

TOTAL property



Amazon proof

Strip retail locations that have the power to beat back the online giant.

Northern lights

Could 2018 be the year when the "Golden Triangle" stretches to Northland?

FEATURING

74

COMMERCIAL PROPERTIES
FOR SALE FROM AROUND
NEW ZEALAND

Countdown Hornby

17 Chappie Place, Hornby, Christchurch

SOLD

**Total
Property
Case study**



- Returning \$1,364,605pa net + GST
- Leased to General Distributors Limited
- 20 year lease from December 2012 with renewals up to 60 years
- Modern building completed December 2010 positioned on a 1.77 hectare (approximately) freehold site

Located on State Highway 1, adjacent to the large format Hornby Hub Shopping Precinct, the Countdown Supermarket services the large population base in the western suburbs of Christchurch. A significant real estate opportunity.

Property Details

Land Area	1.7655 hectares (more or less)
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Tenancy Details

Name of Tenant	General Distributors Limited
Term of Lease	20 years
Commencement Date	13th December 2012
Rights of Renewal	Eight (8) of five (5) years each
Gross Rental	\$1,439,814pa + GST (semi gross)

Sale Summary

The property was marketed with a second Countdown Supermarket in Dunedin with the option to buy one or both. The international tender campaign resulted in multiple tenders being received for both properties. Countdown Hornby was successfully sold at Tender and Countdown Dunedin was put on hold pending a capital raise by the vendor.

Sold by Tender

Closing 3pm, Monday 26th February 2018

Sale price

\$21,500,000

Yield

6.26%

Source of purchaser

Established Client

Purchaser profile

N/A

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Affordable childcare investment

32 Dominion Road, Kaitaia, Northland

SOLD

**Total
Property
Case study**



- Returning \$48,000pa + GST
- 10 year lease
- A well established childcare centre
- A superb long term investment
- Licensed for 40 children

An excellent opportunity to buy this well located freehold property within a large and growing catchment area of Kaitaia. This tidy facility features a 10 year lease to an established operator. Childcare Centres are very popular and much sought after investments.

Property Details

Land Area	1,190m ²
Zoning	Residential 9A
Land Use	Educational
Floor Area	230m ² (approximately)

Tenancy Details

Name of Tenant	Three Little Birds Childcare
Term of Lease	10 years
Commencement Date	13th October 2017
Rights of Renewal	Two (2) terms of five (5) years
Net Rental	\$48,000 + GST

Sale Summary

Sold at Auction. A solid marketing campaign featuring in Total Property plus a number of local publications. Very good enquiry levels. Trademe worked very well for this property.

Sold by Auction

11am, Wednesday 7th March 2018
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$680,000

Source of purchaser

Bayleys.co.nz

Purchaser profile

Passive investor

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Prime retail investment in Albany

Unit 1, 21 Corinthian Drive, Albany, Auckland



SOLD

**Total
Property
Case study**

Boundary lines are indicative only

- The property comprises approximately 450m² retail and a 70m² covered terrace
- Located in the biggest new retail development on the North Shore
- Surrounded by a wide range of well-known tenants
- Supermarket as the anchor tenant

Situated in the heart of Albany, this high exposure retail complex enjoys triple frontage facing Albany Highway, Corinthian Drive, and Data Way. The busy centre is surrounded by a wide range of well-known tenants, including ASB Bank, Westpac Bank, Mitre 10, Olympus, McVeagh Fleming, Lion Foundation, Peter Baker Transport, and Kids Cove Childcare Centre. Massey University is situated within 5 minutes walking distance across the Albany Express Highway, Albany Westfield Mall, Albany Mega Centre, North Harbour Stadium, Park and Ride Bus Station are all nearby.

The property comprises approximately 450m² high stud retail as well as a 70m² covered terrace. It has been leased to a supermarket as the anchor tenant of the retail centre, with an eight year lease, returning \$260,000pa + GST and OPEX. The tenant has also provided a bond guarantee, in addition to personal guarantee.

Property Details	
Floor Area	450m ² + 70m ² covered terrace (approximately)
Zoning	Business Park Zone
Tenancy Details	
Name of Tenant	Albany Supermaket Limited
Term of Lease	Eight (8) years
Commencement Date	28th August 2017

Sold by Deadline Private Treaty 4pm,
Thursday 8th March 2018
29 Northcroft Street, Takapuna,
Auckland, New Zealand

Sale price
\$4,300,000

Yield
6%

Source of purchaser
Local Newspaper

Purchaser profile
Active add value investor

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Golden retail investment in the heart of Albany

Unit 7A and 7B, 21 Corinthian Drive, Albany, Auckland

SOLD

**Total
Property
Case study**



- Located in the biggest new retail development on the North Shore
- High-exposure retail complex facing Albany Highway
- Option to purchase one or both
- Long-term lease tenant
- Multiple site access

Claimed to be the biggest food and beverage precinct on the North Shore. Prior to completion of this modern centre, all units have been leased to an attractive mix of food and beverage, and service retail businesses. Each shop has plenty of profile with signage above.

This high-exposure retail complex enjoys triple frontage facing Albany Highway, Corinthian Drive, and Data Way. The busy centre is surrounded by a wide range of well-known tenants, including ASB Bank, Westpac Bank, Mitre 10, Olympus, McVeagh Fleming, Lion Foundation, Peter Baker Transport, and Kids Cove Childcare Centre.

Unit 7A and 7B are situated right at the strategic corner position at the main entrance of Orchard Park Retail Hub, with immediate access to common car parks.

Sold by Auction

11am, Wednesday 7th March 2018
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

7A - \$1,200,000; 7B - \$910,000

Yield

7A - 4.47%; 7B - 4.95%

Source of purchaser

Email newsletter

Purchaser profile

Active add value investor

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[bayleys.co.nz/1501550](https://www.bayleys.co.nz/1501550)

Property Details

Floor Area	7A - 87m ² ; 7B - 76m ² (approximately)
Zoning	Business Park Zone

Tenancy Details

Name of Tenant	7A - DSX Limited	7B - Unique Entertainment
Term of Lease	10 years	Five (5) years
Rights of Renewal	Two (2) x three (3) years	Two (2) x five (5) years
Net Rental	\$53,672 + GST and OPEX	\$45,000 + GST and OPEX

Sale Summary

Unit 7A and 7B sold to different purchasers respectively. Unit 7A sold by Post-auction.

Investment with option for longer lease term

Unit J, 39 Apollo Drive, Albany, Auckland

SOLD

**Total
Property
Case study**



- Well-established long standing tenant who will extend lease term if required
- Attractive ground floor end unit in a modern office development
- Current rental \$36,677.04pa + GST and outgoings
- A proven location making for a strong investment choice

This superb modern ground floor commercial office investment won't disappoint. This air conditioned and alarmed office incorporates a highly desirable layout with a functional mix of private offices, meeting rooms, open plan area, kitchenette and toilet amenities.

With vacancy rates at historical lows in the area and a sitting tenant able to extend their lease term, at the purchaser's discretion, this 'gem' of an opportunity must sit at the top of the list for both owner occupiers and investors.

Property Details

Floor Area	130m ² (approximately)
Car Parks	Four (4) on-site exclusive use parks

Tenancy Details

Currently returning \$36,677.04pa + GST and outgoings. Lease expires May 2019 with option of a further three years at the purchaser's discretion. Full tenancy details are available on request.

Sale Summary

The property had approx. one year to run on its lease. We created maximum value for the vendor by negotiating a new three year lease with the tenant - to be taken up at the purchaser's discretion. This ensured we were able to attract both owner-occupiers and investors to the property.

Sold by Auction

11am, Wednesday 7th March 2018
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Source of purchaser

Established Client

Purchaser profile

Passive investor

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High profile tenanted investment

2-8 Montgomery Avenue, Rothesay Bay, Auckland

SOLD

**Total
Property
Case study**



- Freehold standalone corner site - 316m² (more or less)
- Multi income stream from two tenancies
- Development potential for mixed use residential development
- Returning \$70,622.46pa + GST and outgoings.

This fully leased investment opportunity is a must view for passive investors and developers alike.

Strategically positioned between the beachside suburbs of Browns Bay and Mairangi Bay on Auckland's North Shore, this corner property benefits from exposure to the high traffic volume of Beach Road.

Potential (subject to resource consent) exists under the AUP (OP) to develop this property for mixed use residential, retail and commercial..

Property Details

Tenure	Fee Simple (freehold)
Floor Area	190m ² (approximately)
Land Area	316m ² (more or less)
AUP (OP) Zoning	Business - Neighbourhood Centre

Tenancy Details

Name of Tenant	The Loft - Golden Silk	Hair d'Art
Term of Lease	Eight (8) years	Four (4) years
Net Rental	\$55,369.13	\$15,253.33

Sale Summary

A popular investment value package that appeals to the \$1 million to \$2 million dollar commercial/residential investor. The Total Property package detailed the investment to a nationwide audience. The choice of auction put a "stake in the ground" for action.

Sold by Post-auction

Sale price

\$1,185,000

Yield

5.9%

Source of purchaser

Total Property Magazine

Purchaser profile

Passive investor

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Multi-tenanted industrial investment

17 Ashfield Road, Wairau Valley, Auckland



- Currently returning \$75,600pa + GST and outgoings
- Five separate industrial units on one title
- A grade seismic rating of 90%
- Easy access to the Northern Motorway

Five industrial units leased to three separate tenants which were taken to the market through Total Property campaign.

First time on the market since 1985. Building was in tired condition and the rents were under the market by approximately 20% and with a WALT of approximately 18 months.

The auction campaign resulted in 75 enquiries with 15 people being at the auction and ten actively bidding.

Subsequently sold for \$1,700,000.

Sold by Post-auction
Monday 9th April 2018
Sale price
\$1,700,000
Yield
4.4%
Source of purchaser
Established Client
Purchaser profile
Active add value investor
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Property Details		
Building Area	692m² (approximately)	
Land Area	1,017m² (more or less)	
Tenancy Details		
Name of Tenant	Mark Nankivell	Nova Flowtec Limited
Commencement Date	01.04.17	01.11.14
Review Date	01.04.19	01.11.18
Rights of Renewal	31.03.19	31.10.18, 01.11.22
Total Net Rental	\$15,000.00	\$15,000.00
Name of Tenant	Nova Flowtec Limited	AM Trading Limited
Commencement Date	20.08.16	01.06.16
Review Date	19.08.18	01.06.18
Rights of Renewal	19.08.20	31.05.18
Total Net Rental	\$15,000.00	\$15,600.00

Investment on point

55 Barrys Point Road, Takapuna, Auckland



- High profile corner site in a desirable location within close proximity to the Auckland CBD
- Currently returning \$285,630.04pa + GST from seven separate tenancies providing a diversified income stream
- Future development potential under new AUP (OP) Mixed Use zoning

Well located on popular Barrys Point Road the site has significantly benefited from the recent Auckland Unitary Plan and is now zoned Mixed Use. This zoning allows for greater intensification of the site to incorporate a mixture of commercial and residential uses.

Barrys Point Road is strategically located near State Highway 1 motorway interchanges and is only a few minutes from Takapuna's CBD. There are a diverse range of businesses in the area including cafes, retail shops, gyms, bulk retail and automotive.

The property is suitable for investors looking for a well located property with potential in the future. With a vacancy pending it also offers an opportunity for an owner occupier.

Property Details	
Total Floor Area	1,549m ² (approximately)
Land Area	1,575m ² (more or less)
AUP (OP) Zoning	Mixed Use

Tenancy Details	
Currently returning \$285,630.04pa + GST from seven separate tenancies. Further tenancy details available on request.	

Sale Summary	
Multi-tenanted property, marketed nationally in Total Property through a tender process with a vacancy pending. Uncovered multiple buyers of different profiles with four tender offers.	

Sold by Tender Friday 9th March 2018
Sale price
\$5,775,000

Yield
4.94%

Source of purchaser
Bayleys.co.nz

Purchaser profile
Owner occupier SME

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Unique investment/development opportunity

8-12 The Promenade, Takapuna, Auckland



- 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 Details	
Tenure	Fee Simple (freehold)
Floor Area	1,672.5m ² (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

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Mixed Use Mt Eden warehouses - buy one or both

31D and 33A Normanby Road, Mt Eden, Auckland



- Unit 31D: 489m² + 8 car parks
- Unit 33A: 938m² + 16 car parks, A+ seismic rating
- Handy to CBD with easy access to motorways and a range of amenities
- Great for owner occupiers, or add-value by creating more office and/or showroom
- Residential possibilities with Mixed Use zoning & Grammar School zone

Buy one or both. Properties such as these versatile warehouse/office units with A+ seismic rating are in increasingly short supply, particularly in such a sought-after central Auckland position, close to the CBD and motorways. All occupiers requiring central warehouse and/or a blank canvas to create your own industrial styled office with abundant onsite parking must consider these opportunities.

Primarily comprised of warehouse, there are attractive add-value opportunities to consider, such as converting into higher value office, showroom or even residential given the underlying Mixed-Use zoning, of particular appeal due to being located within Auckland Grammar School zone.

In summary, they aren't making any more warehouses in this part of town, get in now while you still can!

Property Details	
31D Nomanby Road	Asking Price: \$2,000,000 + GST (if any)
33A Normanby Road	Asking Price: \$3,450,000 + GST (if any)
Zoning	Business - Mixed Use
Total Floor Area	1,427m ² (more or less)

Tenancy Details
For sale with vacant possession.

Sale Summary
Competitive sales campaigns with each unit having multiple offers prior to deadline and were sold above the asking price to separate purchasers, both of whom intend to occupy the units.

Sold by Deadline Private Treaty (unless sold prior)
4pm, Thursday 8th March 2018
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Source of purchaser
Database

Purchaser profile
Owner occupier SME

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Town Centre gem

7 Wingate Street, Avondale, Auckland



- Under utilised site with future development potential (business mixed use zoning)
- Prime position in the heart of Avondale village
- Neighbouring tenancies include Carls Junior, Coffee Club and Super Value Supermarket
- New four year lease returning \$60,000pa + GST and outgoings

Avondale in the last five years has continued to grow and thrive with new commercial and residential developments. This freehold standalone should not be missed and should be looked at by developers, future owner occupiers and astute investors.

The property is metres from Avondale Train Station, close to State Highway 1 and minutes from New Lynn Shopping Centre.

Property Details	
Floor Area	432m ² (approximately)
Land Area	599m ²
Zoning	Business Mixed Use (Auckland Unitary Plan)

Tenancy Details	
Returning \$60,000pa + GST and outgoings. Full tenancy details are available on request.	

Sold by Deadline Private Treaty
Friday 23rd February 2018
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$972,000

Source of purchaser
Established Client

Purchaser profile
Active add value investor

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Affordable Mt Wellington investment

73 Aranui Road, Mt Wellington, Auckland

SOLD

**Total
Property
Case study**



- Brand new eight year lease
- Licensed for 41 children
- Superb tenanted investment opportunity with a fixed rental growth of 2% per annum
- Returning a net income of \$93,600pa + GST and outgoings

Being located in the established residential area of Mt Wellington, childcare investments with a new eight year lease and with fixed rental growth are now rarely available.

The property is in close proximity to major arterials and amenities including Sylvia Park, State Highway 1 and the industrial precincts of Penrose and Mt Wellington.

Property Details

Land Area	1,012m ²
Floor Area	221m ² (approximately)
Zoning	Residential Mixed Housing Zone

Tenancy Details

Name of Tenant	JK Childcare Limited
Term of Lease	Eight (8) years
Commencement Date	15th December 2017
Rights of Renewal	Two (2) of eight (8) years each
Net Rental	\$93,600pa + GST

Sold by Deadline Private Treaty
4pm, Thursday 8th March 2018
2 Harris Road, East Tamaki,
Auckland, New Zealand

Source of purchaser
Established Client

Purchaser profile
Passive investor

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International investor divesting portfolio

Unit C, 15 Cook Street, Howick, Auckland



- For sale with vacant possession
- 162m² retail/office space
- Prominent and well known Howick location
- Generous on site car parking
- Well established and busy neighbours

This property is located in the very popular and tightly held Howick commercial precinct. The unit offers a fantastic opportunity for owner occupiers and add value investors to get their hands on 162m² of space in the well known Cook Street Plaza.

Being in such a popular area, along with a lack of available properties makes this an opportunity not to be missed.

Property Details	
Total Building Area	162m²
Zoning	Business - Town Centre Zone (Auckland Unitary Plan)
Tenancy Details	
For sale with vacant possession.	

Sold by Auction
11am, Wednesday 7th March 2018
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$720,000.00

Source of purchaser
Established Client

Purchaser profile
Passive investor

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Develop, add value or occupy

22-26 Rosella Road, Mangere, Auckland

SOLD

**Total
Property
Case study**



- 793m² building on a 3,277m² freehold site
- Short term holding income or occupy
- Well maintained and presented property
- Gated with two access points

Located in the heart of Mangere lies a great opportunity in one of the fastest growing suburbs in Auckland.

Seldom does an opportunity to purchase land of this size become available in Mangere. This is a must view by community and religious organisations, educational operators, developers and add value investors alike.

Within close proximity to Middlemore Hospital, Auckland Airport, local shops, parks and motorway access points, this is not to be missed.

Sold by Auction 11am, Wednesday 7th March 2018
Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Sale price
\$2,013,000

Source of purchaser
Established Client

Purchaser profile
Developer

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Property Details

Building Area	793m ²
Land Area	3,277m ²
Zoning	Residential - Single House Zone (Auckland Unitary Plan)
Car Parks	10

Tenancy Details

Name of Tenant	Rise Up Property Trust
Term of Lease	Six (6) months
Commencement Date	24th January 2018
Net Rental	\$40,000pa + GST

Two tenancy commercial investment with upside

129 Kolmar Road, Papatoetoe, Auckland

SOLD

**Total
Property
Case study**



- 762.96m² road frontage modernized two story, two tenancy building
- On 809m² of Business Town Centre zoned, freehold, fee simple land
- Located just off Great South Road and in close proximity to Hunters Plaza
- Returning \$96,000pa + GST and outgoings

Located in Kolmar Road just around the corner from Hunters Plaza, the property has easy access to main arterials and the East Tamaki interchange onto the Southern Motorway.

The Business Town Centre Zoning makes the property suitable for future development with the ability to add value and would suit owner occupiers, investors and developers alike.

Property Details	
Floor Area	762.96m ²
Land Area	809m ²
Zoning	Business Town Centre Zone (Auckland Unitary Plan)

Tenancy Details		
Name of Tenant	Sutcliffe Matson Law	Whaiora Homecare Inc.
Term of Lease	Six (6) years	Three (3) years
Commencement Date	15th October 2015	30th April 2015
Rights of Renewal	One (1) x three (3) years	Lease expires 29th April 2018
Net Rental	\$49,000pa + GST	\$47,000pa + GST

Sold by Deadline Private Treaty
4pm, Thursday 8th March 2018
2 Harris Road, East Tamaki,
Auckland, New Zealand

Sale price
\$1,550,000

Source of purchaser
Database

Purchaser profile
Active add value investor

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Watch your money grow!

196 Great South Road, Papatoetoe, Auckland

SOLD

**Total
Property
Case study**



- High profile site with excellent exposure to Great South Road
- Fee simple, two level commercial building with car parking to the rear
- Zoned Business Town Centre offers future development potential (18m)
- Established tenant (ANZ Bank) returning a net income of \$140,483pa + GST and outgoings

Located in the heart of Papatoetoe's business area, this property presents an opportunity to add value and astute investors to purchase a property with strong key investment fundamentals. This includes a well-established tenant, a seismic rating of 80% NBS and generous car parking with future development upside.

With strong neighbouring tenants and favourable zoning, investments of this nature should be capitalised upon.

Property Details

Land Area	1,067m ²
Floor Area	746m ² (approximately)
Zoning	Business Town Centre (18m)

Tenancy Details

Name of Tenant	Arawara Assets Limited T/A ANZ
Term of Lease	Six (6) years
Commencement Date	24th April 2014
Rights of Renewal	Two (2) of three (3) years each
Net Rental	\$140,483pa + GST

Sold by Deadline Private Treaty

Friday 16th February 2018

Sale price

\$2,800,000

Source of purchaser

Total Property Magazine

Purchaser profile

Passive investor

Janak Darji

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Amy Weng

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BAYLEYS REAL ESTATE LTD, MANUKAU,
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bayleys.co.nz/1901542

Passive investment in strategic growth location

5a Ryan Place, Manukau, Auckland

SOLD

**Total
Property
Case study**



- Freehold standalone commercial investment property
- New three year lease to proven education operator, returning \$194,662 + GST p.a.
- Strategic location a short distance from Manukau City Centre and education precinct
- Grade A (95%) NBS seismic rating
- Solid passive investment with future growth

This property will appeal to all investors searching for a hands off investment in a strategic growth location. A new three year lease is in place to New Zealand Skills and Education Group Limited, a proven operator with multiple sites in Auckland and around New Zealand, returning \$194,662 + GST p.a. with fixed annual rental growth. The property has been refurbished throughout and now provides modern office accommodation over two levels in addition to 24 secure car parks.

Located a short distance from the AUT Manukau Campus and Manukau City Centre, this property is in the heart of one of Auckland's key growth precincts and provides easy access to motorways and transport links.

Call now for further information on this strategic bottom drawer investment.

Property Details	
Land Area	2,006m ² (more or less)
Floor Area	1,112m ² (approximately)
Zoning	Business - Light Industry
Car Parks	24 on-site
IEP Seismic Rating	Grade A (95%) NBS rating

Tenancy Details	
Fully leased returning \$194,662 + GST p.a. Full tenancy details are available on request.	

Sold by Tender (unless sold prior)
Closing 4pm, Tuesday 6th March 2018
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$2,640,000

Yield
7.59%

Source of purchaser
Neighbouring owner

Purchaser profile
N/A

Damien Bullick
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Alan Haydock
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Perfectly positioned Cavendish industrial unit

Unit H, 132 Cavendish Drive, Manukau, Auckland



- Superb high profile location in the heart of Cavendish Drive
- Current net income \$46,500pa + GST
- Month to month lease with long term motor vehicle industry tenant
- Includes seven carparks

A fantastic property with hard to beat street frontage and branding right in the centre of Cavendish Drive, offers a 282m² floor area currently occupied on a month to month lease by Partmaster, one of New Zealand’s best known vehicle parts brand. Partmaster have occupied the premises since new in 2001.

Well maintained, well presented and in close proximity to the motorway, this property has a lot of reasons to secure interest.

Property Details	
Floor Area	282m ² (more or less)
Zoning	Business - Light Industry

Tenancy Details
Month to month lease returning \$46,500pa + GST.

Sale Summary
A successful marketing campaign resulted in two main bidders in the auction room. Strong opening bid of \$1,000,000 made by the purchaser.

Sold by Auction
Sale price
\$1,100,000

Source of purchaser
Truecommercial.co.nz

Purchaser profile
Passive investor

Stuart Bode
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BAYLEYS REAL ESTATE LTD,
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Tony Chaudhary
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LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**1684678**

Visibility matches prime investment opportunity

Unit A, 132 Cavendish Drive, Manukau, Auckland



SOLD

Total
Property
Case study

- On one of three freehold unit title properties available
- Highly visible position on main arterial road
- Long standing tenant, VTNZ

A rare opportunity for strategic investment in one of Manukau City's most sought after locations. Tenanted by well respected automotive brand, VTNZ, who have occupied the premises since 2001.

Property Details	
Tenure	Unit Title
Building Area	480 m² (more or less)
Zoning	Light Industry (Auckland Unitary Plan)

Tenancy Details	
Name of Tenant	VTNZ
Term of Lease	Until 2024
Rights of Renewal	Two (2) x three (3) years to 2030
Net Rental	\$125,107pa + GST

Sale Summary	
A successful marketing campaign resulted in multiple bidders at the Auction. The property sold to a local investor.	

Sold by Auction
Sale price
\$2,000,000

Yield
6.25%

Source of purchaser
Total Property eDM

Purchaser profile
Passive investor

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Visibility matches prime investment opportunity

Unit C, 132 Cavendish Drive, Manukau, Auckland



- On of three freehold unit title properties available
- Highly visible position on main arterial road
- Long standing tenant, VTNZ

A rare opportunity for strategic investment in one of Manukau City's most sought after locations. Tenanted by well respected automotive brand, VTNZ, who have occupied the premises since 2001.

Property Details	
Tenure	Unit Title
Building area	392m ² (more or less)
Zoning	Light Industry (Auckland Unitary Plan)

Tenancy Details	
Name of Tenant	VTNZ
Term of Lease	Until 2024
Rights of Renewal	Two x three years to 2030
Net Rental	\$61,400pa + GST

Sale Summary

Following a marketing campaign which included Total Property, print and internet advertising and a PR article, the auction saw two investors bidding. The property sold under the hammer.

Sold by Auction
Sale price
\$1,101,000

Yield
5.65%

Source of purchaser
Referral

Purchaser profile
Passive investor

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BAYLEYS REAL ESTATE LTD,
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tony.chaudhary@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1685112

Visibility matches prime investment opportunity

Unit B, 132 Cavendish Drive, Manukau, Auckland

SOLD

**Total
Property
Case study**



- On of three freehold unit title properties available
- Highly visible position on main arterial road
- Long standing tenant, Cooper Tyres

A rare opportunity for strategic investment in one of Manukau City's most sought after locations. Tenanted by well respected automotive brand, Cooper Tyres, who have occupied the premises since 2001.

Property Details

Tenure	Unit Title
Building area	340m ² (more or less)
Zoning	Light Industry (Auckland Unitary Plan)

Tenancy Details

Name of Tenant	Cooper Tyres
Term of Lease	Until 2020
Rights of Renewal	One x three years to 2023
Net Rental	\$58,727pa + GST

Sale Summary

A successful marketing campaign resulted in a competitive bidding process between multiple bidders which delivered a great result on the day.

Sold by Auction

Sale price

\$1,215,000

Yield

6.25%

Source of purchaser

Referral

Purchaser profile

Passive investor

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Waiheke Island's hottest development area

23 Belgium Street, Ostend, Waiheke Island, Auckland



- Multi tenanted investment
- First time to the market this century
- Prime Ostend Village location
- Over 1,600m² plus 20 car parks
- Fully leased with growth potential

Ostend is rapidly expanding to become the business/retail centre of Waiheke Island and opportunities to purchase in this area are rare. The sizeable site is zoned Commercial 2 (Ostend Village) which allows for a wide range of commercial activities including retail, restaurant, cafe and tavern facilities etc.

The property is fully leased providing an attractive cash flow and has excellent frontage to Belgium Street. Further value lies in the property's zoning with which council consent, allows for additional height and floor area. In summary, this is a unique opportunity to purchase a well presented investment property with plenty of development upside in the future.

Property Details	
Land Area	1,618m²
Building Area	322²
Car Parks	20
Zoning	Commercial 2 (Ostend Village)

Tenancy Details
Fully leased returning \$94,085 + GST and OPEX. Full tenancy details are available on request.

Sold by Auction (unless sold prior)
2pm, Wednesday 7th March 2018
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$1,860,000

Source of purchaser
Established Client

Purchaser profile
Active add value investor

Clive Lonergan
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CURNOW REALTY LTD, BAYLEYS,
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Lisa Hopewell
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CURNOW REALTY LTD, BAYLEYS,
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bayleys.co.nz/2150962

Premium Mount Maunganui position

185-187 Maunganui Road, Mount Maunganui, Bay of Plenty



- Strategic high profile Maunganui Road CBD site
- Two-level retail/office building plus rear studio
- Strong income earner with six tenancies

Superb split risk investment opportunity for astute investors to secure a prime commercial property in the highly sought after and growth location of Mount Maunganui where tenancy demand constantly exceeds supply.

The property occupies a premium Maunganui Road position comprising a two level building with six tenancies including three ground floor retail premises, two first floor office suites, a rear garage studio plus outstanding onsite yard parking facilities for 20 cars.

Mount Maunganui retail village with its beach to boutique shopping culture is a tightly held property precinct that rarely comes to the market. The income, location and future re-development potential of this property makes this a compelling commercial investment not to be missed!

Property Details	
Land Area	918m ²
Building Areas	608m ²
Seismic Rating	100% NBS

Tenancy Details	
Annual net rental \$154,745 + GST and outgoings. Full tenancy details are available on request.	

Sold by Auction (unless sold prior)
1pm, Wednesday 28th February 2018
247 Cameron Road,
Tauranga, New Zealand

Source of purchaser
N/A

Purchaser profile
N/A

Brendon Bradley
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brendon.bradley@bayleys.co.nz

SUCCESS REALTY LTD, BAYLEYS,
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Lynn Bradley
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SUCCESS REALTY LTD, BAYLEYS,
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bayleys.co.nz/**2302837**

Rare freehold industrial land

72 Portside Drive, Mount Maunganui, Bay of Plenty



- Land area of 4,059m² (approximately)
- Road frontage of 58 metres
- Zoning allows for a wide variety of business uses

This freehold 4,059m² section will be highly sought after by astute developers, investors and land bankers.

This industrial flat land is in a fantastic north-facing position and has a 58 metre road frontage offering high exposure.

Located in Mount Maunganui's bustling commercial hub of Portside Drive, you cannot beat this location.

On your door step is the expanding Port of Tauranga, central Mount Maunganui and Tauranga Airport, whilst having easy access to the Tauranga CBD and all main arterial routes.

Opportunities like this are rare especially in this absolute prime location.

Property Details	
Land Area	4,059m ² (approximately)
Title	Freehold
Zoning	Industrial Business

Tenancy Details	
Sold with vacant possession.	

Sold by Auction
1pm, Wednesday 28th February 2018
247 Cameron Road,
Tauranga, New Zealand

Source of purchaser
Established Client

Purchaser profile
Active add value investor

James Ross
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SUCCESS REALTY LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**2302778**

A developers dream

6, 12 and 14 Wairere Street, Whakatane, Bay of Plenty



- 3,154m² (approximately) freehold site
- Multiple use or development
- Vacant possession

A premium opportunity, a collective 3,154m² (approximately) freehold site spread over three titles with buildings on each, providing the option for a staged re-development.

Located in a scenic position within the Whakatane Central Business District with the advantage of having 'Wairere Falls Reserve' as a backdrop and adjacent to the rear of these properties.

With the current building provisions providing for heights up to 15 metres, this could offer extensive views of the Harbour Inlet, Whakatane township and beyond in a re-developed project.

Property Details	
Land Area	3,154m ² (approximately)
Zoning	Commercial - Business Centre
Tenancy Details	
For sale with vacant possession.	

Sold by Tender (unless sold prior)
Closing 4pm, Thursday 8th March 2018
247 Cameron Road,
Tauranga, New Zealand

Sale price
\$942,000 + GST (if any)

Source of purchaser
Sign

Purchaser profile
Developer

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Rhys Mischefski
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Prime retail - recently earthquake strengthened

1226-1232 Tutanekai Street, Rotorua Central, Rotorua, Bay of Plenty



- Four tenancies to spread the risk
- Income of approximately \$107,000 + GST net per annum

Four attractive smaller tenancies, ranging from approximately 45m² up to 64m² located in a busy block of the main shopping street in Rotorua. The property brings in an income per annum of approximately \$107,000 net + GST with WALT of tenants of 4.5 years, giving a discerning buyer comfort. It has been strengthened and modernised comprehensively to attract and hold the tenants; Flight Centre, Tokyo Sushi, and American Nail Bar, with new addition Sustain Salad and Juice bar.

Property Details

IEP	67%
Zone	City Centre 1

Tenancy Details

Name of Tenant	Salad and Juice Bar	Nail bar
Term of Lease	4 years	10 years
Commencement Date	1/1/2017	8/7/2016
Review Date	1/1/2019	8/7/2021
Rights of Renewal	3 x 2 years	2 x 6 years
Gross Rental	\$29,000	\$26,087
Name of Tenant	Tokyo Sushi	Flight Centre
Term of Lease	6 years	6 years
Commencement Date	11/6/2010	1/6/2016
Review Date	1/6/2019	1/6/2018
Rights of Renewal	5 x 3 years	2 x 6 years
Net Rental	\$30,000	\$30,000

Sale Summary

This property was marketed nationally in Total Property and was sold via Auction with one active bidder in the room. There was interest from local and national investors, the purchaser of this property was a Rotorua based investor.

Sold by Auction (unless sold prior)

1pm, Thursday 8th March 2018
Motion Entertainment, Conference Centre,
346 Te Ngae Road, Rotorua

Sale price

\$1,188,000

Yield

9%

Source of purchaser

Database

Purchaser profile

Passive investor

Brei Gudsell

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Mark Slade

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SUCCESS REALTY LTD, BAYLEYS,
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bayleys.co.nz/2303074

Unique investment/development opportunity

686 Devon Road, Waiwhakaiho, New Plymouth, Taranaki



- Entrance to New Plymouth
- Over 17,000 vehicles pass daily
- Holding income from iconic Taranaki business
- Zoned Industrial C

This is a rare opportunity to purchase a property in the tightly held Waiwhakaiho Valley, New Plymouth's northern entrance, with a holding income.

The property boasts a large frontage to a very busy Devon Road allowing signage for one or more tenants and the building provides functional accommodation for a range of businesses comprising a mix of warehouse, office, showroom and car parking

Located in the Waiwhakaiho valley the property has been home to McCurdy Engineering for over 25 years, McCurdy's have now outgrown the site and wish to sell and lease back while developing their new site.

Don't miss this opportunity to own as is or develop into multi tenanted site.

Property Details	
Land Area	6,395m ² (more or less)
Floor Area	2,133m ² (more or less)
Tenancy Details	
Name of Tenant	McCurdy Trucks Limited
Term of Lease	12 months
Rights of Renewal	Three (3) of three (3) months
Net Rental	\$189,000 + GST and OPEX

Sold by Auction (unless sold prior)
11am, Wednesday 11th April 2018
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Source of purchaser
Database

Purchaser profile
Owner occupier SME

Alan Johnston
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Iain Taylor
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bayleys.co.nz/522264

Iconic in the heart of Napier

1 Dickens Street, Napier, Hawke's Bay



- Iconic freehold mixed use investment property
- Refurbished throughout and strengthened to 100% NBS
- Fully occupied with a range of retail and office tenancies
- Prominent position in Napier's surging upper CBD

A truly unique opportunity to add one of the property jewels of Napier City to your investment portfolio.

Comprising a total of 12 tenancies, the property offers a diverse but quality line up of occupants including government and private enterprises.

The ground floor accommodates a range of retail operations including NZ Post/ Kiwibank, Vodafone and Café Adoro. The first floor is home to Acura - a leading local accountancy firm, Indelible film and video marketing and Tank Marketing with the Napier City Council occupying the entire top floor which enjoys a commanding outlook and sun throughout the day.

Property Details	
Land Area	1,554m ² (more or less)
Floor Area	3,185m ² (more or less)

Tenancy Details	
Fully leased to multiple tenants, returning approximately \$558,362.47 p.a. Full tenancy details are available on request.	

Sale Summary	
Sold by negotiation with multiple interest over the duration to the campaign. Sold to out of region investor.	

Sold by Negotiation
Sale price
\$8,000,000

Yield
6.98

Source of purchaser
Bayleys.co.nz

Purchaser profile
Passive investor

Sam MacDonald
+64 21 950 320
sam.macdonald@bayleys.co.nz

EASTERN REALTY LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/2800891

An investment to chill you out

816 Omaha Road, Hastings, Hawke's Bay

SOLD

**Total
Property
Case study**



- Main road profile
- Great truck access
- Large freezer and chiller providing wide range of use

Prime Industrial Tenanted Investment, currently leased to a Nationwide Tenant.

Combination of a Dry store, Freezer, and Chiller with outstanding truck access and loads of parking space.

Situated on the busy Omaha Road amongst some fine neighbours, including Gull Fuel directly in front. Adjoining the Napier Hastings Expressway.

There has been major development and leasing activity along Omaha Road recently, now is your chance to get amongst that.

Sold by Negotiation

Sale price

\$925,000

Yield

9.7%

Source of purchaser

Trademe.co.nz

Purchaser profile

Holder / land banker

Gary Wise

021 022 66272

gary.wise@bayleys.co.nz

EASTERN REALTY LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/2800886

Property Details

Land Area	2,864m ²
Floor Area	530m ²
Zoning	Industrial

Tenancy Details

Name of Tenant	Foodstuffs
Term of Lease	18 months
Rights of Renewal	Six (6) x one (1) year each
Total Net Rental	\$89,800pa + GST

Sale Summary

leased to Foodstuffs. 18 month to go on the current term, 6 x 1 year Right of renewals.

Vacant decommissioned school - value here!

83-85 Hendersons Line, Marton, Rangitikei



- 3,000m² (more or less) of buildings on 5.1 hectares (more or less) of freehold land
- 12 established buildings and infrastructure
- Marton, in the heart of the Rangitikei
- Redevelopment possible

Approximately 3,000m² (more or less) of buildings set on 5 plus hectares of flat freehold land in Marton.

This property lends itself to a new vision. Previously a secondary boarding school, there are a variety of buildings including classrooms, offices, houses, dormitories, a hall, commercial kitchen and a beautiful chapel. Add to that a swimming pool and courts and this property could make a very desirable campsite, retreat centre, business hub or an educational centre.

With an ideal central location and close proximity to both Palmerston North and Wanganui, Marton has established itself firmly as a location for large business. Corporates such as Gallagher, Nestle, ANZCO, Speirs, Collagen Solutions, Alf Downs Group and Malteurop have chosen to base their business in Marton.

Property Details	
Land Area	5.1647 hectares (more or less)
Floor Area	3,118m ² (more or less)
Tenancy Details	
For sale with vacant possession.	

Sold by Tender (unless sold prior)
Closing 4pm, Thursday 8th March 2018
176 Broadway Avenue,
Palmerston North, New Zealand

Source of purchaser
Event
Purchaser profile
Owner occupier corporate

Karl Cameron
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COAST TO COAST LTD, BAYLEYS,
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Robert Scott
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COAST TO COAST LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**3000520**

First class international tenant - long lease term

506 Main Street, Palmerston North, Manawatu

SOLD

**Total
Property
Case study**



- A first class tenant on a long term lease returning \$83,359.77 pa + GST
- 11 year lease commenced 29th April 2016
- Superior Main Street location with fabulous refurbished interior
- Recently strengthened to 100% NBS

A superb single story Main Street property, recently strengthened to 100% of NBS.

A fabulous new internal fit out and a tenant with undoubted credentials. The tenant parent company is Bupa Dental Corporation Limited, the largest dental network in Australia and New Zealand.

This outstanding investment opportunity lends itself to all those seeking an investment that ticks all the boxes.

Sold by Auction (unless sold prior)
2pm, Thursday 8th March 2018
176 Broadway Avenue,
Palmerston North, New Zealand

Source of purchaser
Established Client

Purchaser profile
Passive investor

Karl Cameron
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karl.cameron@bayleys.co.nz

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Bede Blatchford
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bede.blatchford@bayleys.co.nz

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

bayleys.co.nz/**3051022**

Property Details

Land Area	658m ² (more or less)
Building Area	326m ² (more or less)
Car Parks	Six (6) on-site

Tenancy Details

Name of Tenant	Dental Corporation (NZ) Limited
Term of Lease	11 years
Commencement Date	29th April 2016
Rights of Renewal	Two (2) terms of five (5) years each
Net Rental	\$83,359.77 + GST

Sale Summary

326m² single-level commercial building recently strengthened to 100% of NBS and refurbished internally with new fitout, on 658m² site with six car parks, sold for \$1,200,000 at a 6.95% yield.

Simple industrial investment

75 Nelson Street, Petone, Lower Hutt

SOLD

**Total
Property
Case study**



- Long established tenant since the 1990's
- Seismic rating 70% NBS
- Net rental \$124,000 + GST

A functional mix of high and low stud warehouse, with minimal offices plus the bonus of 12 car parks and yard make this Petone property a rarity. Its location allows for easy motorway access via Udy Street and the Dowse Interchange.

The long-established tenant pays all outgoings, with the current rental allowing for growth at the next review.

Property Details	
Warehouse	937.6m ²
First Floor Offices	139m ²
DG Store	48.2m ²
Total Building Area	1,124.8m ²
Yard	316.5m ²
Car Parks	12

Tenancy Details	
Name of Tenant	Lamprint Packaging Holdings Limited
Term of Lease	Four (4) years
Commencement Date	1st December 2016
Review Date	1st December 2019, 2022 and 2025
Rights of Renewal	Two (2) of three (3) years each
Net Rental	\$124,000 + GST

Sale Summary

The campaign generated 66 direct enquiries and 1,406 internet hits, which resulted in active bidding in the room between six parties. The property sold under the hammer for \$1,865,000.

Sold by Auction

11am, Thursday 8th March 2018
The Bayleys Building, Level 14,
Cnr Brandon Street and Lambton Quay,
Wellington, New Zealand

Sale price
\$1,865,000

Yield
6.65%

Source of purchaser
Established Client

Purchaser profile
Passive investor

Paul Cudby
+64 21 421 374
paul.cudby@bayleys.co.nz
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
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Tinakori treasure

287 Tinakori Road, Thorndon, Wellington

SOLD

**Total
Property
Case study**



- Split risk over two tenancies
- Fully leased with growth potential
- Potential net rental \$59,122pa + GST
- Prime Tinakori Village location

This two level character style building was designed to blend with and enhance the surrounding area, it is located on the sunny side of the street.

It is fully leased and fit for purpose, with potential for rental growth in 2018. This property has it all. Astute add-value investors will also spot the real potential for change.

Property Details

Retail/Office	83m ²
Office/Flat	64m ²
First Floor Offices	126m ²
Total Building Area	273m ²
Zoning	Centres

Tenancy Details

Fully leased returning \$55,125pa gross + GST. Full tenancy details are available on request.

Sale Summary

The campaign generated 65 direct enquiries and 1,627 internet hits, resulting in active bidding in the room between four parties. The property sold under the hammer for \$770,000.

Sold by Auction

11am, Thursday 7th December 2017
The Bayleys Building, Level 14,
Cnr Brandon Street and Lambton Quay,
Wellington, New Zealand

Sale price

\$770,000

Yield

5.2% on passing / 7.7% on potential

Source of purchaser

Established Client

Purchaser profile

Passive investor

Paul Cudby

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Aladdin's Cave

42 Wallace Street, Mount Cook, Wellington



SOLD

**Total
Property
Case study**

- Fully refurbished mixed-use property
- Unique commercial tenancy showcasing historic lime kilns
- Fitted out for café, but would also suit other uses
- Vacant possession

Painstakingly redeveloped, the property comprises a self-contained two level commercial tenancy with a lovingly restored sunny two bedroom cottage above.

The commercial tenancy was built to showcase two rare lime kilns which date back to 1874, a time when the area was renowned for its brick and pottery works. It was designed and fitted out with a café in mind, but would suit a myriad of other uses.

Being offered for sale with vacant possession this unique property provides a treasure trove of opportunities for those with the vision and passion to unlock its full potential.

Property Details	
Ground Floor	49m ²
First Floor	115m ²
Cottage	115m ²
Land Area	218m ²
Potential Income	\$85,600 + GST

Tenancy Details
For sale with vacant possession.

Sale Summary
A mixed use development that was designed to protect two historic lime kilns. The commercial tenancy was consented for use as a cafe but has remained vacant since its completion in 2006. The lack of a Code Compliance Certificate presented challenges for purchaser but we were able to provide records showing that the work to date completed was only minor to get final sign off.

Sold by Tender
Closing 4pm, Wednesday 7th March 2018
The Bayleys Building, Level 14,
Cnr Brandon Street and Lambton Quay,
Wellington, New Zealand

Sale price
\$875,000

Source of purchaser
Established Client

Purchaser profile
Active add value investor

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Well leased, strengthened and refurbished

14-22 Alfred Street, Blenheim, Marlborough



- Seismic rating of 70-79% NBS
- Offices and open plan building refurbished in 2016
- Seven year lease from 1st April 2016 including 14 car parks

This well recognised property overlooks the Taylor River which flows on the northern edge of the Blenheim CBD. After earthquake strengthening in 2015/2016, the property was leased to a national community provider who completed the fit-out to a very high standard. Receiving all day sun, the property is just 150m² to the Blenheim Convention Centre and ASB Theatre, and within easy walking distance to the CBD.

Property Details	
Land Area	1,179m ²
Floor Area	433m ² plus 45m ² verandah
Zoning	Commercial, offices

Tenancy Details	
Name of Tenant	Presbyterian Support (Upper South Island)
Term of Lease	Seven (7) years
Commencement Date	1st April 2016
Review Date	Two (2) x seven (7) years

Sale Summary	
Originally included in Total Property as a September 2017 Deadline Sale. Enquiry received from 42 parties. Three offers were received but not at an acceptable level for vendors. Then offered for sale in Total Property (Issue 1 - 2018) with a price of \$1,050,000. Accountant saw property and referred to his Auckland-based clients. Following property inspection and due diligence, offer was made and accepted.	

Sold by Negotiation
Sale price
\$1,050,000

Yield
6.74%

Source of purchaser
Total Property Magazine

Purchaser profile
Passive investor

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Top notch investments - two unit titles for sale

8 & 9/77 Hilton Street, Kaiapoi, Canterbury

SOLD

**Total
Property
Case study**



- Two unit titled properties for sale
- Anchored by Countdown supermarket, Westpac and McDonalds attracting a large number of customers to the complex

Modern retail shopping complex. Ten retail shops at ground level with three office/hospitality suites on first floor. Extensive shared car parking on site. Units for sale includes retail, banking and hospitality as tenants. The tenants are trading extremely well.

Property Details

Unit 8	301m ²
Tenant (unit 8)	Elle's Pet Centre 2016 Limited
Unit 9	416m ²
Tenants (unit 9)	Westpac, iCell, Kaiapoi Self Service Laundromat

Tenancy Details

Name of Tenant	Elle's Pet Centre	Westpac Investments Ltd
Term of Lease	Three (3) years	Six (6) years
Commencement Date	22nd December 2017	1st March 2012
Rights of Renewal	3 x 3 years	2 x 3 years (renewed 2018)
Net Rental	\$30,000 + GST	\$61,327 + GST
Name of Tenant	iCell Limited	Kaiapoi Laundromat
Term of Lease	Two (2) years	Three (3) years
Commencement Date	15th August 2017	1st May 2017
Rights of Renewal	3 x 2 years	2 x 3 years
Net Rental	\$27,140 + GST	\$10,000 + GST
Unit 8, 176m ² vacant and unit 9, 50.91m ² vacant		

Sale Summary

Sold post auction to a passive investor off our database.

Sold by Post-auction (unless sold prior)
12pm, Friday 2nd March 2018
3 Deans Avenue,
Christchurch, New Zealand

Sale price
\$1,700,000

Source of purchaser
Database

Purchaser profile
Passive investor

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Trophy tenanted investment

24 Gallagher Drive, Hornby, Christchurch

SOLD

**Total
Property
Case study**



- As new Calder Stewart built premise
- Strong lease covenant
- Fixed annual rental growth of 2.5%

This first-class investment property is very well located within industrial Hornby, is in new condition and complete with a long lease to a well-established business.

The property has been expertly designed with a northerly aspect and has been built for future growth with a 9m stud height warehouse, and well-designed office and amenity space over two levels completed with a generous secure yard and 55 car parks. The property will soon be further benefited by high profile exposure to the Southern Motorway extension (which is well under construction).

Property Details

Lettable Floor Area	3,500m ² (approximately)
Land Area	7,482m ²

Tenancy Details

Name of Tenant	Seed Force Limited
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Sale Summary

With nine genuine offers, the sales campaign generated interest from Christchurch, Wellington and Auckland, with the offers reaching levels well in excess of the vendors expectations.

Sold by Deadline Sale

4pm, Thursday 1st March 2018
3 Deans Avenue,
Christchurch, New Zealand

Sale price

\$8,350,000

Yield

6.08%

Source of purchaser

Electronic direct mail

Purchaser profile

Passive investor

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