

THE SENTINEL

3 NORTHCROFT STREET

TAKAPUNA

Takapuna's got *soul*



And we believe presents bargain buying.

The Sentinel is the North Shore's only skyscraper yet it is completely unknown to most — and we also believe it's the premier apartment complex in the country.

But it is currently selling **as low as half** sales achieved in south side neighbours that offer few, if any, comparable amenities.

To appreciate The Sentinel opportunity, first understand Takapuna.

Flat, bordered by Lake Pupuke and Takapuna Beach, the visual amenity is immediate, constantly changing and always a delight.

And there is parking for Africa.

The Shore's best kept secret is that the harbour bridge is easy and quick 20 hours out of 24 — and rush hour adds minutes, not hours. No tedious traffic lights, ducking bus lanes, giving way, sudden stops... just a straight cruise and views to make life feel good.

South side apartments are selling for \$20,000m² to \$30,000m² (see the 41 valuations attached). Their average sale price is \$23,000m².

It's embarrassing showing you the current \$m² sales in The Sentinel (attached) - but parity would be a nice start to normalising this market. A process, as a new, resident owner, I am determined to achieve. By the simple process of comparative education, then spirited marketing.

Yes, you should buy *now*.



Real Estate *Together*

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Do you deserve...



- Seven day, 12 hour, welcoming concierge staff who text when your drycleaning / courier arrives and holds your belongings securely until you collect? Apart from hotels we don't believe there is any other building offering this level of care.
- Fort Knox style security with staff-monitored cameras throughout and automated doors for when you're lugging those groceries?
- Even a floor by floor rubbish chute so no more awkward sharing of lifts with smelly rubbish bags?
- A massive Olympic style pool - with spa for the grandkids, a glassed gym for parents and five cabanas for evening drinks and lazy poolside barbecues?
- A vertical, secure community as embracing or private as you wish - and monthly poolside get-togethers for the owners to catch up and chat (if you're interested)?

All the while enjoying the Takapuna experience — the way all suburbs should be.

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The Takapuna experience

Hurstmere Mall is now the centrepiece for entertainment with **Eat Street** setting the scene. **Hanoi Haven** is the latest top end offering to compete with **Nanam** superb Filipino fare. **Regatta** for a drop in drink with the beach at your feet. **Takapuna Bar** for sunset beers on the roundabout. Or maybe just **Duck Island** for an icecream.



If it's free entertainment that catches your fancy the **Takapuna Beach Café** is all elegance while the boat ramp in front is sustained chaos.

Waiwharariki Anzac Square and Auckland's coolest kids' playground on the beach make the stage for the very ambitious Takapuna Beach Business Association parade of entertainment through the year.

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Takapuna events

- ✦ Winter Lights (50,000 visitors)
– talking trees, a fantasy spectacle for all the family you need to see to believe.
- ✦ Food Truck Thursdays
- ✦ Christmas Music in The Square
- ✦ Movies in The Square
- ✦ Music in The Square (Summer)
- ✦ Summer Days Festival (beach reserve and playgrounds)
- ✦ Chinese New Year Festival (Feb, 5,000 attendees)
- ✦ Urban Wine Walk (Feb)
- ✦ Taste of Turkiye (Feb, 4,000 attendees)
- ✦ Latin Fiesta & Zumba (Mar, beach reserve 5,000 visitors)
- ✦ Easter Festival Kids Activity Trail (Mar)
- ✦ Filipino Festival (May, 3,000 attendees)
- ✦ Doggie Day Out (Jun, hilarious)
- ✦ Matariki Markets (Jun)
- ✦ Sunday Markets (Anzac Square, all year)

Beachside living at its best

This is a lifestyle you didn't dream you could afford and under \$1.5m might get you started... for now.

Takapuna is booming with life, kids, dogs, smiles and new developments bourgeoning all over.

There is a palpable joie-de-vivre and you'll see more Lamborghinis and Bentleys than in Herne Bay. The Sunday Markets say it all... fresh flowers, Raglan Corn or just people watching.

Ask to see our display apartment (seven days).

Get in while you can.

Cheers,

Martin Dunn
Fellow REINZ

Resident owner at The Sentinel

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Real Estate Together Ltd MREINZ



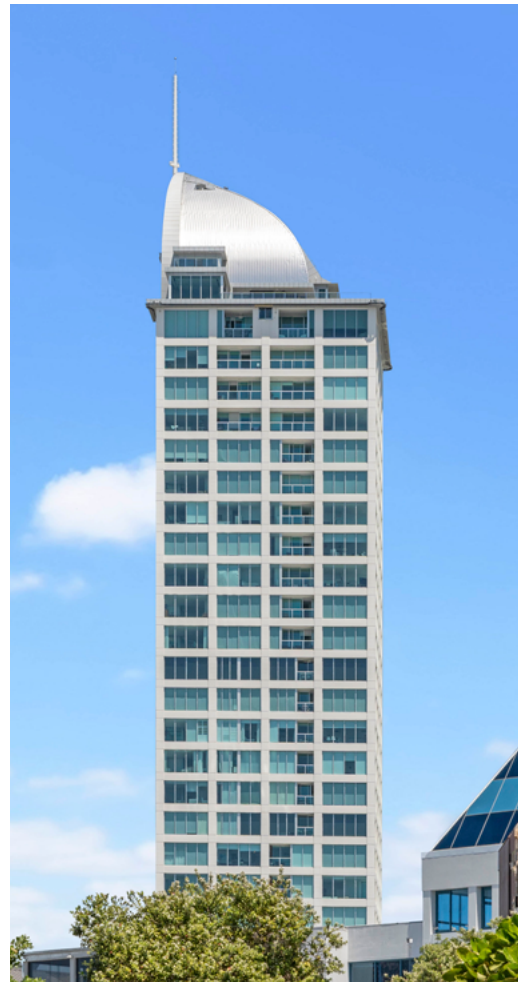
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Sentinel sales Last 24 months (rounded)

Apartment	Sale price	Sold	Avg m ² value
2403	\$2.45m	Feb 2023	\$19,800m ²
1201	\$1.8m	Aug 2023	\$17,000m ²
501	\$1.35m	Sep 2023	\$16,000m ²
2004	\$1.85m	Nov 2023	\$14,900m ²
1703	\$1.75m	Dec 2023	\$17,800m ²
1904	\$1.8m	Dec 2023	\$14,500m ²
1605	\$1.4m	Dec 2023	\$15,900m ²
2403	\$2.53m	Jan 2024	\$20,600m ²
704	\$1m	Apr 2024	\$11,800m ²
405	\$1.035m	Jun 2024	\$13,000m ²
1001	\$1.3m	Jul 2024	\$15,300m ²
601	\$1m	Aug 2024	\$11,800m ²
1101	\$1.3775m	Nov 2024	\$16,200m ²
1804	\$1.8m	Dec 2024	\$14,500m ²

Average achieved \$15,600m²

We appraise apartment values at Price Achieved divided by floor area... m².



Compare these selling prices with values south side of the Harbour Bridge - (evidence of 41 Prendos Valuations commissioned by us and attached).

Their average sale value is \$23,000m².

Meaning The Sentinel is currently selling as low as 50% of south side units. With unprecedented facilities and the beach at your feet.

I intend to remedy this dysfunction in price by educative and clear marketing.

Opportunities like this do not present often and I'm aiming for at least parity, with urgency.

Talk to me right now. Register to view my own "show apartment", available to view seven days, as I am a resident owner. I'll explain how The Sentinel is destined to become the most prestigious, coveted apartment building in the country.



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Martin Dunn FREINZ




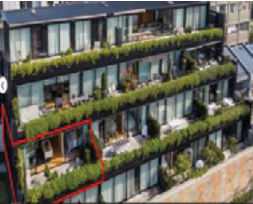
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15 October 2024

Our Ref BAUVRES042488007.2





Client Martin Dunn

Photo/Address	Apt	Sale Date	Sale Price	Beds	Floor Area (m ²)	Rate per m ²	Car-park	Rating Valuation
21 Manapau Street, Meadowbank 	Apt 101	Asking price	\$1,575,000	2	84	\$18,750	1	N/A
	Apt 203	Asking price	\$2,360,000	3	113	\$20,885	1	N/A
Description: Station M is a proposed high quality boutique apartment complex which will comprise of 14 apartments with allocated carparking. The development is being completed by the renowned Ockham developer. We have noted the above 'off plans' asking prices, sourced from the Ockham website. One bedroom prices start from \$780,000. Two bedroom prices start from \$1,575,000. Three bedroom prices start from \$2,360,000.								
10 Commerce Street, CBD 	Apt 3903	July 2023	\$2,625,000	3	125	\$21,000	1	\$2,150,000
	Apt 4701	May 2024	\$2,850,000	3	141	\$20,218	1	\$2,725,000
	Apt 4001	November 2022	\$3,900,000	3	204	\$19,118	1	\$3,600,000
	Apt 5201	November 2022	\$6,500,000	3	190	\$34,211	1	\$4,700,000
	Apt 5102	March 2022	\$7,300,000	3	235	\$31,064	3	\$6,000,000
	Apt 4403	December 2023	\$2,050,000	2	115	\$17,826	1	\$2,050,000
Description: This is a superior quality 54 level residential apartment and hotel tower known as 'The Pacifica'. There are 273 apartments in total, comprising a mix of one, two and three bedroom units. There are 142 car parks on site. There are two retail units on Commerce Street. Floors 1-7 comprise of hotel units and allocated secure carparking. There is a wide range of common facilities including a lap pool, spa, sauna, gym, movie theatre, board rooms, BBQ area, and a library. The development reached completion in early 2021.								
1 Courthouse Lane, CBD 	Apt 3301	December 2022	\$4,150,000	3	201	\$20,647	2	\$2,825,000
Description: Metropolis comprises of a 38 level purpose-built residential apartment building, incorporating two levels of retailing, five level of car parking that includes 210 securitised car parks. In addition to smaller sized apartments originally constructed as serviced apartments for use within a hotel, there are high quality larger sized apartments. The development included a full refurbishment of the historic Magistrates Court building adjoining Kitchener Street and this work was completed in December 1999. Level eight of the development accommodates a gym, pool and health club.								
15B Augustus Terrace, Parnell 	Apt 204	September 2022	\$3,100,000	3	159	\$19,497	2	\$2,925,000
	Apt 203	April 2024	\$1,700,000	2	91	\$18,681	1	\$1,875,000
Description: Designed by award-winning Patterson Associates Limited and converted from the original early 1900s Model T Ford Factory. The development is of modern, high quality whilst retaining heritage charm.								



Photo/Address	Apt	Sale Date	Sale Price	Beds	Floor Area (m ²)	Rate per m ²	Car-park	Rating Valuation
70 Daldy Street, Wynyard Quarter 	Apt 709	March 2024	\$2,500,000	3	136	\$18,382	2	\$3,200,000
	Description: 30 Madden is a recently completed high quality apartment complex, designed by Willis Bond & Co. The building is situated over 10 floors, with retail parking on the ground level. The development reached completion circa 2020. Leasehold.							
141 Pakenham Street West, Wynyard Quarter 	Apt 903	December 2022	\$2,750,000	2	132	\$20,833	2	\$2,650,000
	Apt 907	April 2022	\$3,200,000	3	146	\$21,918	2	\$2,975,000
	Description: Artisan is a modern ten level apartment complex directly adjoining the three apartment buildings known as the Pavilions. The development includes four commercial units and 80 apartments as well as having basement car parking, dedicated bike parks, storage units, and shared hybrid-powered cars for residents. The development reached completion in early 2018. Leasehold.							
308 Remuera Road, Remuera 	Apt 102	November 2022	\$4,950,000	4	193	\$25,648	2	\$4,200,000
	Apt 303	November 2023	\$5,300,000	4	204	\$25,980	2	\$4,750,000
	Apt 401	October 2022	\$12,771,500	4	328	\$38,938	4	\$11,600,000
Description: This is a recently completed boutique apartment complex comprising of 18 apartments in total, with a prime northern slopes' ridgeline location in Remuera. The apartment complex is of very high-end specification. Located very centrally in the Remuera Village, in the sought after DGZ.								
65 St Heliers Road, St Heliers 	Apt 5	September 2023	\$9,100,000	5	281	\$32,384	2	\$9,700,000
	Apt 6	March 2024	\$8,630,000	5	244	\$35,369	2	\$9,200,000
Description: This is a modern, circa 2020's boutique apartment complex located in St Heliers, in very easy walking distance to the beach. The development has six apartments in total.								
460 Remuera Road, Remuera 	Apt 15	April 2024	\$5,500,000	3	272	\$20,221	2	\$9,700,000
	Description: This is a circa 1980's purpose built residential apartment tower. There are 15 apartments in total situated over sixteen floors, including a basement carpark. There is also a live-in site manager. The property is located in the desirable Auckland Central suburb of Remuera and falls into the popular double Grammar School zone. Common areas include a resort style pool, spa, BBQ area and changing rooms. The development is known as 'Kingsview'.							





Photo/Address	Apt	Sale Date	Sale Price	Beds	Floor Area (m ²)	Rate per m ²	Car-park	Rating Valuation
15 Hopetoun Street, Freemans Bay 	Apt 1102	May 2023	\$3,000,000	4	152	\$19,737	2	\$2,550,000
	Description: The Hopetoun Residences development comprises of the refurbishment of an existing office building into apartments as well as the addition of three floors. There are some 91 apartments in total together with covered and uncovered car parks as well as storage units. Facilities include a swimming pool and a tennis court shared with an adjoining building. A feature of the development is the very attractive City and upper Waitemata Harbour views provided to apartments with a northerly and westerly aspect. The development was completed in 2015.							
5 Blake Street, Ponsonby 	Apt 204	July 2023	\$1,627,400	2	79	\$20,600	1	\$1,380,000
	Apt 102	November 2023	\$1,950,000	2	89	\$21,910	1	\$1,425,000
	Apt 201	November 2023	\$970,000	1	53	\$18,302	1	\$950,000
	Description: This is a recently completed apartment complex in very close proximity to the subject. The complex comprises of 11 apartments being a mix of one, two, three and four bedroom apartments.							
22 Prosford Street, Ponsonby 	Apt 10	February 2024	\$2,600,000	3	142	\$18,310	3	\$2,375,000
	Description: 'Apex' is a four level purpose built apartment building (inclusive of ground floor retail space) accompanied by a basement car parking level. The building comprises a total of 11 residential apartments comprising two, one bedroom units, five two bedroom units and four larger units with two bedrooms and an additional area of living or study/ third bedroom. The building was completed in 2006.							
20 Williamson Avenue, Grey Lynn 	Apt 504	April 2023	\$1,120,000	S	46	\$24,348	1	N/A
	Apt 707	June 2023	\$870,000	S	43	\$20,233	-	N/A
	Apt 403	January 2023	\$1,550,000	2	61	\$25,409	1	\$1,475,000
	Apt 202	June 2023	\$1,676,991	2	70	\$23,957	1	\$1,625,000
	Apt 208	March 2024	\$1,070,000	S	46	\$23,261	1	\$990,000
	Apt 606	March 2024	\$1,145,000	S	46	\$24,891	1	\$1,040,000
	Description: This is a very high-quality, near new apartment complex completed by Ockham, known as 'The Greenhouse'. The apartment building features a range of studio, one, two, and three bedroom apartments, with secure basement carparking. Common areas include a resident's lounge with full kitchen and balcony. There is a proposed café space on the ground floor. The above studio sales were sold 'off plans'.							
32 Shelly Beach Road, St Marys Bay 	Apt 202	February 2024	\$1,800,000	2	88	\$20,455	1	\$2,550,000
	Description: 32 Shelly Beach Residences is a recently completed, very high quality boutique style apartment complex designed by Paul Brown Architect.							



Photo/Address	Apt	Sale Date	Sale Price	Beds	Floor Area (m ²)	Rate per m ²	Car-park	Rating Valuation
<p>250 Kapa Road, Mission Bay</p> 	Apt 5G	September 2023	\$1,700,000	2	92	\$18,478	2	\$1,975,000
<p>Description: Horizon reached completion circa April 2021 and comprises of a boutique, purpose built residential apartment complex located in the desirable Auckland suburb of Mission Bay. The development is situated over five levels with an additional two levels of basement carparking. In total there are 41 apartments comprising a range of one, two and three bedroom units in addition to 88 secure basement carparks.</p>								
<p>43 Brown Street, Ponsonby</p> 	Apt 302	February 2024	\$1,890,000	2	90	\$21,000	2	\$1,675,000
<p>Description: The property comprises a recently constructed (circa 2016) high quality low rise residential/commercial building known as 'Forty Three Apartments'. The development is located in the desirable central Auckland suburb of Ponsonby. The development comprises of a three level (excluding the two basement floors) apartment/commercial building.</p>								
<p>393 Great North Road, Grey Lynn</p> 	Apt 306	May 2024	\$1,595,000	2	80	\$19,938	1	\$1,340,000
<p>Description: This is a high quality, recently completed apartment complex known as 'The Grey', comprising a mix of 36 apartments with secure basement carparking.</p>								
<p>19 George Street, Newmarket</p> 	Apt 5B	August 2023	\$3,150,000	3	160	\$19,688	2	\$2,850,000
<p>Description: This is a circa 1990's boutique style apartment complex located in central Newmarket. A feature of this apartment block is that most units enjoy attractive views over Auckland Domain. Located in the popular DGZ.</p>								
<p>2 Churton Street, Parnell</p> 	Apt 4C	December 2023	\$3,300,000	2	146	\$22,603	2	\$3,050,000
<p>Description: This is a very high quality 'brand new' apartment complex located in Parnell. The development is situated over four floor levels with basement carparking.</p>								



Photo/Address	Apt	Sale Date	Sale Price	Beds	Floor Area (m ²)	Rate per m ²	Car-park	Rating Valuation
2 Tagalad Road, Mission Bay 	Apt 9	February 2023	\$1,820,000	2	89	\$20,449	2	\$1,775,000
	Apt 4	April 2023	\$1,840,000	2	91	\$20,220	2	\$1,925,000
	Apt 5	February 2023	\$1,853,500	2	89	\$20,826	2	\$1,853,000
	Description: This is a recently completed high quality low rise apartment development known as 'Arches Mission Bay' and comprises of 21 two bedroom apartments with allocated basement carparking.							
20 Devore Street, Saint Heliers 	Apt 101	December 2023	\$8,200,000	5	265	\$30,943	2	\$9,600,000
	Description: This is a very high quality circa 2020 boutique apartment complex with an architectural design, located in easy walking distance to Saint Heliers Beach.							

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Floor plans: Level 4

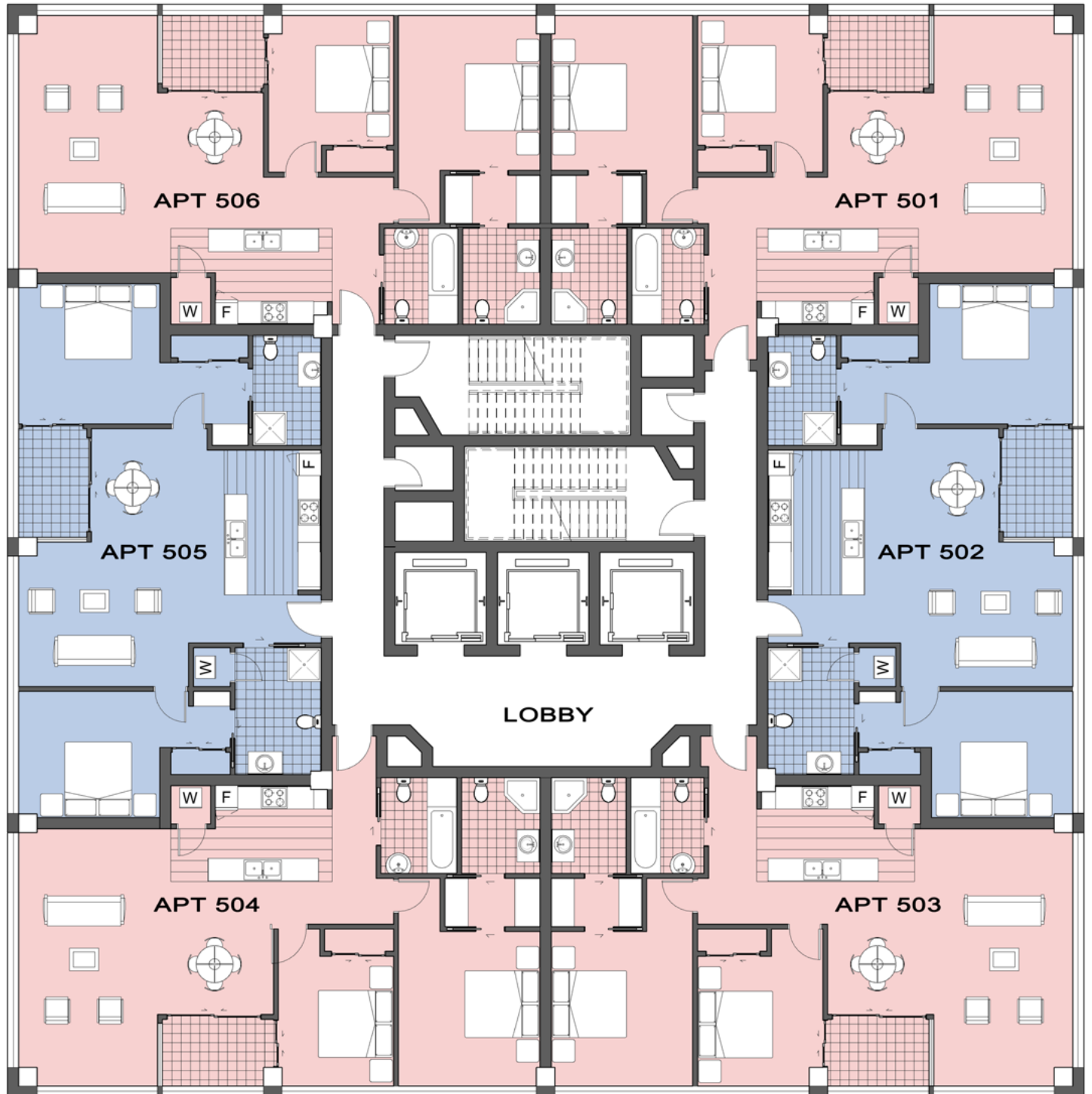


 80 M²  85 M²

Sizes approximate. Scale: 1 : 200

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Floor plans: Levels 5-11

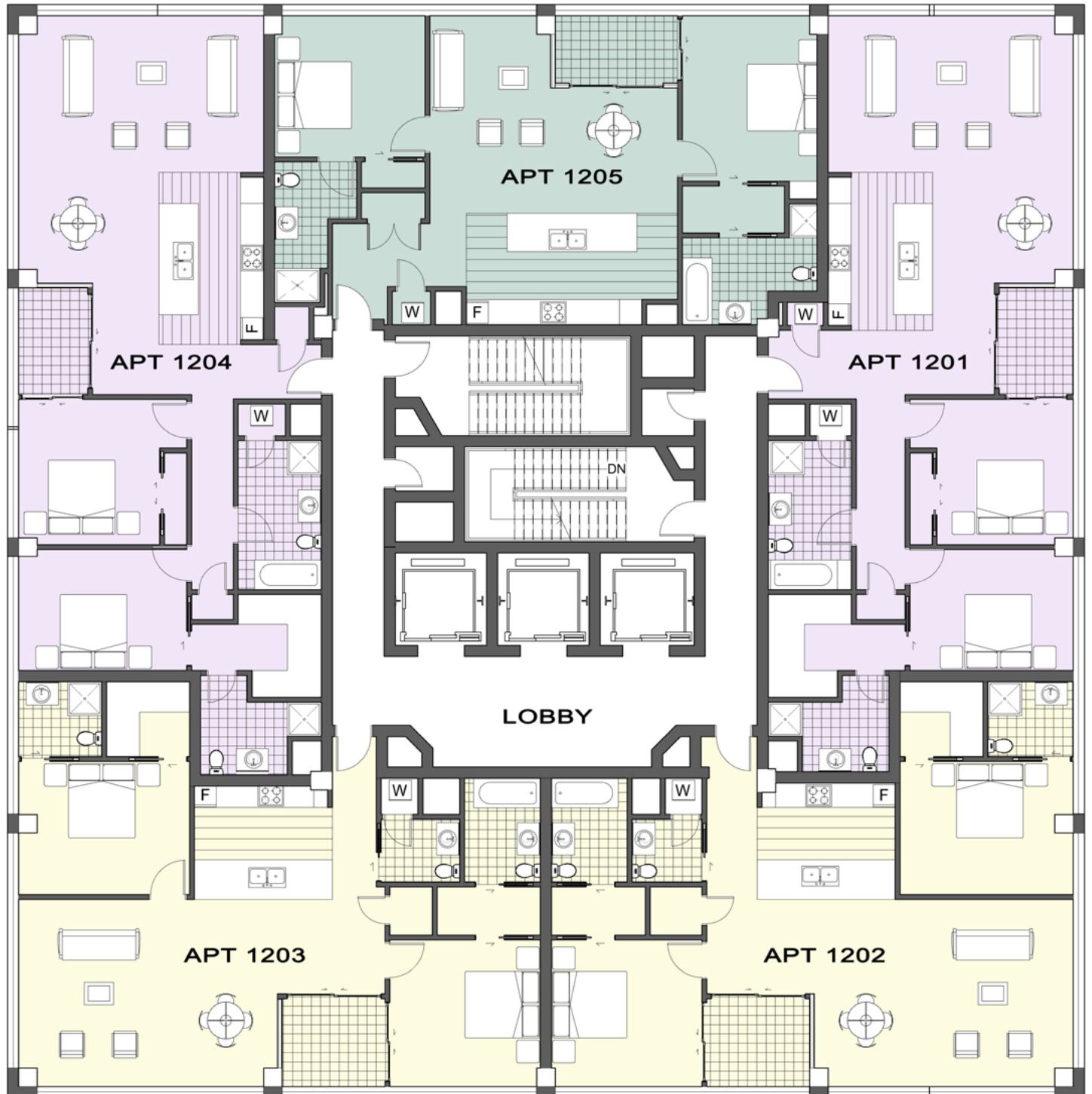


80 M² 85 M²

Sizes approximate. Scale: 1 : 200

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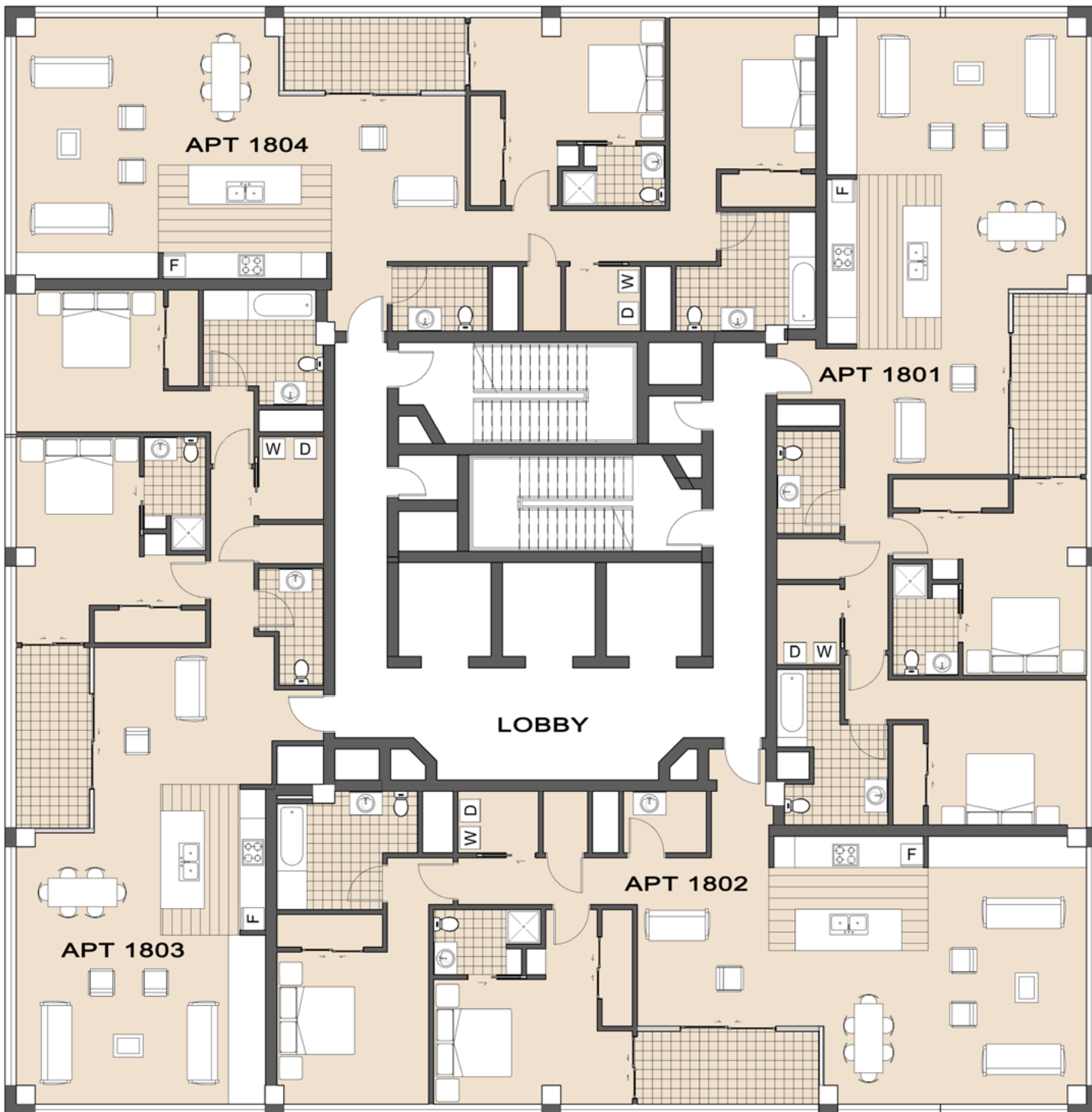
Floor plans: Levels 12-17



Sizes approximate. Scale: 1 : 200

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Floor plans: Levels 18-24

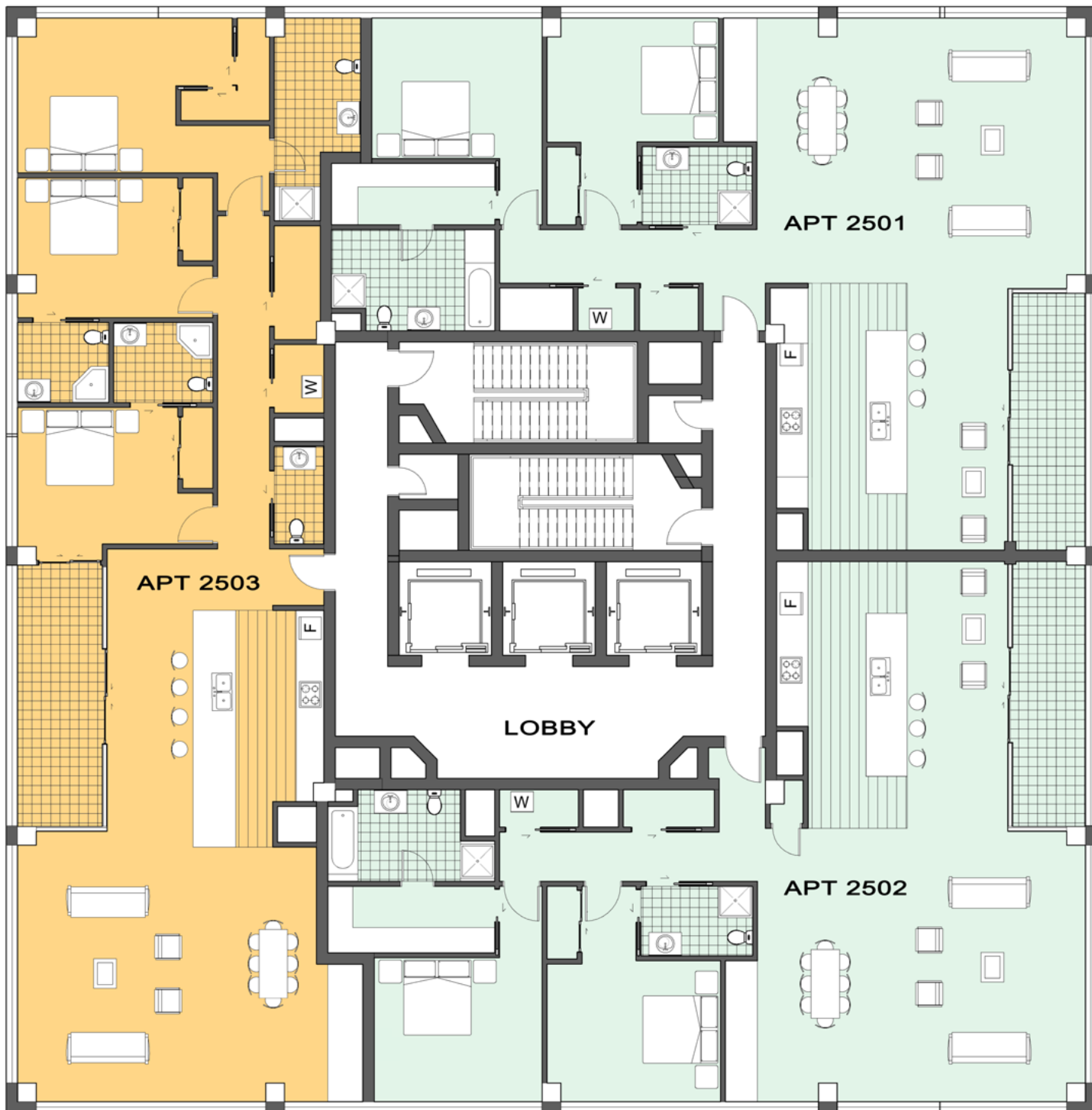


 124 M²

Sizes approximate. Scale: 1 : 200

THE SENTINEL

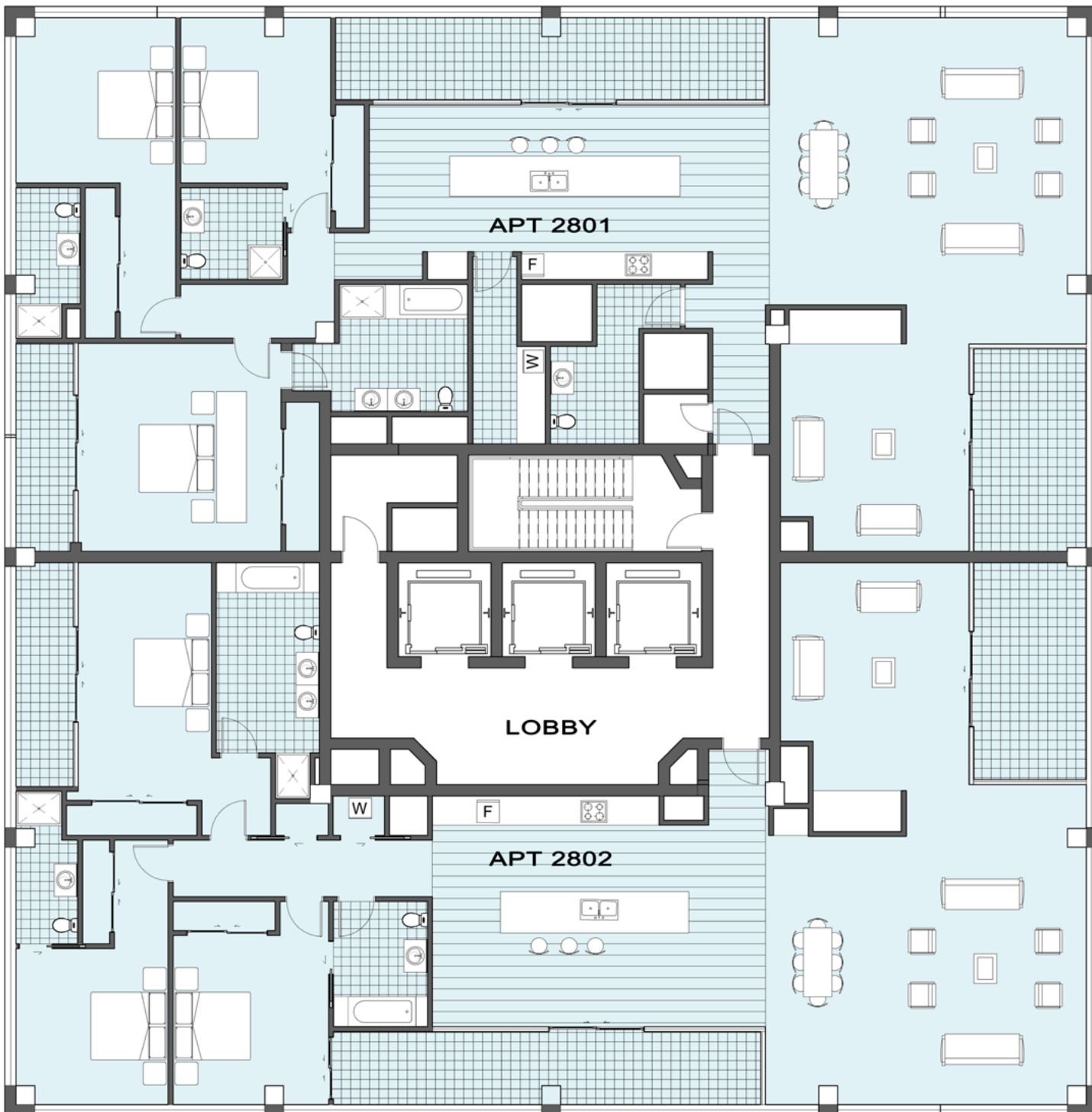
Floor plans: Levels 25-27



Sizes approximate. Scale: 1 : 200

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Floor plans: Level 28



 APPROXIMATELY HALF FLOOR EACH

Sizes approximate. Scale: 1 : 200