



Superb Greenfield Investment – Retirement Village

*Perfect for year round lifestyle in a breath-taking sought after South Island location, this investment development takes advantage of a gap in the market for Unit Titled/Occupation Rights Agreement retirement apartments for the early baby boomer market. The facility has been architecturally designed to produce high end residential apartments/ townhouses for high net worth individuals seeking a lifestyle choice in New Zealand. Resource consent has been approved, marketing and demographic analysis has been completed, neighbours have been included in the consultation process, a sales office is on site this month – this project is ready to go! Already, the development has received enquiries from the surrounding residents who wish to move into a completed village with pre-sales enquiries being received from potential residents prior to a marketing campaign! Construction would likely occur over 4 stages; 23 apartments and the majority of parking would be constructed in the first year, 34 apartments in the second year along with half of the communal facilities, the rest of the communal facilities in the third year with 16 apartments in the fourth year. An initial 4 show homes are planned to be built in spring 15. To ensure that this development proceeds, \$7M equity and peak debt funding of \$9M per stage is required. For Sale:

Price	SOLD
Ref	BBS1856

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Expressions of Interest to purchase shareholding in this development. To comply with the Financial Markets Authority Act 2013, No offers or enquiries below \$750,000 will be accepted or entertained. *Source of information supplied by business owner or owner's agent(s). For confidentiality reasons, this business has been listed at our Albany office in Auckland. To find out it's location plus more information, please visit www.barkerbusiness.co.nz to register your details and then submit the online Confidentiality Agreement for listing #1856. When that is received Frank will be in touch. Licensed REAA 2008. Copyright Barker Business Brokerage Ltd 2015.