JACK & JILL's

First-Home

Buying Report

Prepared on

[redacted]

Reference #

R[redacted]

DISCLAIMER

This report provides general guidance only and is not financial advice. Estimates are based on the information you provide and may differ from actual bank lending assessments, interest rates, property prices, or eligibility criteria. Always seek independent financial or legal advice before making property or borrowing decisions.

[redacted]

Dated: [redacted]
Reference: [redacted]

Dear Jack & Jill,

Thank you for the opportunity to support you as you take this important step towards purchasing your first home. We understand what a significant milestone this is, and we have prepared your personalised First-Home Buying Report with care and a genuine commitment to helping you move forward with clarity and confidence.

This report outlines your financial position, estimated purchasing power, and the range of property opportunities available based on your goal of securing a 3-4 beds home in Invercargill, Southland.

Our assessment indicates that you are well placed to enter the market, with an estimated buying budget of $406,000. This provides access to approximately 11.92% of the current market, representing around 20+ properties that align with your preferences.

Throughout our analysis, we have carefully considered the financial parameters you shared with us, including your current savings position and preferred weekly affordability limits.

If you would like support connecting with a trusted mortgage adviser or property lawyer, we would be pleased to arrange introductions at no cost to you. These professionals can help you navigate the next stages of your home-buying journey with greater confidence. Please refer to the Next Steps section for further details.

We wish you every success as you move closer to achieving this exciting milestone.

Kind regards,

The FirstHomeNZ Team

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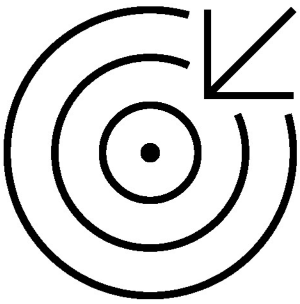
Your goals.



Your goals

Throughout our analysis, we prioritised the goals you shared with us for your first-home journey, ensuring every recommendation reflects what matters most to you.

Where would you like to buy your first home?

In Invercargill, Southland.

How many bedrooms would you like in your first home?

3 to 4 bedrooms.

Our assessment

Our assessment combines your goals, financial position, and local market conditions to evaluate your current first-home buying position. The findings provide an estimate of your purchasing power and the opportunities that may be available within your preferred area.

Your estimated buying budget

$406,000

This is based on a loan amount of $363k at a 5.00% interest rate.

Your target market coverage

20+ homes

About 11.92% of homes currently for sale in Invercargill match your budget and 3 to 4 bedrooms preference.

Your affordable market coverage

30+ homes

There are 20.73% of homes currently for sale in Invercargill match your budget.

Our assessment

Suitable listings

Click the address to view the property online. Listings may be removed if the property is sold or withdrawn from the market.

Address	Features	Price
37 Tummel Street, Glengarry	3 beds; 1 bath	$400k
38 Pearce Street, Bluff	3 beds; 1 bath	$350k-$400k
81 Oki Street, West Plains	4 beds; 1 bath	$350k-$400k
217 McQuarrie Street, Kingswell	3 beds; 1 bath	$399k
292 Tramway Road, Heidelberg	3 beds; 1 bath	$399k
73 Dunbeath Crescent, Kew	3 beds; 1 bath	$399k
74 Rockdale Road, Hawthorndale	3 beds; 1 bath	$399k
28b Coronation Street, Strathern	3 beds; 1 bath	$399k
206 JOHN STREET, Heidelberg	3 beds; 1 bath	$385k
41 Paisley Street, Kew	3 beds; 1 bath	$380k
3 Hope Street, Georgetown	4 beds; 1 bath	$379k
62 Lithgow Street, Glengarry	3 beds; 1 bath	$379k
347 Conon Street, Appleby	3 beds; 1 bath	$369k
8 Ohara Street, Appleby	3 beds; 1 bath	$365k
65 Preston Street, Prestonville	3 beds; 1 bath	$365k
20 Grace Street, Appleby	3 beds; 1 bath	$349k
5 Braemar Street, Kew	3 beds; 1 bath	$330k
73 Selwyn Street, Appleby	3 beds; 1 bath	$319k
48 Metzger Street, Georgetown	3 beds; 1 bath	$310k
6 Ocean Beach Road, Bluff	3 beds; 1 bath	$310k
115 Ness Street, Appleby	3 beds; 1 bath	$299k
51 Grace Street, Appleby	3 beds; 1 bath	$299k
40 Blackwater Street, Bluff	3 beds; 1 bath	$150k
34 Theodore Street, Bluff	2 beds; 1 bath	$380k
3/84 O'Hara Street, Appleby	2 beds; 1 bath	$379k
155A Layard Street, Windsor	1 bed; 1 bath	$369k
5/172 Forth Street, Invercargill	2 beds; 1 bath	$359k
3/152 Earn Street, Appleby	2 beds; 1 bath	$359k
200 Lagan Street, Bluff	2 beds; 1 bath	$335k
3/15 Ward Street, Waverley	2 beds; 1 bath	$329k
132 Mokomoko Road, Omaui	1 bed; 1 bath	$325k
39C Anglesey Street, Hawthorndale	1 bed; 1 bath	$320k
1/95 Bowmont Street, Appleby	2 beds; 1 bath	$295k
4/51 Louisa Street, Gladstone	2 beds; 1 bath	$285k
2/64 Hensley Street, Gladstone	1 bed; 1 bath	$280k
2/51 Louisa Street, Gladstone	1 bed; 1 bath	$265k
1/51 Louisa Street, Gladstone	1 bed; 1 bath	$265k
3/55 Tramway Road, Strathern	2 beds; 1 bath	$254k
6/157 Crinan Street, Appleby	1 bed; 1 bath	$249k
35 Barrow Street, Bluff	1 bed; 1 bath	$215k

Your position.

Your position

Based on the financial information you provided, we have summarised your current financial position as the foundation for the analysis and recommendations throughout this report.

Gross annual income:	$130,000
Total savings: Bank savings, investments, gifts, and KiwiSaver.	$48,000
Affordable ownership cost: Current rent and affordable top-up.	$550/wk $1,100/fn | $2,383/mo | $7,150/qt | $28,600/yr
Outstanding debt:	$10,000
Debt repayments:	$100/wk $200/fn | $433/mo | $1,300/qt | $5,200/yr
Minimum deposit required: This is based on our Kāinga Ora eligibility assessment..	5.00%
Main applicant's KiwiSaver eligibility:	Yes
Joint applicant's KiwiSaver eligibility:	Yes
Kāinga Ora eligibility:	Yes

This KiwiSaver and Kāinga Ora eligibility assessment is our best estimate only. Final eligibility will be determined by the relevant agency upon assessment of your application.

Ways to improve.

Ways to improve

The following scenarios illustrate how changes to your buying preferences or financial position may affect your estimated budget, market coverage, and available property opportunities. While not all changes may be practical or necessary, they can help identify areas that may strengthen your overall first-home buying position.

1. Being more flexible in number of bedrooms

Being more flexible with bedrooms from 3-4 bedrooms to 2-5 bedrooms may increase market coverage by 4.66%, provide access to approximately 5-10 additional properties.

Budget:
$406,000

Target coverage:
30+ homes

Affordable coverage:
30+ homes

2. Adding $25k in savings

Increasing your savings from $20,000 to $45,000 may increase your estimated budget by $25k, increase market coverage by 4.66%, provide access to approximately 5-10 additional properties.

Budget:
$431,000

Target coverage:
30+ homes

Affordable coverage:
50+ homes

3. Adding $100/wk in repayments

Increasing your weekly top-up from $50/wk to $150/wk may increase your estimated budget by $81k, increase market coverage by 12.95%, provide access to approximately 20+ additional properties.

Budget:
$487,000

Target coverage:
30+ homes

Affordable coverage:
50+ homes

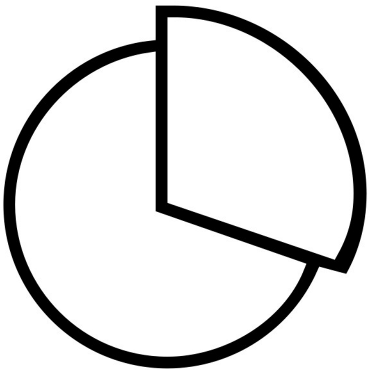
Ways to improve

Securing a lower interest rate could significantly increase your estimated buying budget. Our trusted mortgage advisers will compare options from a range of lenders to help you secure the most competitive rate available, at no cost to you.

4. Interest rate scenarios

Interest Rate	Budget	Loan	Target Homes	Affordable Homes
5.00%	$406k	$363k	20+	30+
4.75%	$417k	$374k	20+	30+
4.50%	$428k	$385k	20+	30+
4.25%	$439k	$396k	30+	50+
4.00%	$451k	$408k	30+	50+
3.75%	$464k	$421k	30+	50+
3.50%	$477k	$434k	30+	50+
3.25%	$491k	$448k	50+	75+
3.00%	$505k	$462k	50+	75+
2.75%	$520k	$477k	50+	75+
2.50%	$536k	$493k	50+	75+
2.25%	$553k	$510k	75+	100+
2.00%	$570k	$527k	75+	100+
1.75%	$589k	$546k	75+	100+
1.50%	$608k	$565k	75+	100+
1.25%	$628k	$585k	100+	100+
1.00%	$649k	$606k	100+	100+

Cost breakdown.



Cost breakdown

The following is a breakdown of the estimated upfront costs for purchasing your first home, showing the funds you may need during the home buying process.

1. Upfront costs

Legal fee:	$2,500
LIM report:	$500
Building inspection report:	$1,000
Property valuation:	$1,000
Total:	**$5,000**
Bank deposit:	$43,000
Grand Total:	**$48,000**

The Grand Total has been structured to remain **within your available savings**, helping ensure that the estimated upfront costs can be met without creating a funding shortfall during the purchase process.

We also recommend maintaining a separate emergency fund and setting aside additional money for moving-related expenses. On the positive side, some of these costs may be offset by the return of your rental bond and, where applicable, cashback incentives offered by banks as part of your mortgage arrangement.

Cost breakdown

The following is a breakdown of the estimated ongoing costs of owning your first home, showing the expenses you may need to budget for after settlement.

2. Ongoing costs

Council rates:	$70/wk $140/fn | $303/mo | $910/qt | $3,640/yr
Insurance:	$30/wk $60/fn | $130/mo | $390/qt | $1,560/yr
Total:	**$100/wk** $200/fn | $433/mo | $1,300/qt | $5,200/yr
Bank repayments:	$449/wk $899/fn | $1,947/mo | $5,842/qt | $23,368/yr
Grand Total:	**$549/wk** $1,099/fn | $2,381/mo | $7,142/qt | $28,568/yr

The Grand Total has been structured to remain **within your estimated affordable ownership cost**, helping ensure that ongoing homeownership expenses can be managed comfortably based on the financial information provided.

We also recommend budgeting for ongoing property maintenance costs. Unlike renting, where most maintenance and repair expenses are typically the responsibility of the property owner, these costs will generally become your responsibility as a homeowner. The amount required can vary significantly depending on the age, condition, size, and overall quality of the property you purchase.

Your finance.

Your finance

The following provides an overview of the estimated financing required to purchase your first home, including the loan amount, interest rate, repayments and loan term, helping you understand the financial commitment involved.

1. Bank loan

Estimated house price:	$406,000
Deposit:	$43,000
Equity:	10.59%
Loan required:	$363,000
Assumed Interest rate:	5.00%
Estimated weekly repayment:	$449 $899/fn | $1,947/mo | $5,842/qt | $23,368/yr
Loan term:	30Y 0M

Your finance

The following provides an overview of your refinancing position after the initial loan term, helping you understand how future interest rate changes may impact your repayments.

2. Refinancing

Initial term:	1Y 0M
Refinancing balance:	$357,652
Remaining years:	29Y 0M

What-if scenarios after initial term

Lower interest rate	No changes in interest rate	Higher interest rate	Stress interest rate
4.00%	5.00%	6.00%	8.00%
Repayments:	Repayments:	Repayments:	Repayments:
$401/wk	$449/wk	$501/wk	$610/wk
$802/fn	$899/fn	$1,001/fn	$1,221/fn
$1,737/mo	$1,947/mo	$2,169/mo	$2,645/mo
$5,211/qt	$5,842/qt	$6,508/qt	$7,934/qt
$20,843/yr	$23,368/yr	$26,033/yr	$31,737/yr
Will save:		Will require:	Will require:
$49/wk		**$51/wk**	**$161/wk**
$97/fn		$103/fn	$322/fn
$210/mo		$222/mo	$697/mo
$631/qt		$666/qt	$2,092/qt
$2,525/yr		$2,665/yr	$8,369/yr

Your finance

The following illustrates how extra mortgage repayments may reduce your loan term and save interest over time, helping you build equity and become mortgage-free sooner.

3. Faster loan payoff

Extra Payment	Repayment	Ongoing Cost	Interest Saved	Years Saved	Finish In
5/wk	$454/wk	$554/wk	$9,959	0Y 9M	29Y 3M
10/wk	$459/wk	$559/wk	$19,289	1Y 6M	28Y 7M
25/wk	$474/wk	$574/wk	$44,082	3Y 5M	26Y 8M
50/wk	$499/wk	$599/wk	$77,273	5Y 12M	24Y 1M
75/wk	$524/wk	$624/wk	$103,323	8Y 1M	21Y 12M
100/wk	$549/wk	$649/wk	$124,394	9Y 10M	20Y 3M
125/wk	$574/wk	$674/wk	$141,837	11Y 4M	18Y 9M
150/wk	$599/wk	$699/wk	$156,541	12Y 7M	17Y 6M
175/wk	$624/wk	$724/wk	$169,122	13Y 8M	16Y 5M
200/wk	$649/wk	$749/wk	$180,020	14Y 7M	15Y 6M
225/wk	$674/wk	$774/wk	$189,559	15Y 5M	14Y 8M
250/wk	$699/wk	$799/wk	$197,983	16Y 2M	13Y 11M
275/wk	$724/wk	$824/wk	$205,481	16Y 10M	13Y 3M
300/wk	$749/wk	$849/wk	$212,200	17Y 6M	12Y 7M
325/wk	$774/wk	$874/wk	$218,258	18Y 0M	12Y 0M
350/wk	$799/wk	$899/wk	$223,749	18Y 6M	11Y 6M
375/wk	$824/wk	$924/wk	$228,750	18Y 12M	11Y 1M
400/wk	$849/wk	$949/wk	$233,325	19Y 5M	10Y 8M
450/wk	$899/wk	$999/wk	$241,399	20Y 2M	9Y 11M
500/wk	$949/wk	$1,049/wk	$248,302	20Y 10M	9Y 3M
750/wk	$1,199/wk	$1,299/wk	$271,836	23Y 2M	6Y 11M
1000/wk	$1,449/wk	$1,549/wk	$285,536	24Y 6M	5Y 7M

Your finance

The following shows how your ownership in the property may grow over time as you repay your mortgage and your property's value increases, helping you build long-term wealth. Here, equity is your total ownership in the property, while usable equity is the portion that may be available to borrow against.

4. Equity build-up

Estimated annual growth:	4.00%
Assumed Interest rate after initial term:	6.00%
Loan-to-Value Ratio (LVR):	80.00%

End of Year	Balance	Property Value	Equity	Usable Equity
1	$358k	$422k	$65k	$0k
2	$353k	$439k	$86k	$0k
3	$348k	$457k	$109k	$17k
4	$343k	$475k	$132k	$37k
5	$337k	$494k	$157k	$58k
6	$331k	$514k	$183k	$80k
7	$325k	$534k	$210k	$103k
8	$318k	$556k	$238k	$127k
9	$311k	$578k	$267k	$152k
10	$303k	$601k	$298k	$178k
11	$295k	$625k	$330k	$205k
12	$286k	$650k	$364k	$234k
13	$277k	$676k	$399k	$263k
14	$268k	$703k	$435k	$295k
15	$257k	$731k	$474k	$328k
16	$246k	$760k	$514k	$362k
17	$235k	$791k	$556k	$398k
18	$223k	$822k	$600k	$435k
19	$210k	$855k	$646k	$475k
20	$196k	$890k	$694k	$516k
21	$181k	$925k	$744k	$559k
22	$165k	$962k	$797k	$604k
23	$149k	$1M	$852k	$652k
24	$131k	$1M	$910k	$701k
25	$112k	$1.1M	$970k	$753k
26	$93k	$1.1M	$1M	$808k
27	$71k	$1.2M	$1.1M	$865k
28	$49k	$1.2M	$1.2M	$925k
29	$25k	$1.3M	$1.2M	$988k
30	$0k	$1.3M	$1.3M	$1.1M

Your finance

This section shows your remaining mortgage balance at the end of each year, along with the cumulative principal repaid, cumulative interest paid, and total amount repaid since the start of the loan.

5. Annual amortisation table

Assumed Interest rate after initial term:	6.00%

End of Year	Total Payment	Principal Repaid	Interest Paid	Principal %
1	$23,368	$5,348	$18,020	22.89%
2	$26,033	$4,711	$21,322	18.10%
3	$26,033	$5,002	$21,031	19.22%
4	$26,033	$5,311	$20,722	20.40%
5	$26,033	$5,640	$20,393	21.66%
6	$26,033	$5,988	$20,045	23.00%
7	$26,033	$6,358	$19,675	24.42%
8	$26,033	$6,751	$19,282	25.93%
9	$26,033	$7,168	$18,865	27.54%
10	$26,033	$7,611	$18,422	29.24%
11	$26,033	$8,082	$17,951	31.04%
12	$26,033	$8,581	$17,452	32.96%
13	$26,033	$9,112	$16,921	35.00%
14	$26,033	$9,675	$16,358	37.16%
15	$26,033	$10,273	$15,760	39.46%
16	$26,033	$10,907	$15,126	41.90%
17	$26,033	$11,581	$14,452	44.49%
18	$26,033	$12,297	$13,736	47.24%
19	$26,033	$13,057	$12,976	50.16%
20	$26,033	$13,864	$12,169	53.26%
21	$26,033	$14,721	$11,312	56.55%
22	$26,033	$15,631	$10,402	60.04%
23	$26,033	$16,597	$9,436	63.75%
24	$26,033	$17,622	$8,411	67.69%
25	$26,033	$18,711	$7,322	71.88%
26	$26,033	$19,868	$6,165	76.32%
27	$26,033	$21,096	$4,938	81.03%
28	$26,033	$22,399	$3,634	86.04%
29	$26,033	$23,783	$2,250	91.36%
30	$26,033	$25,253	$780	97.00%

Your finance

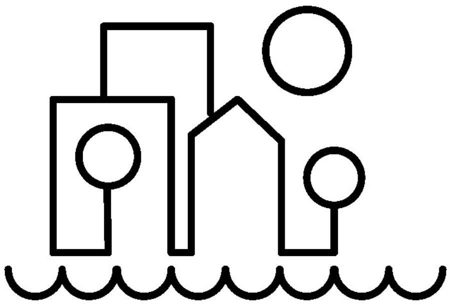
The following shows the cumulative progress of your mortgage over time, including the total principal repaid, interest paid, and overall repayments made, helping you understand how your loan balance reduces throughout the life of the loan.

6. Cumulative amortisation table

Assumed Interest rate after initial term:	6.00%

End of Year	Balance	Principal Repaid	Interest Paid	Total Paid
1	$357,652	$5,348	$18,020	$23,368
2	$352,941	$10,059	$39,342	$49,401
3	$347,939	$15,061	$60,373	$75,434
4	$342,627	$20,373	$81,094	$101,467
5	$336,988	$26,012	$101,488	$127,500
6	$331,000	$32,000	$121,533	$153,533
7	$324,641	$38,359	$141,207	$179,566
8	$317,890	$45,110	$160,489	$205,599
9	$310,722	$52,278	$179,354	$231,632
10	$303,110	$59,890	$197,776	$257,665
11	$295,028	$67,972	$215,727	$283,698
12	$286,447	$76,553	$233,179	$309,731
13	$277,336	$85,664	$250,100	$335,764
14	$267,661	$95,339	$266,458	$361,797
15	$257,388	$105,612	$282,219	$387,830
16	$246,481	$116,519	$297,345	$413,864
17	$234,900	$128,100	$311,796	$439,897
18	$222,602	$140,398	$325,532	$465,930
19	$209,545	$153,455	$338,508	$491,963
20	$195,681	$167,319	$350,677	$517,996
21	$180,960	$182,040	$361,989	$544,029
22	$165,330	$197,670	$372,391	$570,062
23	$148,733	$214,267	$381,828	$596,095
24	$131,111	$231,889	$390,238	$622,128
25	$112,399	$250,601	$397,560	$648,161
26	$92,532	$270,468	$403,726	$674,194
27	$71,436	$291,564	$408,663	$700,227
28	$49,037	$313,963	$412,297	$726,260
29	$25,253	$337,747	$414,546	$752,293
30	$0	$363,000	$415,326	$778,326

The market.



The market

1. Top opportunity suburbs

The following highlights the suburbs where your estimated buying position may provide the greatest access to property opportunities.

Suburbs	Target Homes	Affordable Homes
Appleby	5-10	10+
Ascot		
Avenal		
Bluff	1-5	5-10
City Centre		
Clifton		
Georgetown	1-5	1-5
Gladstone		
Glengarry	1-5	1-5
Grasmere		
Hargest		
Hawthorndale	1-5	1-5
Heidelberg	1-5	1-5
Invercargill		
Kew	1-5	1-5
Kingswell	1-5	1-5
Lorneville		
Newfield		
Omaui		
Otatara		
Prestonville	1-5	1-5
Richmond		
Rockdale		
Rosedale		
Roslyn Bush		
Seaward Bush		
Strathern	1-5	1-5
Turnbull Thomson Park		
Waikiwi		
Waverley		
West Plains	1-5	1-5
Windsor		

The market

2. Property opportunities by suburb & bedrooms

The following highlights the range of property opportunities available across different suburbs and bedroom categories within your estimated buying position.

Suburbs	1 Bed	2 Beds	3 Beds	4 Beds	5 Beds	6 Beds
Appleby	1-5	1-5	5-10			
Ascot						
Avenal						
Bluff	1-5	1-5	1-5			
City Ce...						
Clifton						
Georgetown			1-5	1-5		
Gladstone	1-5	1-5				
Glengarry			1-5			
Grasmere						
Hargest						
Hawthor...	1-5		1-5			
Heidelberg			1-5			
Inverca...		1-5				
Kew			1-5			
Kingswell			1-5			
Lorneville						
Newfield						
Omaui	1-5					
Otatara						
Preston...			1-5			
Richmond						
Rockdale						
Rosedale						
Roslyn ...						
Seaward...						
Strathern		1-5	1-5			
Turnbul...						
Waikiwi						
Waverley		1-5				
West Pl...				1-5		
Windsor	1-5					

Your information.

Your information

Main applicant: Jack

Gross annual income:	$80,000/yr
KiwiSaver balance:	$20,000
First-home buyer:	Yes
Residency status:	Yes
KiwiSaver membership for min. 3 years:	Yes
Dependents:	Yes

Joint applicant: Jill

Gross annual income:	$50,000/yr
KiwiSaver balance:	$10,000
First-home buyer:	Yes
Residency status:	Yes
KiwiSaver membership for min. 3 years:	Yes

Your information

Current weekly rent: Without bills like power, internet, gas, water, or heating, etc.	$500/wk $1,000/fn | $2,167/mo | $6,500/qt | $26,000/yr
Affordable top-up:	$50/wk $100/fn | $217/mo | $650/qt | $2,600/yr
Total outstanding debt:	$10,000
Debt repayments:	$100/wk $200/fn | $433/mo | $1,300/qt | $5,200/yr
Savings available for buying: Bank savings, investments, and gifts.	$20,000

Your information

The following outlines selected New Zealand first-home buyer support schemes and your estimated eligibility based on the information provided.

KiwiSaver Withdrawal:

Main applicant:	Eligibility:	Yes
	Withdrawable amount:	$19,000
Joint applicant:	Eligibility:	Yes
	Withdrawable amount:	$9,000
Total withdrawal amount:		$28,000

Kāinga Ora First Home Loan (5% deposit scheme):

Eligibility:	Yes
Deposit percentage:	5.00%

This KiwiSaver and Kāinga Ora eligibility assessment is our best estimate only. Final eligibility will be determined by the relevant agency upon assessment of your application.

Next steps.