CASE STUDIES

Iwi powerhouses Why Iwi are a force to be reckoned with in the commercial property market.

Appetite for change Delivery apps set to shake-up the food

TOTAL

and beverage property sector.

FEATURING

BAYLEYS



COMMERCIAL PROPERTIES FOR SALE FROM AROUND NEW ZEALAND

Bank as tenant investment opportunity

109-111 Broadway, Kaikohe, Northland



- High profile corner site
- Freehold standalone commercial building
- Well-established tenant since 1992
- IEP rating 67% NBS
- Add value investment opportunity

Well-positioned on the corner of Broadway and Dickeson Street in Kaikohe, this standalone commercial property is an add value investment opportunity. Occupied by established bank tenant since 1992, returning net annual income of \$33,000 + GST with six (6) years right of renewal to 2028.

Strategically positioned in the centre of the province of Northland, Kaikohe is the central shopping and service town for general Bay of Islands area, providing a wide variety of national retailers and specialty stores. Kaikohe is also referred as the "Hub of The North", with many tourist attractions and travel activities.

Property Details	
Land Area	459m²
Floor Area	230m²
Car Parks	Parking to rear of building

Tenancy Details	
Name of Tenant	ASB Bank Limited
Term of Lease	Six (6) years
Commencement Date	September 2016
Rights of Renewal	One (1) x Six (6) years
Net Rental	\$33,000 pa + GST

Sale Summary

Freehold standalone building located in Kaikohe's town center. ASB bank is the tenant with six years long term lease, returning \$33,000 pa +GST. We received three bidders, 16 bids; and met reserve on spot sold under the hammer.

Sold by Auction

11am, Wednesday 16th May 2018 Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Source of purchaser Database

Purchaser profile Passive investor

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James Chan

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Beterly Pan

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A hidden gem of an investment

Unit G, 4 Arrenway Drive, Albany, Auckland



- 82m² retail unit leased to a popular Korean restaurant
- Yielding a net return of \$36,750 + GST and outgoings
- Original set up from 2009, currently leased until 2021
- Positioned to capitalise on the new Rosedale Bus Station
- Rare retail investment opportunity in a highly sought after locality

This boutique complex caters to a wide range of known retail, service and hospitality outlets and is well located in the highly sought after Rosedale commercial precinct. It attracts both business and residential customers from a large established catchment base. The future holds huge potential for this complex when the proposed new Rosedale Bus Station on the Northern Busway is operational bringing a high level of exposure and foot traffic. Interest rates remaining at historic low levels this should be ideal for investors looking for a steady return with great prospects as the surrounds are realigned with the impending bus station.

Property Details

Zoning

Business- General Business

Tenancy Details	
Name of Tenant	DDM2 Ltd
Term of Lease	Four (4) years
Commencement Date	1st November 2017
Rights of Renewal	Three (3) x Four (4) years
Net Rental	\$36,750 pa + GST + Outgoings

Sale Summary

 $82m^2$ retail unit leased to a Korean restaurant on a four year term from April 2017 plus 3 x 4 year ROR, sold for \$588,000 at a 6.25% yield. Longstanding tenant and well located to capitalise on the upcoming Rosedale Bus Station.

Sold by Auction

11am, Wednesday 16th May 2018 Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Sale price

\$588,000

Yield 6.25%

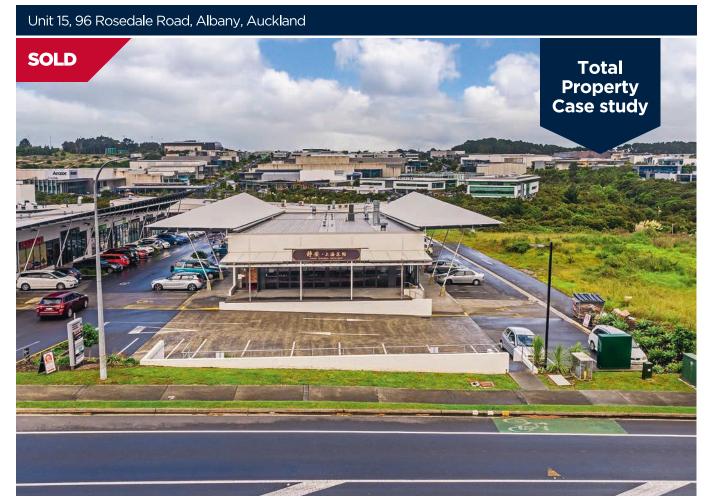
Source of purchaser Established Client

Purchaser profile Active add value investor

Mustan Bagasra

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Road front retail investment with long term lease



- Tenanted retail investment (restaurant tenant)
- Eight years long term lease returning \$89,500pa + GST and outgoings
- Road front unit with exposure to Rosedale Road
- Vast elevated and covered outdoor terrace
- Ample parking and multiple access points to the site

This road front retail investment is well positioned to attract passing traffic on Rosedale Road, a busy main road running through North Harbour commercial estate. With an established restaurant tenant in place, this is a great investment opportunity that is well located with a good commercial and residential catchment nearby.

This property comprises a retail area of approximately 144m², as well as an outdoor terrace of approximately 85m². The vast elevated and covered outdoor terrace offers a fantastic dining experience to the tenant's customers.

This property is one of the biggest retail units in the Rosedale retail centre, one of the new major retail developments on the North Shore. Tenants in this vibrant centre include a 1,800m² supermarket as the anchor tenant, together with a comprehensive range of restaurants, retail and service providers.

Property Details

Floor Area	
Zoning	

144m² retail plus 85m² covered terrace (approximately) Business - General Business Zone

Tenancy Details

An eight-year long term lease is in place with built in market and CPI rent review, returning \$89,500pa + GST and outgoings. Full tenancy details are available on request.

Sale Summary

An eight-year long term lease is in place with built in market and CPI rent review, returning \$89,500pa + GST and outgoings. Marketing with Bayleys Total Property 3 and sold in Pre-Auction for \$1,650,000.00+GST, 5.42% Yield.

Sold by Auction Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Sale price \$1,650,000**.**00

Yield 5.42%

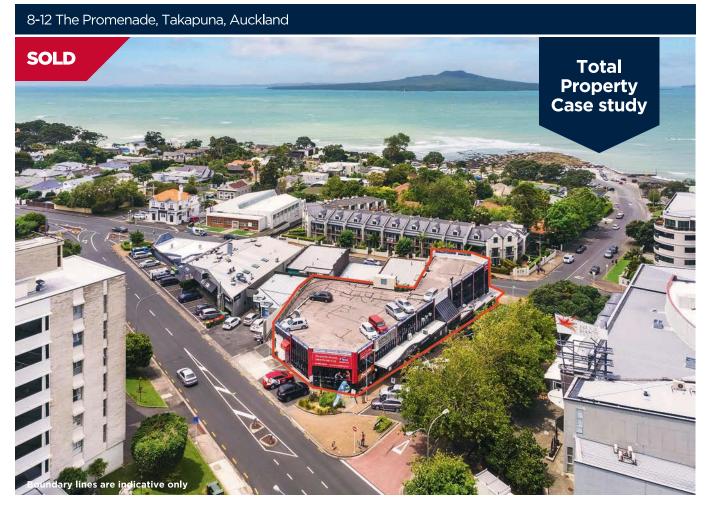
Source of purchaser Established Client

Purchaser profile Passive investor

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Steven Liu +64 21 808 579 steven.liu@bayleys.co.nz devereux howe-smith reality Ltd, Bayleys, Licensed under the rea act 2008

Unique investment/development opportunity



- Located in the heart of Takapuna's CBD 500m from Takapuna Beach
- Fantastic views of Hauraki Gulf
- Excellent rental income of \$414,091pa + GST and outgoings
- Unique development opportunity
- Situated within the restaurant/cafe precinct of vibrant Takapuna

This site presents a superb, multi road frontage site for a mixed use apartment development. In the meantime it provides excellent cash flow as an investment.

Takapuna is one of the main commercial and shopping precincts on the North Shore, 9.4km's from central Auckland.

Property Detail

Fioperty Details	
Tenure	Fee Simple (freehold)
Floor Area	1,672.5m² (approximately)
Land Area	817m ² (more or less)
AUP (OP) Zoning	Business - Metropolitan Centre

Tenancy Details

The property is tenanted to a variety of established tenants returning an income of \$414,091pa + GST and outgoings. Full tenancy details are available on request.

Sale Summary

Under the new Auckland Unitary Plan, this property has good potential as a mixed use development project. In the meantime a solid rental income is being achieved. The Total Property auction campaign introduced the property to national and international prospects and maximised the sale price.

Sold by Post-auction

Sale price \$7,400,000 + GST

Yield 5.6%

Source of purchaser Total Property Magazine

Purchaser profile Passive investor

Brian Caldwell +64 27 481 5505 brian.caldwell@bayleys.co.nz Devereux howe-smith Realty LtD, Bayleys, LICENSED UNDER THE REA ACT 2008

High-profile freehold standalone investment

3026 Great North Road, New Lynn, Auckland



- Prime Great North Road frontage
- Holding income of \$48,000 + GST pa net
- Well located in a highly sought after position
- Dual street access from Great North Road and Veronica Street
- Great potential add value opportunity or own and occupy later

A great opportunity to purchase freehold land on a main arterial route with an attractive income of circa \$48,000pa + GST net. The property comprises a large land holding of 956m² which offers dual street access from Great North Road and Veronica Street.

Located in the established and busy New Lynn township next to Lynn Mall Shopping Centre, public transport and close to the North Western Motorway.

All options here: land bank and enjoy the income and develop later. Opportunity to move your business here and occupy at the end of the lease term.

Add value investors and future owner occupiers must inspect this affordable investment!

Property DetailsLand Area956m² (more or less)ZoningBusiness - General Business Zone

Tenancy Details The property is fully leased returning \$48,000 + GST pa net. Full tenancy details are available on request.

Sale Summary

Property was passed in at \$1,150,000. Further negotiations took place following the auction and we received three signed offers for the vendors consideration.

Sold by Auction

11am, Wednesday 16th May 2018 Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Sale price

1,305,000.00

Yield 3.67%

Source of purchaser Established Client

Purchaser profile Passive investor

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Stephen Scott +64 27 406 0298 stephen.scott@bayleys.co.nz Bayleys real estate LtD, LICENSED UNDER THE REA ACT 2008

Modern retail - five year lease

Unit 1, 55 Sainsbury Road, Mt Albert, Auckland



- Freehold retail unit of modern construction in high-profile corner position
- Popular local café on new five-year term returning \$52,000 + GST p.a. (net)
- Great city fringe position, right by St Lukes shopping centre
- Affordable investment in strategic growth location, call now!

Modern building, high-profile retail premises, long lease, strategic location... and a good coffee - what more could you want?!

Forming part of the Sainsbury Retail Centre constructed in circa 2010, this is a true hands-off investment. Comprising approximately 82m² of internal space with a trendy cafe fitout, the unit also benefits from an additional 90m² of outdoor area with a pleasant sunny outlook towards Sainsbury Reserve.

Another great feature of this high-profile city fringe investment is the ample car parking shared by the complex, making it easy for customers and clients to come and go at their leisure.

With a new five year lease in place, this represents a rare and affordable city fringe investment. Don't regret missing this one, call now!

Property Details	
Floor Area	84m² (approximately)
Outdoor Floor Area	90m² (approximately)
Zoning	Business - Mixed Use

Tenancy Details

Fully leased returning \$52,500 + GST p.a. Full tenancy details available on request

Sold by Auction

11am, Wednesday 16th May 2018 Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Source of purchaser

Total Property Magazine

Purchaser profile Passive investor

Phil Haydock

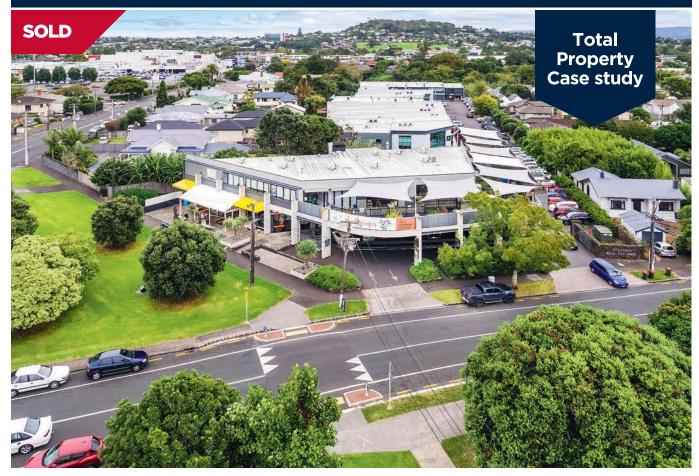
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Ken Hu

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Affordable retail investment

Unit 7, 55 Sainsbury Road, Mt Albert, Auckland



- Well established Sainsbury Retail Centre
- New five year lease to a long standing tenant
- Returning \$45,000 pa + GST and outgoings
- Neighbouring tenants include childcare centre, cafe, roast takeaway and liquor store

The Sainsbury Retail Centre forms part of the St Lukes Business Park. The property represents a superb opportunity for investors to secure an affordable and modern retail investment.

With generous carparking, complementary neighbouring businesses, this site attracts a lot of attention and continues to service the local community.

There is ample parking at the complex which has several covered spaces directly outside each shop, plus basement parking for customers and staff accessible from the side of the building.

Property Details	
Floor Area	104m²
Zoning	Business Mixed Use
Tenancy Details	
Name of Tenant	Sri Sai Ram Enterprises
Term of Lease	Five (5) years
Commencement Date	6th June 2017
Review Date	Two (2) yearly to market
Rights of Renewal	Two (2) of five (5) years
Net Rental	\$45,000 pa + GST and outgoings

Sale Summary

Ran a five week Total Property Campaign. Sold straight after Auction for a 6.29% yield to a passive investor who came through the Auckland CBD office.

Sold by Auction (unless sold prior)

11am, Wednesday 16th May 2018 Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Sale price \$715,000

Yield

6.29

Source of purchaser Referral

Purchaser profile Passive investor

Janak Darji

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Amy Weng

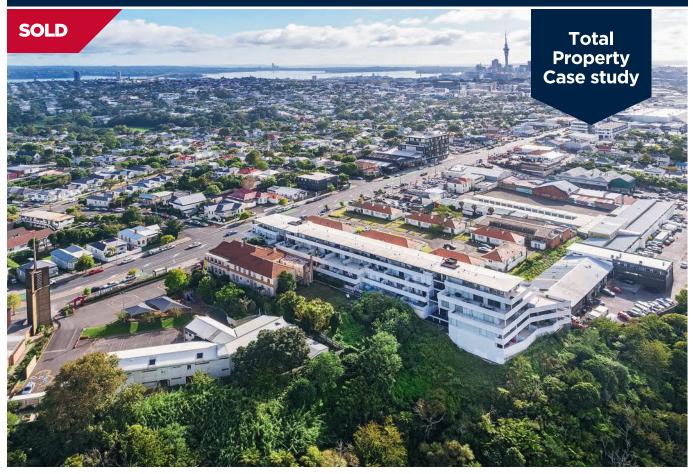
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Grey Lynn land with holding income

454 Great North Road, Grey Lynn, Auckland



- Owned for over 20 years, now it's time to sell!
- High-profile 1,626m² site zoned 'Terrace Housing and Apartment Building' (THAB)
- Excellent city fringe location in the sought-after suburb of Grey Lynn
- Holding income from residential tenancies of circa \$350,000 p.a. (gross)

Well-appointed on Grey Lynn's Great North Road, this is a popular residential and commercial location. A number of high-end boutique apartment developments have been completed and Bunnings new store is just down the road. This location is well serviced by public transport and both Ponsonby and Auckland's CBD are just a short drive away.

Add-value investors, developers and land bankers, explore the options this strategic land holding provides. The flexible THAB zoning provides considerable development potential with a bulk and location report available demonstrating a 54 unit apartment development, made possible with the heritage status of the building now removed.

No need to develop right away, the property generates a good holding income of approximately \$350,000 p.a. (gross) from 30 residential tenancies on periodic terms. Refurbishment of the existing building to maximise this income is another possibility worth investigating.

Property Details Land Area 1,626m² (more or less) Zoning Terrace Housing and Apartment Building

Tenancy Details

Currently returning approximately \$350,000 p.a. Full tenancy details are available on request.

Sold by Tender (unless sold prior)

Closing 4pm, Thursday 17th May 2018 Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Source of purchaser Prospecting

Purchaser profile Active add value investor

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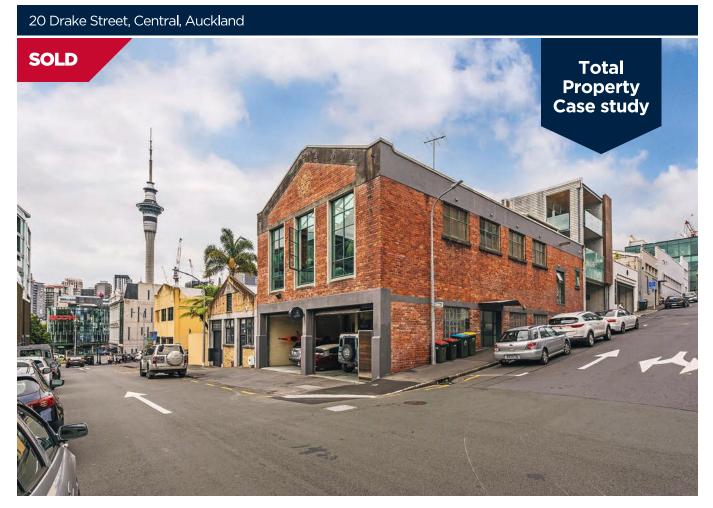
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New York loft - unique trophy investment



- Freehold standalone character investment property
- Nine year lease from January 2017, returning \$228,437 + GST p.a
- Immaculately refurbished, upgraded and seismically strengthened
- Potential for future occupation (landlord break option in January 2020)
- North-facing, corner position in Auckland's most sought after precinct

This sensational trophy investment has been immaculately refurbished, upgraded and seismically strengthened, and now provides two levels (plus mezzanine) of stunning character commercial accommodation with four secure car parks. A true New York style warehouse apartment feel is achieved with exposed brick and a huge stud height enjoying views over Victoria Park.

The property is fully leased to an established tenant on a nine year term returning \$228,437 + GST p.a. Previously used as an apartment, the property provides future options, including commercial or residential occupation (using the landlord's right of lease termination) or future development. Victoria Quarter is one of the most sought after precincts in Auckland, with cafes, bars, restaurants and new apartment and office developments. Character investments of this calibre are scarce, particularly those which have been seismically strengthened. Call now to view this sensational property.

Property Details

Floor Area	461.75m² (approximately)
Land Area	240m ² (more or less)
Car Parks	Four (4) secure
Zoning	Business - City Centre

Tenancy Details

Fully leased returning \$228,437 + GST pa. Full tenancy details available on request.

Sale Summary

The property had a very successful marketing campaign, generating the highest levels of online marketing interest for Total Property Issue 3. 20 Drake Street was sold pre-tender in the first week of the marketing campaign to a local investor.

Sold by Tender

Closing 4pm, Thursday 17th May 2018 Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Source of purchaser

Email newsletter

Purchaser profile Passive investor

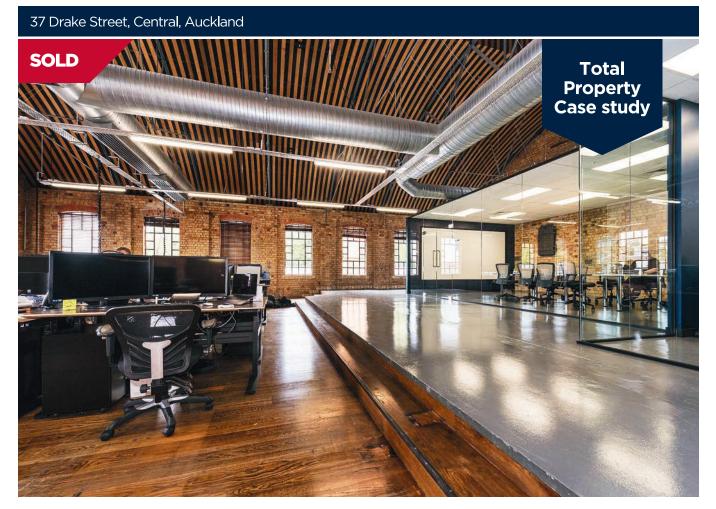
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Premier Victoria Quarter investment



- Beautifully presented character office in Auckland's Victoria Quarter precinct
- Fully leased to an international tenant returning \$203,136.50 + GST pa
- Immaculately refurbished with Grade A earthquake rating
- This investment ticks all boxes just sit back and enjoy the cashflow

This prime investment is fully leased to Devoli, a market leading automation company. Founded in 2008, Devoli has offices in Sydney, America and the United Kingdom. Drake Street, which has recently been refurbished to an impeccable standard, is the company's New Zealand headquarters.

Devoli joins the ranks of numerous corporates which have recently moved in to this vibrant Victoria Quarter commercial and residential hub. It is a location is rich in amenity with numerous award winning cafes and restaurants nearby and is close to the central City and public transport routes.

A beautifully presented character office tenanted by a well-known international company in a premier and vibrant location. This one ticks all of the boxes.

Property Details

Floor Area	489.52m² (approximately)
Earthquake Rating	85% NBS - Grade A

Tenancy Details

Fully leased to an international tenant returning \$203,136.50 + GST pa. Full tenancy details are available upon request.

Sold by Tender

Closing 4pm, Wednesday 16th May 2018 Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Source of purchaser

Established Client
Purchaser profile

Passive investor Matt Gordon

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matt.gordon@bayleys.co.nz Bayleys real estate Ltd, Licensed under the rea act 2008

Cameron Melhuish

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CBD trophy investment - ANZ Bank as tenant

122-130 Karangahape Road, Auckland Central, Auckland



- Exceptional freehold trophy investment location and tenant speaks for itself
- IEP rating of 100% (A-grade), built circa 1992
- ANZ Bank as long-standing tenant with renewed lease
- Returning a net income of \$164,958 + GST (approximately)

Offered to the market for the first time in over 25 years, opportunities such as this seldom come available. A long-standing strong tenant in ANZ Bank occupy the whole premises - which comprises a total floor area of 357.41m² plus 6 car parks.

Prime positioned on the corner of Karangahape Road and Queen Street, this corner site benefits from its exceptional road exposure it receives from all directions - one of the busiest intersections in the CBD.

A true trophy investment, don't wait another 25 years to consider this opportunity.

Property Details	
Floor Area	357.41m ² (more or less)
Land Area	359m ² (more or less)
Zoning	Business - City Centre
Tenancy Details	
Name of Tenant	Arawata Assets Ltd T/A ANZ
Term of Lease	Three (3) Years
Term of Lease Commencement Date	Three (3) Years 1 August 2017

Sale Summary

This property is a CBD trophy investment which was marketed through our Total Property campaign. Sold at auction, with five serious bidders participating. Achieved a successful sales result, with a Bayleys record 377 registered bids.

Sold by Auction

11am, Wednesday 16th May 2018 Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Source of purchaser Database

Purchaser profile Active add value investor

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James Chan +64 21 934 054 james.chan@bayleys.co.nz BAYLEYS REAL ESTATE LTD, LICENSED UNDER THE REA ACT 2008

Stunning retail investment

252-254 Broadway, Newmarket, Auckland



- Well established international tenants
- Located in the heart of Newmarket
- Returning circa \$519,000pa + GST net
- Seismic B Grading
- Realistic vendor has demanded "results"

Enjoy the benefit of Westfields \$750m upgrade of the 277 Centre.

The freehold standalone enjoys main road profile in the heart of the central Newmarket commercial hub.

Its position on the premier retail strip is surrounded by popular international tenants and bustling local businesses. Major banks (Westpac, ASB, TSB, ANZ), Kathmandu, Michael Hill Jewelers, Smith & Caughey's and Icebreaker are just a few of the premier tenants neighboring the subject property.

Property Details	
Land Area	362m ² (more or less)
Floor Area	706m ² (more or less)
Zoning	Business Metro Centre

Tenancy Details

Currently returning circa \$519,000pa + GST net. Full tenancy details are available on request.

Sold by Tender

4pm, Thursday 17th May 2018 Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Sale price

\$7,000,000

Yield 7.4%

Source of purchaser Established Client

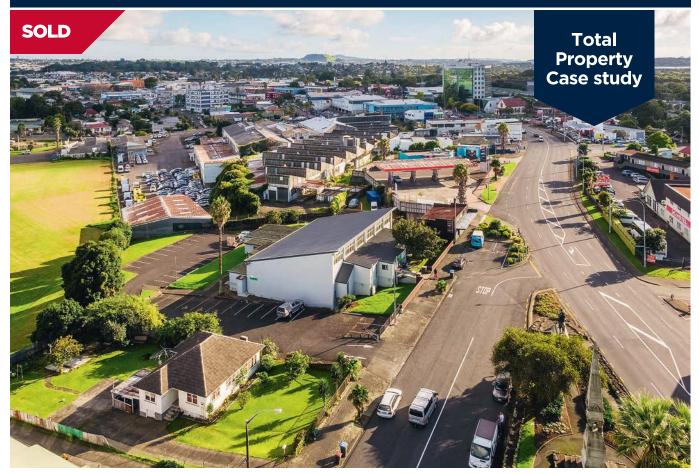
Purchaser profile Active add value investor

Ed Donald

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Development or tenanted investment

7 Piki Thompson Way, Otahuhu, Auckland



- High profile development site in a redeveloping area
- Terrace Housing and Apartment Buildings Zone
- Three separate titles on 2,064m² of land
- Current income \$65,922 net pa + GST with built in growth

Located on Piki Thompson Way in Otahuhu, this property offers an opportunity to purchase a prime development site with good holding income. The property is well located on the fringe of the Otahuhu Town Centre.

The property offers an extensive frontage and backs out to Sturges Park.

Properties of this calibre will appeal to developers and investors alike.

Call today to arrange a viewing.

Property Details	
Land Area	2,064m²
Floor Area	608m² (approximately)
Zoning	Terrace Housing and Apartment Buildings Zone

Tenancy Details		
Name of Tenant	Te Roopu Taurima O Manukau	
Term of Lease	Six (6) years	
Commencement Date	8th July 2015	
Review Date	Annual to CPI	
Net Rental	\$65,922 + GST	

Sale Summary

Tender campaign, well marketed. Six tenders received at close of tender, property was sold unconditionally.

Sold by Tender

Closing 4pm, Thursday 17th May 2018 2 Harris Road, East Tamaki, Auckland, New Zealand

Source of purchaser Trademe.co.nz

Purchaser profile Holder / land banker

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Ash Jogia +64 21 0444 004 ash.jogia@bayleys.co.nz Bayleys real estate LtD, MANUKAU, LICENSED UNDER THE REA ACT 2008

Tony Chaudhary +64 21 995 121 tony.chaudhary@bayleys.co.nz bayleys real estate ltd, manukau, licensed under the rea act 2008

Multi-tenanted retail investment

45 St George Street, Papatoetoe, Auckland



- Affordable freehold standalone investment with two tenants occupying four shops
- Total annual net rental \$44,869 + GST
- For sale for the first time in 21 years
- Well-positioned in the heart of the Old Papatoetoe Mall/New World redevelopment

An excellent opportunity to purchase this affordable split risk retail investment in the heart of Papatoetoe. The building is occupied by two tenants, Papatoetoe Roast and Pasifika Pawnbroker, both on renewed leases from 1 April 2018. Both tenants occupy two shops each, offering future add value potential.

Fronting the busy St George Street, the property is located next to Papatoetoe Town Hall/Citizens Advice Bureau, and situated in the immediate vicinity includes a range of retail and commercial businesses, including BNZ Bank, ANZ Bank, Domino's and Papatoetoe Library. The location benefits from easy access to the Motorway, approximately 5 minutes drive away.

Panuku Development Auckland is undergoing a major renovation project in the immediate area, with key projects including the upgrade and expansion of the nearby Old Papatoetoe mall and the New World Supermarket - situated directly behind the property and set to revitalise and strengthen the town centre.

Property Details		
Land	228m ² (more or less)	
Floor	200m ² (more or less)	
Zoning	Business - Town Centre	

Tenancy Details

The property is fully leased to two tenants on renewed leases returning a net rental of \$44,869pa + GST. Full tenancy details are available upon request.

Sale Summary

The property was marketed for auction via a Total Property campaign, sold at auction. There were 3 registered bidders in the room, achieving a sales result significantly above the vendors expectations.

Sold by Auction (unless sold prior)

11am, Wednesday 16th May 2018 Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Source of purchaser Established Client

Purchaser profile Passive investor

Quinn Ngo

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Matt Lee

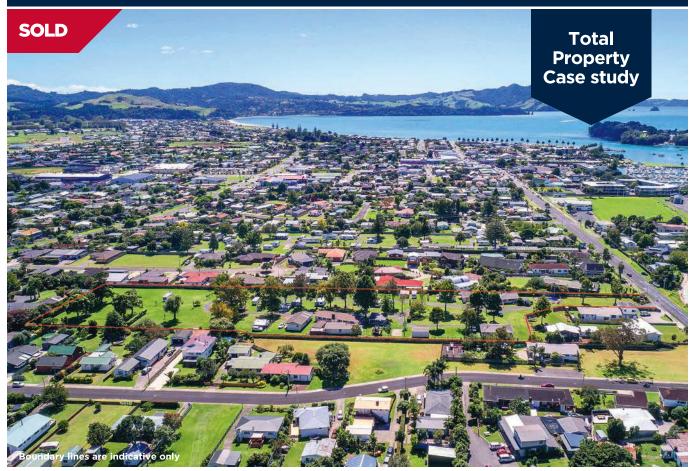
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James Chan

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Harbourside holiday park

135 Albert Street, Whitianga, Coromandel Peninsula



- Popular Coromandel destination
- Established campground
- Development potential
- Freehold going concern

This well-established holiday park offers 14,373m² (more or less) of land.

Located a quick stroll from the Whitianga CBD and adjacent to the pristine harbour waters, 135 Albert Street is a substantial land offering in the heart of Whitianga.

Presented to a high standard with a three bedroom manager/owners residence, a range of accommodation options, swimming pool, playground and camping facilities Harbourside Holiday Park has it all.

The property offers an opportunity for an owner operator to take over and grow the business or to land bank with potential for further development of the site.

For sale freehold going concern with supporting accounts available upon request.

Property Details

Land area 14,373m ² (more or less)	
Floor area	482m ² (more or less)
Zoning Residential (9A)	

Sale Summary

A terrific response from the marketing on this property attracting 56 enquiries. The agent had six bidders on auction day and a fantastic sale price was achieved.

Sold by Auction Thursday 17th May 2018 Sale price \$2,850,000

Purchaser profile Developer

Josh Smith

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Belinda Sammons

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Prime cut nvestment



- Main Street location
- Long standing tenant with established business
- Affordable entry level investment
- Total income of \$25,000pa + GST/OPEX

Located in the main street of Thames 612 Pollen Street is home to Peninsula Prime Meats. The building is 170m² (more or less) with retail at the front offering excellent street front exposure and processing at the rear. Rear access is via the service lane to allow for deliveries. 612 Pollen Street, Thames, is located in the main street of Thames CBD. It is part of a popular block with good neighbouring tenants including national branded 100% Appliances, ANZ bank, Helloworld travel agency and government agency Work and income. Strong local neighbouring tenants include a vet clinic, liquor wholesalers, bakery and chemist.

Property Details			
Land Area	126m² (more or less)		
Floor Area	170m ² (more or less)		
Zoning	Commerical (8B)		
Tenancy Details			
Name of Tenant	Peninsula Prime Meats		
Term of Lease	5 (five years)		
Commencement Date	1 April 2017		

Sale Summary

A very successful campaign with 13 enquiries resulting in three bidders in the room on auction day and a great result for our Vendors.

Sold by Auction

11am, Thursday 17th May 2018 96 Ulster Street, Hamilton, New Zealand

Sale price \$372,500

Purchaser profile Passive investor

Josh Smith

+64 27 229 8865 josh.smith@bayleys.co.nz success reality ltd, bayleys, licensed under the rea act 2008

Morrinsville industrial opportunity

51 Anderson Street, Morrinsville, Waikato



- Substantial yard area
- Tidy and well-presented building
- 680m² (more or less) warehouse with offices
- 4,442m² (more or less) metaled yard

Very rarely do properties of this nature come the market in Morrinsville. With the business recently sold the opportunity exists to purchase this substantial industrial yard and buildings once home for many decades to Morrinsville Transport.

The 680m² (more or less) warehouse is located to the front of the property offering easy customer contact. Comprising offices and staff facilities adjoining a high stud warehouse with drive through access for heavy vehicles allowing for ease of business operations. The large metaled yard offers dual entrance ways on either side of the warehouse with staff and customer parking at the front.

51 Anderson Street is primly situated in the industrial hub of Morrinsville the main service centre to the grater Waikato. Morrinsville also offers easy access to Hamilton, Auckland and Tauranga making it a key location for any business.

Property Details		
Land Area	4,442m ² (more or less)	
Floor Area	680m ² (more or less)	
Zoning	Commerical (8A)	

Tenancy Details

For sale with vacant possession.

Sale Summary

An extremely successful campaign with 32 enquiries. There were 9 bidders in the room on auction day resulting in a fantastic result for our Vendors.

Sold by Auction

11am, Thursday 17th May 2018 96 Ulster Street, Hamilton, New Zealand

Sale price \$1,340,000

Purchaser profile Owner occupier SME

Josh Smith

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An educated investment

21 Sala Street, Whakarewarewa, Rotorua, Bay of Plenty



- Licensed for 50 children
- Six year right of renewal exercised in March 2018
- Rent reviewed to \$78,643 in March 2018

21 Sala Street is an educated investment that you must consider. Situated on a 1,012m² more or less north facing site with approximately five onsite car parks. The 312m² more or less building was developed in 2006 for a childcare centre. The lease is a net commercial lease with the Tenant paying the outgoings and was originally for 12 years and has two further of six years each out to 2030. In a great location with easy access from all directions for parents drop offs. Close to Te Puia, Whakarewarewa Maori Village and the Redwood Forest and there is also the key benefit of the City Ride bus stop close by; located on the corner of Trigg Avenue and Sala Street.

Property Details

Current return Freehold land

n\$78,643 per annum plus GST and outgoingsd1,012m² more or less

Tenancy DetailsName of TenantEvolve Group 1 LimitedTerm of LeaseTwelve (12) yearsCommencement Date1 March 2006Review Date1 March 2020Rights of Renewal2 x 6 yearsNet Rental\$78,643

Sale Summary

This property was marketed nationally in Total Property and was sold via Auction with multiple bidders. It had a lot of interest because of the location and the long established tenant. There was interest from local and national investors. The purchaser of this property was a Bay of Plenty based investor.

Sold by Auction (unless sold prior)

1pm, Tuesday 8th May 2018 Motion Entertainment, Conference Centre, 346 Te Ngae Road, Lynmore Junction, Rotorua

Sale price \$1,155,000

Yield

6.8%

Source of purchaser Bayleys.co.nz

Purchaser profile Passive investor

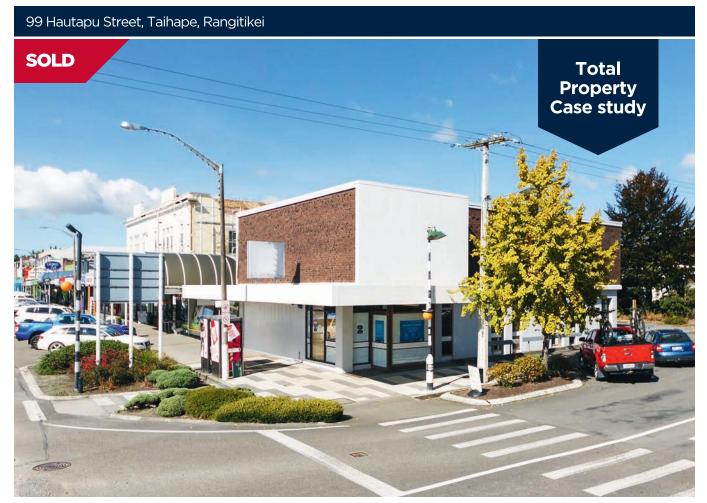
Mark Slade

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State Highway 1 - bank vacates - value here



- For sale with vacant possession ex-ANZ Bank premises
- Superb profile onto State Highway 1
- Building assessed at 100% NBS as at December 2012

A superb opportunity for owner occupiers or add value investors.

Previously occupied by ANZ Bank, the property is located on a corner site on Taihape's main street being State Highway 1. The property comprises a total building area of 320m² (more or less) and a land area of 388m² (more or less).

With a very tidy internal fitout and onsite parking, the property is ready for a new owner.

Property Details

lenure	Fee simple	
Land Area	388m ² (more or less)	
Building Area	320m ² (more or less)	
Car Parks	Five (5)	

Tenancy Details

For sale with vacant possession.

Sale Summary

Strong interest with three tenders coming in at close of tender. Sold by tender to local purchaser.

Sold by Tender Closing 4pm, Thursday 17th May 2018 176 Broadway Avenue, Palmerston North, New Zealand

Source of purchaser Bayleys.co.nz

Purchaser profile Owner occupier SME

Bede Blatchford +64 27 532 3577 bede.blatchford@bayleys.co.nz coast to coast LtD, Bayleys, LICENSED UNDER THE REA ACT 2008

Karl Cameron +64 21 428 092 karl.cameron@bayleys.co.nz

COAST TO COAST LTD, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Project with a twist

10 Horlor Street, Naenae, Lower Hutt



- Small workshop/warehouse/factory
- Selling Vacant
- Popular and affordable location
- Potential net income \$35,260pa + GST

High profile, corner sited workshop. Solid vacant possession. Potential to split into smaller units. Potential income \$35,260 net pa.

Property Details

	Land Area	554m²	
	Building Area	288m²	
Land and Building Rate \$1,562			

Sale Summary

High profile, corner sited workshop. Sold vacant possession with the potential to split into smaller units. Potential income \$36,260 net pa. Built in 1958, earthquake prone (15%), asbestos roof, approximately \$150,000 to spend, a well located add value opportunity that can be split. Approximately 50 enquiries, 10 bidders in the room. Sold \$450,000 to local owner occupier.

Sold by Auction

11am, Thursday 17th May 2018 The Bayleys Building, Level 14, Cnr Brandon Street and Lambton Quay, Wellington, New Zealand

Sale price \$450,000

Andrew Smith

+64 21 421 401 andrew.smith@bayleys.co.nz capital commercial (2013) LTD, Bayleys, LICENSED UNDER THE REA ACT 2008

Paul Cudby

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Hold all tickets!!

25 Fitzherbert Street, Petone, Lower Hutt



- Established Tenant
- Tenant pays outgoings
- 80% NBS
- Net rental \$67,000 plus GST

A new 4 year lease to the tenant relocating from next door is a game changer for this property that was previously advertised as having a monthly tenancy.

The tenant's previous landlord will attest to them being one of those hassle free type occupiers that leave you in peace, are kind to your building and pay their rent on time.

The fact that they pay outgoings as well means this shapes up to being one of those passive bottom drawer investments that you don't want to miss out on.

Property Details

Building Area 430m²

Sale Summary

Marketed in Total Property Issue 3, Dom Post, Trademe, Prime Commercial and Bayleys, there were over 40 qualified enquiries and several interested parties. Strong competition in the auction room ensured a sale well above the vendors expectation. Sold by Auction 11am, Thursday 17th May 2018

The Bayleys Building, Level 14, Cnr Brandon Street and Lambton Quay, Wellington, New Zealand

Sale price \$1,020,000

Yield

6.57%

Source of purchaser Established Client

Purchaser profile Passive investor

Paul Cudby

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James Higgie

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One to get Geared up for!

13-15 Gear Street, Petone, Lower Hutt



- Two adjoining warehouse units
- Potential net rental \$85,000 + GST
- 6 car parks
- Combined warehouse areas of 672m2 plus mezzanine storage, amenities of approximately 80m2

After 29 years the existing owners have called time. This neat central Petone warehouse combo offers it all.

Currently split into two warehouse units, can be used as one with a inter tenancy door.

The property will suit both owner occupier and investors.

Property Details	
Land Area	824m²
Building Area	672m²
Land & Building Rate	\$2,100

Sale Summary

1970's build, 65% NBS as built. Two buildings most enquirers would legally separate. One building can be leased as is, one required removal of dock way and new facade. Approximately 35 enquiries, 8 bidders in room. Sold to Auckland owner occupier \$1,450,000.

Sold by Auction 11am, Thursday 17th May 2018 The Bayleys Building, Level 14, Cnr Brandon Street and Lambton Quay, Wellington, New Zealand

Sale price \$1,450,000

Andrew Smith

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Fraser Press

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Cuttriss House

191 High Street, CBD, Lower Hutt



- Fully leased returning \$250,000 net pa
- Quality tenants throughout
- Dual street frontages
- Great location plus excellent on site parking

Fully leased to quality tenants, this contemporary building returns \$250,000 pa net and is located in the heart of the Lower Hutt CBD.

The building has two north west facing office floors plus ground floor parking on one street frontage, and a single level office/retail tenancy facing High Street.

The building has been substantially refurbished to suit long term, quality tenants and as you would expect it has a 75-80% NBS rating based on a Detailed Seismic Assessment.

Property Details

Froperty Details		
	Office	Retail
Ground Floor Area	65m²	375m²
First Floor Area	630m²	
Second Floor Area	630m²	
Total Building Area	1,700m²	
Land Area	964m²	
Car Parks	13	

Tenancy Details

Fully leased to six tenants on varying terms returning \$250,000 pa net + GST.

Sale Summary

Multiple tenders, sold for \$2,935,000, representing an 8.55% yield net of management.

Sold by Tender

Closing 4pm, Wednesday 16th May 2018 The Bayleys Building, Level 14, Cnr Brandon Street and Lambton Quay, Wellington, New Zealand

Sale price \$2,935,000

Paul Cudby

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Courtenay Precinct hospitality investment

17/22 Allen Street, Te Aro, Wellington



- Entry level city investment
- Popular location metres from Courtenay Place
- Currently leased to Ethiopian Restaurant
- Net rental \$57,671

A character unit title investment comprising a ground floor premises currently utilised as a restaurant. The property includes a basement car park and storage, and is part of a refurbished two level early 1900s building.

This is a tightly held hospitality location that traditionally shows little vacancy.

Property Details	
Floor Area	214m² plus storage
Car Parks	One (1) basement park
Zoning	Central Area
Tananay Dataila	

lenancy Details		
lame of Tenant	Abugid Limited (T/A Blue Nile Ethiopian Restaurant)	
Term of Lease Five (5) years		
commencement Date	20th June 2014	
eview Date	Three (3) yearly	
ights of Renewal	One (1) x five (5) years	
iross Rental	\$85,800	
	ame of Tenant erm of Lease ommencement Date eview Date ights of Renewal	

Sale Summary

Sold for \$550,000, representing a 10.5% yield. The property was marketed in Total Property Issue 3, Dom Post, Trademe, Prime Commercial and Bayleys.

Sold by Auction

11am, Thursday 17th May 2018 The Bayleys Building, Level 14, Cnr Brandon Street and Lambton Quay, Wellington, New Zealand

Sale price \$550,000

Yield

10.5%

Source of purchaser Established Client

Purchaser profile Passive investor

Mark Sherlock

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Te Aro screamer

4 Tennyson Street, Te Aro, Wellington



- Funky office showroom unit
- 520m² over two levels
- Great frontage and profile
- Drive-in dockway and storage
- Up to eight car parks

This has got to be the best available office space in Te Aro. A tasteful fitout in 'as new' condition across both levels - ground floor offices and service area or could be a showroom. Upstairs is an open plan, funky office with high stud and lots of light and oozing cool factor - you have got to see this.

Vacant possession may be available.

Property Details		
Ground Floor	260m²	
First Floor	260m²	
Total	520m²	
Car Parks	Up to eight (8) available	

Tenancy Details

The property has an expiring lease to Sky TV who have almost vacated the building. The property may be available with vacant possession.

Sale Summary

The campaign generated 40 enquiries from a mix of investors and owner occupiers. Seven tenders were received and the property was sold unconditionally to a local electrical company.

Sold by Tender

Closing 4pm, Wednesday 16th May 2018 The Bayleys Building, Level 14, Cnr Brandon Street and Lambton Quay, Wellington, New Zealand

Sale price \$1,850,000

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BAYLEYS

