

# Collett's Corner

**Investor  
Workshop** 21.08.18



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## **Agenda**

- Background
- Financial Investment
- Social Investment
- Timeline

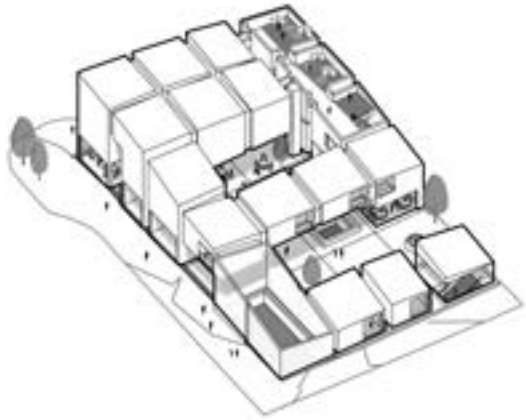


**Site 974m<sup>2</sup>**  
**Building 2,300m<sup>2</sup>**

## **Attraction**

- . Hot Baths
- . Coworking
- . Restaurant
- . Aparthotel
- . Bar
- . Cinema

# Design Competition



Chance Encounter  
by AHHA



The Hive  
by In Flux



We Dine Together  
by Oto Group

# What excites you about the Collett's Corner Project?

[camia@ohu.nz](mailto:camia@ohu.nz)

# Financial Investment

## **Equity Crowdfunding**

- many contributions towards a common cause
- shared ownership and shared returns
- collective investment in positive change



**Ocho**



**Hikurangi**



**Ethique**



## **How does Collective Ownership work?**

- Collett's Corner Ltd will sell shares
- 10% Cap for investor shares

## Who Can Invest?

- New Zealand residents and citizens
- Lytteltonians first via private campaign  
New Zealanders second via public campaign
- Interested investors please sign up here:  
[www.collettscorner.nz](http://www.collettscorner.nz)

## Provisional Costs and Funding Sources

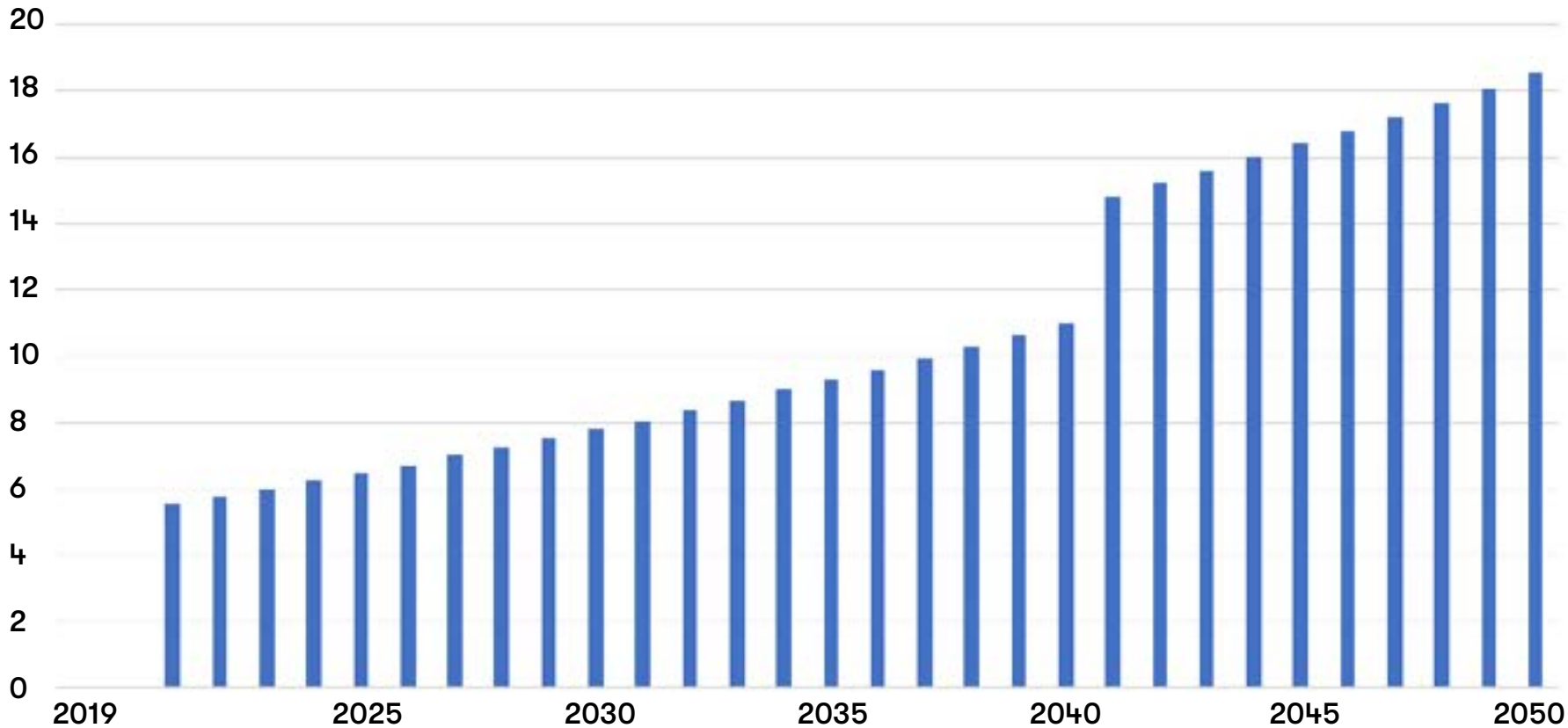
Land Purchase	\$720,000
Oahu Development Fee	\$175,000
Design and Professional Fees	\$605,000
Consenting	\$60,000
Construction	\$6,990,000
Sales and Marketing	\$264,000
Contingency	\$696,000
Holding Costs	\$95,000
<b>Total Capital Costs</b>	<b>\$9,605,000</b>
Debt	4,685,000
Equity	4,920,000
<b>Total Funding</b>	<b>\$9,605,000</b>

**Indicative  
Share  
Structure**

	<b>Shares</b>	<b>\$/share</b>	<b>Revenue</b>
1st Round	19,946	\$61.17	\$1,220,000
2nd – 3rd Round	37,000	\$100	\$3,700,000
Ohu Development	5,467	\$100	\$0
	62,413		\$4,920,000

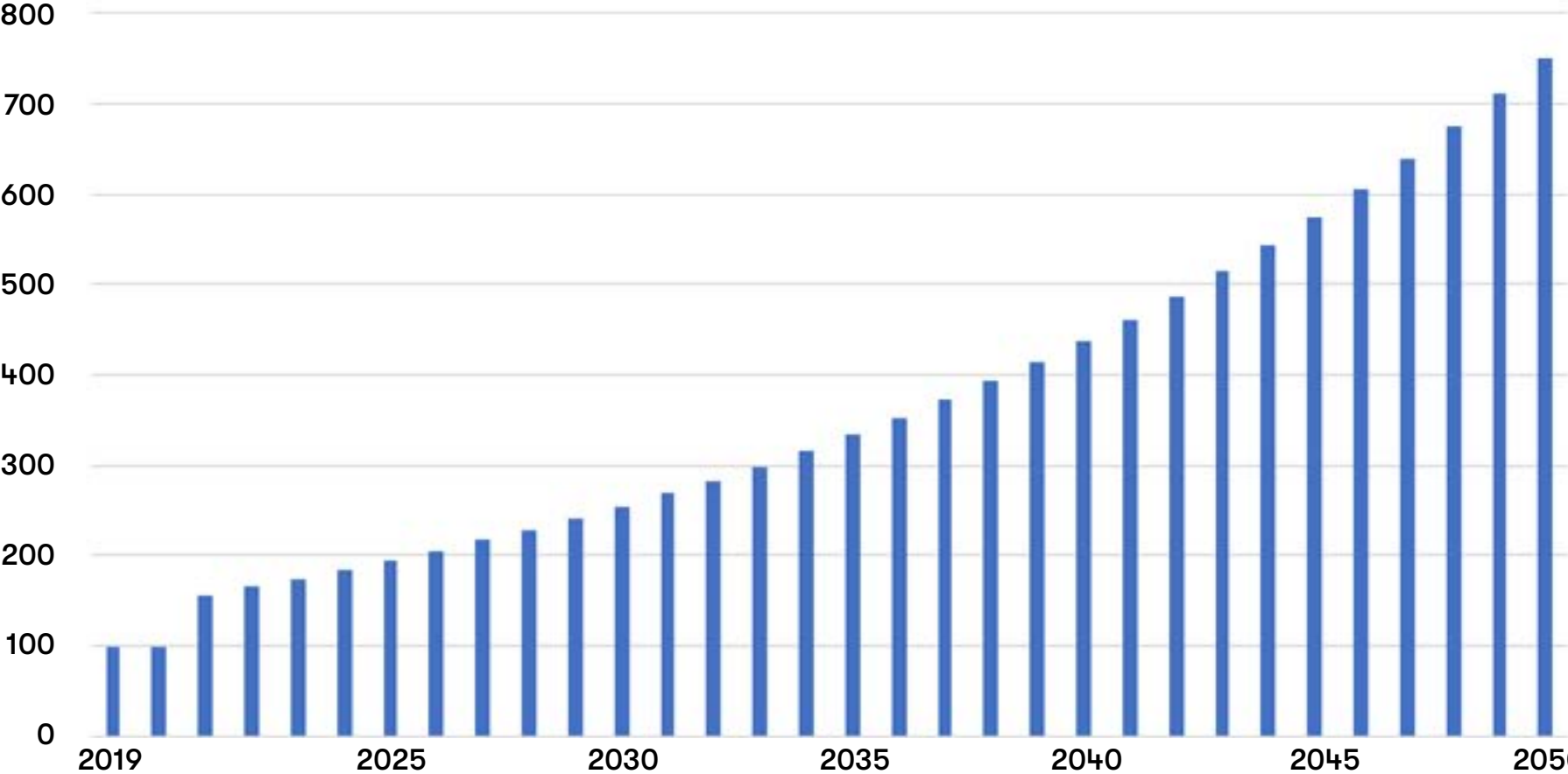


# Projected Dividends for a \$100 Equity Crowdfunding Investor in Nominal Terms



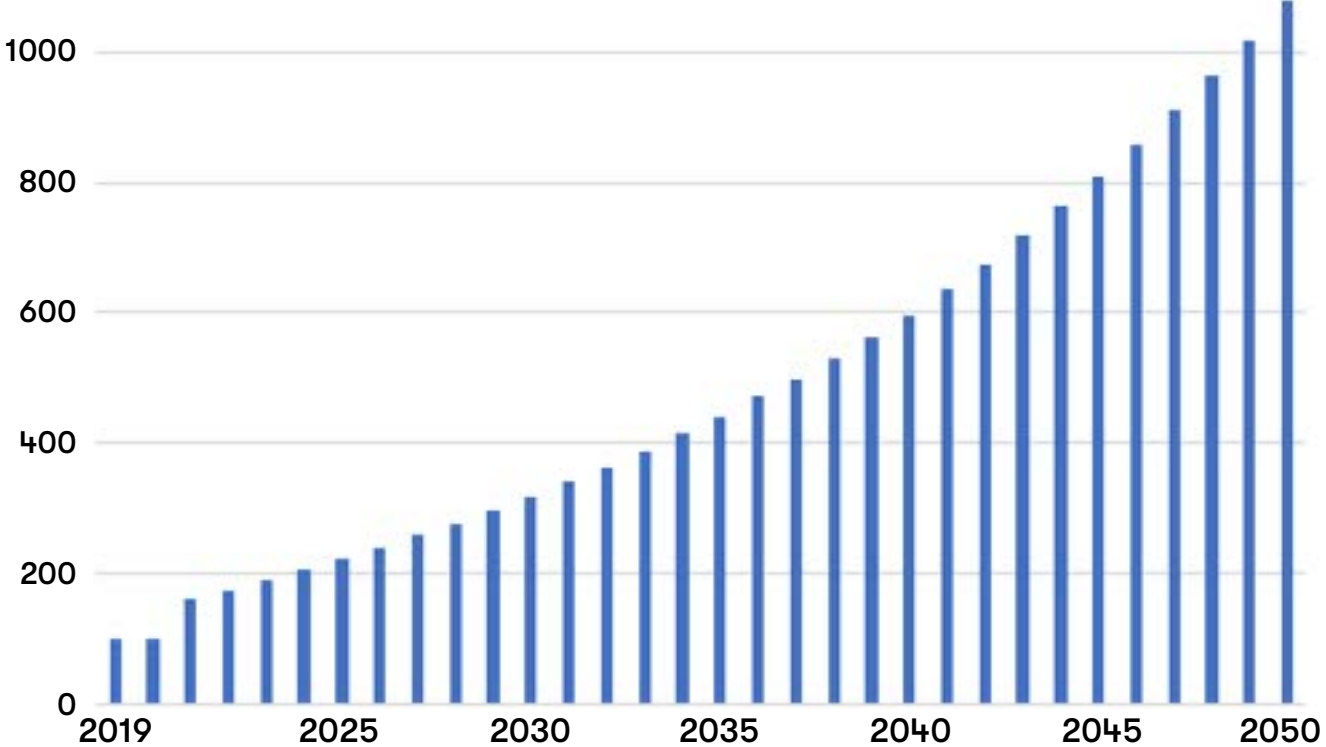


# Projected Value for a \$100 Equity Crowdfunding Investor in Nominal Terms



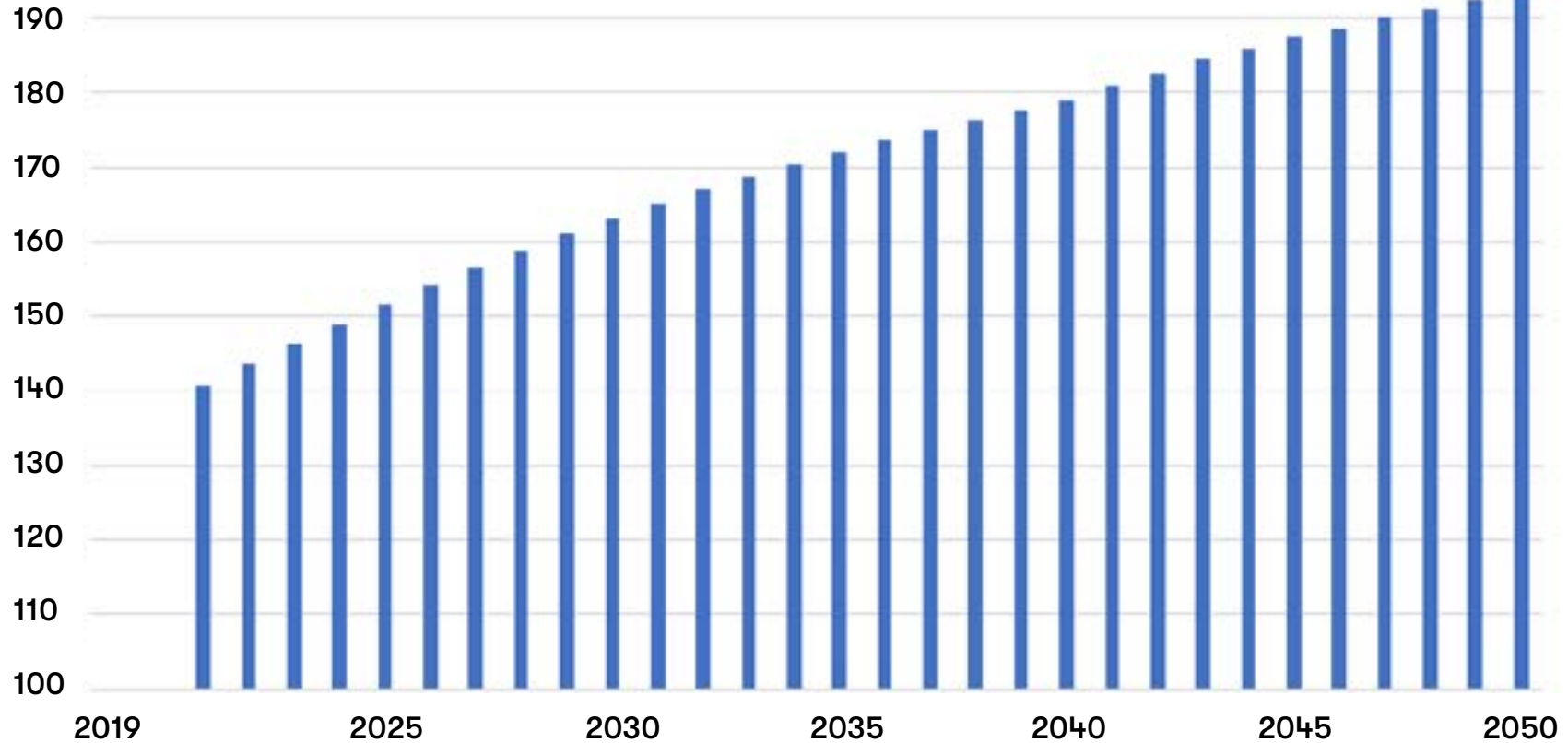
# Total Projected Value for a \$100 Equity Crowdfunding Investor in Nominal Terms

If you put all your dividends in the bank each year plus the value of your share.



# Total Projected Value for a \$100 Equity Crowdfunding Investor in Net Present Value

If you put all your dividends in the bank each year plus the value of your share.



- Can you sell your shares?  
YES, to other shareholders.  
ex. ShareMart.co.nz

## **Share Market**

- Future ambition to set up the infrastructure to  
sell shares across all Ohu projects  
ex. Brickx.com

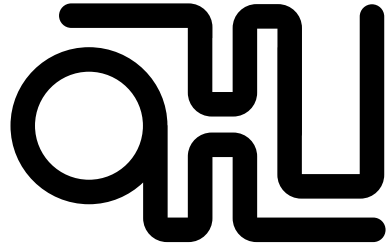
**What would you want to  
know before you invest in  
Collett's Corner?**

**[camia@ohu.nz](mailto:camia@ohu.nz)**

# Social Investment

## **Community**

A group of people working together on a common purpose.



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## **Community Minded Property Development**

- Build community
- Create connected places
- Distribute returns equitably



A blue speech bubble with a white outline and a tail pointing towards the bottom right. Inside the bubble, the text "pledge me." is written in a white, bold, sans-serif font.

**pledge me.**

**Helping Kiwi's fund the things they care about.**

## **Regenerative Economics**

- Profit goes to purpose
- Invest in people's wellbeing
- Leave the planet better than how we found it

## **Collett's Corner's Social Purpose**

### **Work together to do things differently**

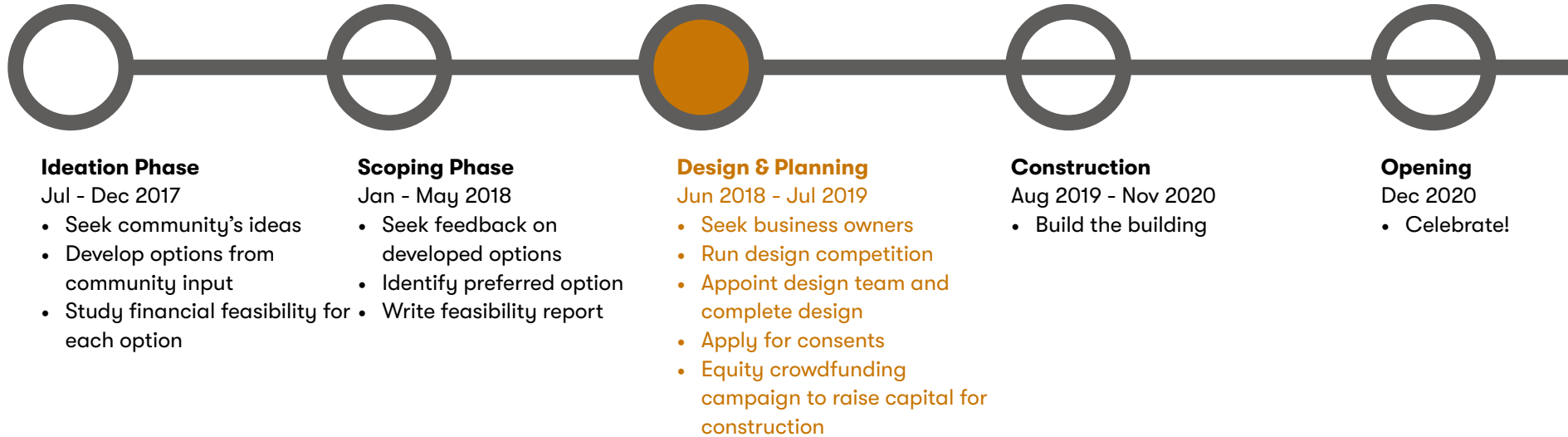
- Rebuild the heart of Lyttelton
- Invest in livelihood & liveliness
- Create a sense of belonging and connection
- Demonstrate the power of collective ownership

**What is the positive social change  
you would like to see realised  
through Collett's Corner?**

**[camia@ohu.nz](mailto:camia@ohu.nz)**


# Timeline

# Project Timeline



Note: dependent on investment

# Upcoming Events



Investor Workshop	21.08.2018	6:00 - 7:00pm
<b>Stage 2: Developed Concept Design Competition</b>		
Deadline for Stage 2 Submission	31.08.2018	4:00pm
Online Public Vote Opens	03.09.2018	8:00am
Public Presentation	06.09.2018	6:00 - 8:00pm
Online Public Vote Closes	06.09.2018	10:00pm
Winning Team Announced	14.09.2018	
<b>Interested Investor Events</b>		
Investor Workshop (Pitch Kitchen)	17.10.2018	6:00 - 7:00pm
Investor Workshop	13.11.2018	6:00 - 7:00pm
Equity Crowdfunding Launch	14.02.2019	
Private access for Lytteltonians	14-21.02.2019	
Public access for New Zealand	22.02.2019	
Equity Crowdfunding Closes	13.03.2019	5:00pm

Note: dependent on landing initial investment  
Note: design feedback meetings tbc

**Please...**

Let us know if you are interested in investing so we can keep you informed:

[www.collettscorner.nz](http://www.collettscorner.nz)

Come to the September 6th Finalists Presentation  
at LAF 6-8pm

\$10 Tickets

Fundraising for Lyttelton Community House

**Thank you!**



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