premium Bosch Appliances(5 year warranty)
Modern Heating System/Energy Efficient
Engineered Stone Benchtop
Curtains and Blinds
Fencing
All our homes are covered by the Independent Master Builders 10 year
guarantee
Build Consent

Your Exclusions - Items Not Included:

Not Applicable

ROI AND LEASE TERM:

- ROI of 5%
- GUARANTEED 12 month lease term (with option to roll over)
- Weekly rent - \$900

NOTE: Need another bedroom, a bigger kitchen, or home office? We can adjust these plans, or create a custom design for you on this site. (Changing the design may increase or decrease the total package price)

Land:	\$400,000 INCL GST
Build:	\$549,000 INCL GST
GRAND TOTAL	\$949,000 INCL GST

Valid until December 2026

Specifications

Lot 8, Thorncombe Park
NV25089



General Building & Exterior

Plans via **New Vision Architecture**

Building Consent Fees – INCLUDED

\$15,000.00 PC Sum allowance Site excavation

\$15,000 PC Sum for all Drainage for sewer and stormwater connection

Section Specific Geotech Report - INCLUDED

Ribraft foundations

Frame and Trusses supplied by Carters

Coloursteel Longrun Roofing by **Metalcraft**

Colorsteel fascia, spouting and downpipes

70 Series Brick range

Axon external Wall Cladding

Painted interior walls, ceiling and doors

Painted exterior soffits

Garage walls and ceiling lined and painted

Garage door, auto opener - 2 remotes by **Hamilton Garage Doors**

Rheem Gas Infinity or 180 litre mains pressure hot water system

Three external brass taps

Aluminum windows and doors as per Building Code

House professionally cleaned before handover

Builders Contract Works insurance - INCLUDED

10 Year Registered Masterbuild Standard Guarantee - INCLUDED

Code of Compliance Certificate issued by Council

Kitchen

As per plan - by **Mastercraft Kitchens**:

Builders stone bench top

Meltecca cabinets with adjustable shelving

Hafele soft close drawers

Appliances supplied by **Harvey Norman**:

BOSCH 60cm Gas Stainless Steel Cooktop

BOSCH 60cm Oven

BOSCH Stainless Steel Dishwasher

Stainless Steel Rangehood

Bathroom / Ensuite / Laundry

All materials supplied by **Plumbing World** from the Voda or Le Vevi ranges.

- Vanities

- Bath

- Mirrors

- Shower enclosures

- Laundry tub/Tap

- Kitchen tap

General Interior

Electrical Schedule

2.4m stud ceiling height

Insulation as per Building Code

GIB 13mm Standard to Ceilings 10mm to Walls

GIB Aqualine to wet areas

Cornice 55mm GIB Cove

Skirting 60mm x 10mm FJ Pine

Architraves 40mm x 10mm FJ Pine

Flush panel hollow core painted interior doors

Schlage door hardware

Flooring supplied by **Van Dykes**

Tiles supplied by **Tile Warehouse**

Wardrobes - supplied by **Designer Homeware**

- Cabinetry to master WIR

- Balance supplied with pre-coated ventilated wire shelving

Smoke alarms as required to meet Building Code



Contact us today to start planning your dream home

Phone 027 2231 824 | Email clint@mhbuilders.co.nz | mhbuilders.co.nz

Investment

Why Invest in a Showhome Today?

Key Benefits

Enjoy guaranteed returns with minimal effort involved.

Income

- Guaranteed rental income
- Consistent cash flow
- Reliable investment source

Maintenance

- Low upkeep required
- Minimal responsibilities
- Hassle-free management

Quality

- Premium build quality
- High standards maintained
- Lasting durability ensured

Potential

- Strong yield potential
- Increased property value
- Attractive to buyers

Additional Insights

- Investing in a showhome is a smart choice for steady returns without the stress or hassle.
- Enjoy peace of mind with a well-managed property that requires little oversight.



Proven Investment Model

Streamlined steps for
success

INVESTMENT PROCESS OVERVIEW

Our investment model focuses on a **simple and efficient pathway** to ensure your success. Each step is designed to minimize hassle while maximizing returns, allowing you to enjoy the benefits without the complexities of traditional real estate investments.

Section

Define project specifications and requirements.

Build

Construct your dream home with precision.

Lease

Secure tenants for consistent rental income.

Income

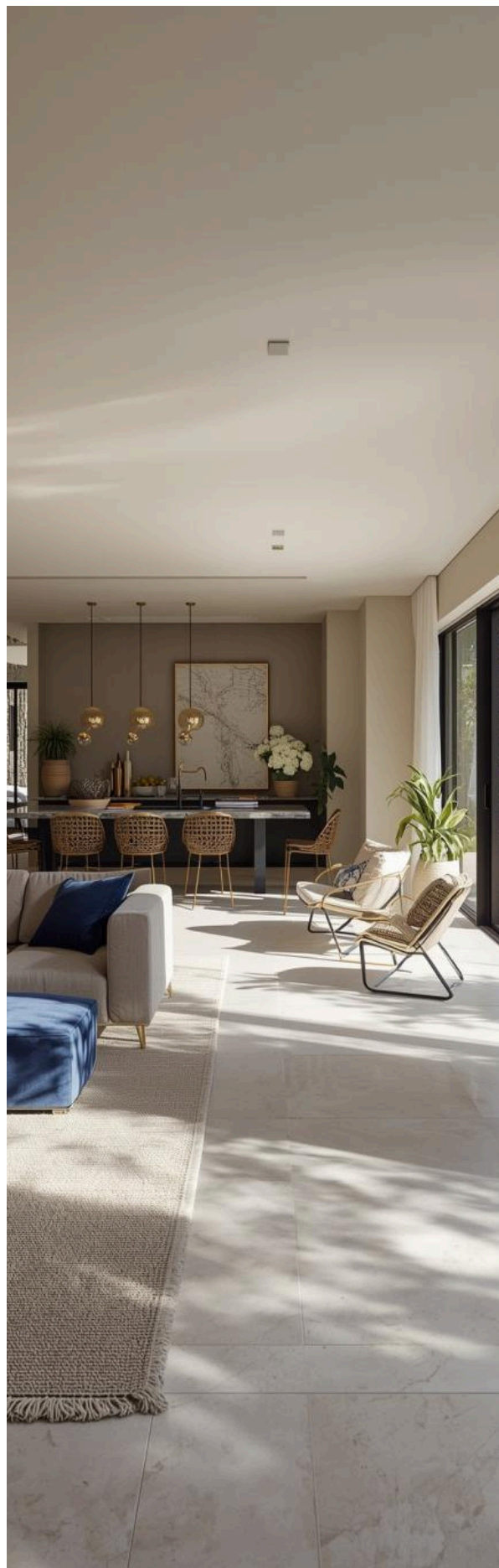
Enjoy steady returns on your investment.



Project Overview

Thorncombe Park in Te Awamutu represents the epitome of modern living tailored to the needs of today's discerning homeowner. This stunning showhome features a spacious 185m² floor plan, complemented by an expansive 734m² section, offering ample outdoor space while maintaining an elegant aesthetic. With three generously sized bedrooms and two luxurious bathrooms, this home provides both functionality and style, perfect for families or professionals seeking comfort and convenience. The double garage adds an extra layer of practicality, ensuring that residents have all the space they need for vehicles and storage. Designed with strong resale appeal in mind, every element of Thorncombe Park has been meticulously crafted, from the layout to the high-end finishes. The combination of premium materials and thoughtful design choices creates a welcoming environment where residents can truly thrive. Whether for investment or personal use, Thorncombe Park stands as a prime opportunity in the vibrant Waikato region, inviting you to experience a lifestyle of luxury and sophistication.

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Opportunity**



Financial Benefits

Built for Smart Investors

GUARANTEED TENANT

- ▼ Investing in a showhome ensures a **reliable tenant** is secured upon completion. This arrangement provides peace of mind and consistent cash flow, allowing investors to focus on other opportunities. The built-in demand for quality homes in desirable locations strengthens the likelihood of long-term occupancy and financial stability.

PREDICTABLE INCOME

- ▼ With a structured rental income model, investors can enjoy **predictable returns** from their showhome investment. The established rental agreements make cash flow forecasting straightforward, allowing for better financial planning. This level of predictability minimizes risks and maximizes potential gains over time, making it a sound investment choice.



Why MH Builders?



At MH Builders, we prioritize quality and reliability in every project. Our team combines expertise with a commitment to excellence, ensuring your investment is secure. With our extensive experience in the industry, we provide innovative solutions and clear communication throughout the entire building process, so you can have confidence in your investment's success.

Builder Assurance

- Master Builders Guarantee for peace of mind.
- Fixed pricing that prevents unexpected costs.
- Local expertise ensuring quality craftsmanship.

Exceptional Service

- Trusted tradespeople committed to excellence.
- Clear communication every step of the way.
- Proven results that showcase our success stories.

Premium Features

Experience the pinnacle of modern living with our **premium specifications** that set our homes apart. Each home is thoughtfully designed with high-quality materials, ensuring durability and elegance. The kitchens feature stunning stone benchtops that not only provide ample space for cooking but also enhance the overall aesthetic with their sleek, sophisticated appearance. Paired with top-of-the-line Bosch appliances, your culinary experience is elevated, combining functionality with style. These appliances are energy-efficient and designed to meet the demands of contemporary living, providing both practicality and luxury. Enjoy the seamless integration of form and function in every corner of your home, with thoughtful details that cater to a high-end lifestyle. From the moment you step into the kitchen, you will appreciate the quality craftsmanship that defines our homes. Our commitment to quality extends beyond aesthetics — we ensure every element contributes to a sustainable and luxurious living environment. Choose a home that not only meets your needs but also exceeds your expectations in every way.

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Simple Build Process

A streamlined approach to your investment

BUILD JOURNEY OVERVIEW

The process begins with design and consultation, followed by transparent pricing and contracts. Our efficient build phase ensures timely completion while maintaining high-quality standards. We keep you informed at every milestone, allowing you to enjoy a hassle-free investment experience from start to finish.

Design

Initial consultation to finalize design plans.

Pricing

Transparent pricing outlined before the contract.

Contract

Signing agreements to commence the project.

Build

Construction phase with regular updates provided.

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Testimonials

▼ At MH Builders, we take pride in our client relationships. Our clients' satisfaction is evident in their words. Each testimonial reflects the quality, reliability, and excellence we aim for in every project, reinforcing our commitment to high standards and successful investment opportunities.

CLIENT FEEDBACK



“MH Builders transformed our vision into reality. Their professionalism and attention to detail truly exceeded our expectations. We're thrilled with our investment and the quality of our new home.”



“Working with MH Builders was a fantastic experience. They guided us through the investment process seamlessly, and we couldn't be happier with the results. Their unwavering support made all the difference in our journey.”

OVERVIEW OF FEEDBACK

QUALITY	SUPPORT	COMMUNICATION
High standards	Always available	Clear updates

FAQs

Frequently Asked Questions

What is a scheme plan and why do we have to pay upfront ?

A scheme plan is a drawing of the house without any engineering or structural details . It is necessary to ensure:

1. The house design fits the section size and shape
2. The house design complies with the covenants of the subdivision & the council legislation
3. The drainage and excavation can be quoted as with the service connections
4. You (the client) are happy with the design before it goes to council for building consent , as you can still make changes at this point.
5. We (the builder) can give you an accurate price to build it as a fixed plan contract , not an estimate which banks do not accept.

What are working drawings?

A standard working drawing contains the engineering details for the build structure. It is the detailed version (28 pages) of your scheme plan (6 pages) and it normally takes 4 weeks . Most of our homes are completely unique which means there are often engineering considerations for piling, bracing, beams , wind zones etc.

Why is my section 'subject to title'?

The section title means having its own individual recognized legal description. Until the individual titles are through we can't lodge for Building Consent with Council . This is part of the developers stage of a new subdivision and can be affected by many factors such as weather and council processing times.

How does the council affect my build?

Along with weather, every builder is at the mercy of the council and its processing times and requests . We will be dealing with the council on your behalf which for many people is the most stressful part of undertaking any project that requires a resource / building consent . Ideally processing of a building consent which will be lodged once working drawings and your 10% deposit has been paid should take 4-6 weeks . Often Council request further information at various stages. Consent processing is placed on hold until these are answered to their satisfaction.

When does the building start?

Once building consent is issued ground works will commence in 10 – 15 working days.

How long will it take to build?

Once the foundations are complete average build time is 20 – 22 weeks.

What is Practical Completion?

Practical completion is achieved when all building work is completed except for minor outstanding works and defects which do not prevent the property from being used for its intended purpose.

When will we be able to move in?

The Project Manager will meet with the client onsite when it's time to handover the keys . Together they will go through the house and make a note of items that may require attention . Clients are left with a checklist to complete for any other items that were not immediately noticeable. After 90 days we attend to the items that require attention