

CASE STUDIES

BAYLEYS

TOTAL property

SALE • SALE • SALE

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SALE • SALE •

50%
OFF

BIG
BOX
RETAIL

Kiwis love big box retail

New Zealanders have emerged from 2020's lockdowns to embrace big box retail both in-store and online.

Top of the South

How the Nelson-Tasman region's commercial property star is rising on the back of innovation and investment.

FEATURING

28

COMMERCIAL PROPERTIES
FOR SALE FROM AROUND
NEW ZEALAND

ISSUE 4 - 2021

Mangawhai residential development opportunity

35 Molesworth Drive, Mangawhai, Kaipara, Northland



- Fee simple landholding of 2.96 hectares (more or less)
- Strategically positioned development site located on Molesworth Drive, Mangawhai's main thoroughfare
- 500m away from a brand-new town centre development (Mangawhai Central)

This property is located in the heart of Mangawhai, set between Mangawhai Village and Mangawhai Heads and less than 500m away from a brand-new town centre development currently under construction. This nearby integrated development, named Mangawhai Central, includes a large format New World supermarket, a national brand hardware retailer, Mobil Service Station, and a range of retail and food and beverage. Mangawhai itself is experiencing intense population growth reporting an expected 15,000 additional permanent residents by 2030. The onset of growth has exhausted the supply of residential sections in the area presenting a unique subdivision development opportunity.

Property Details	
Land Area	2.96 hectares (more or less)
Zoning	Residential - Harbour

Sale Summary	
Zoned residential, with services to the boundary (fibre, power and wastewater) this 2.96 hectare (more or less) flat land in Mangawhai was in high demand through a Tender process.	

Sold by
Tender (unless sold prior)
41 Queen Street, Warkworth, New Zealand

Sale price
\$3,060,000
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Boundless potential – develop, occupy, add value

33 Red Beach Road, Red Beach, Auckland



- Significant freehold landholding of 5,196sqm (more or less)
- Residential zone with commercial existing use rights
- Strategically located within a tranquil coastal community

This prime development site consists of three adjoining freehold land parcels of more or less flat contour, totaling approximately 5,196sqm. The site benefits from commercial existing use rights and an underlying residential zoning (Mixed Housing Urban). The site benefits from three road frontages, which provide fantastic access whilst elevating the development potential inherent in the site.

Flanked by Silverdale and Orewa, residents of Red Beach enjoy the relaxed pace of life in the seaside suburb whilst having the benefit of all of the amenity offered by the bustling commercial areas on its periphery. The site is just 36km from the Auckland CBD and just seven minutes from State Highway 1 via Hibiscus Coast Highway.

Property Details	
Land Area	3,570sqm - 5,196sqm (more or less)

Tenancy Details
The property is predominantly owner-occupied, with the two residential homes being tenanted currently. Full tenancy details are available on request.

Sale Summary
All three properties sold prior to the deadline private treaty date to a developer for a confidential price. Due diligence was completed just after campaign launch.

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Tender (unless sold prior)
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Fully leased future development site

33-35 Anzac Road, Browns Bay, North Shore City, Auckland

SOLD

**Total
Property
Case Study**



- Freehold investment opportunity with future development upside
- Two adjoining sites of 1,346sqm (more or less) fee simple land
- Zoned Business - Town Centre with 18-metre height overlay
- Returning a holding income of \$212,401.25pa net + GST
- Opportunity for add-value investors and developers

Two adjoining sites represent a rare opportunity to secure a fully-leased investment with future development upside in the heart of Browns Bay Village.

Located in a prime position close to public transport, shopping and eateries and New World and Countdown supermarkets. Browns Bay beach is just 300 metres away.

The subject property is leased to two tenants returning \$212,401.25 pa net + GST.

This is a prime opportunity for add-value investors, owner-occupiers and developers.

Sold by

Auction (unless sold prior)

Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$5,340,000

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Property Details

Land Area	1,346sqm
Zoning	Business Town Centre

Sale Summary

Campaigned in Total Property Issue 4. The property received 31 enquiries and sold at auction with a 3.97% yield.

Bite sized retail investment in Corinthian Drive

6A/21 Corinthian Drive, Albany, North Shore City, Auckland

SOLD

**Total
Property
Case Study**



- Approximately 6.5sqm food and beverage retail investment
- New five (5) year lease returning \$12,360pa + GST and outgoings
- Located in 'zero' vacancy Orchard Park Retail Centre

Offered to the market is this 6.5sqm (approximately) prime retail investment occupied by an established reputable bubble tea tenant returning \$12,360pa + GST and outgoings with built-in personal guarantee, market and CPI rental review. Astute investors must not miss out.

Built on a visible site next to the main entrance, the premises enjoys ample car parking, along with multiple site access, together with a wide range of surrounding tenants including banks, lawyers, childcare centre, Mitre 10, Olympus, Lion Foundation and Peter Baker Transport.

With a motivated vendor, this is an excellent opportunity to secure a sought-after investment with great return for first timer and experienced investors of commercial property.

Sold by
Price by Negotiation

Sale price
\$235,000

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Property Details

Floor Area	6.5sqm (approximately)
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Sale Summary

Initially we leased the tenancy with the intention to then market it for sale. The Total Property campaign generated around 20 interested parties. There was one active bidder in the room however it was passed in at \$200,000. A buyer from an eDM after the auction contacted the agent to put in an unconditional offer of \$235,000 which met vendor's expectation. An Albany record sale at \$36,000/sqm.

Two opportunities to occupy or invest

B and C, 344 Rosedale Road, Albany, Auckland

SOLD

**Total
Property
Case Study**



- Unit B is combined office, showroom and warehouse with a total floor area of 530sqm and 13 allocated car parks
- Unit C combines office and warehouse with a total floor area of 345sqm and six allocated car parks
- Vendor offering five percent return for combined purchase of both buildings

This is a golden opportunity and a must-see for any potential investors or owner-occupiers. With fantastic exposure on Rosedale Road, these are a must-see in such a tightly-held location where vacancy is estimated to be two-three percent.

Property Details

	Unit B	Unit C
Floor Area	530sqm	345sqm
Car Parks	13	Six (6)
Zoning	Business - Light Industry	

Tenancy Details

The vendor is offering a combined rental of \$190,000pa + GST and outgoings. Unit B returning \$120,000pa + GST and Unit C returning \$60,000pa + GST. Full tenancy details available on request.

Sale Summary

The deadline was extended two weeks after the first offer was rejected. The new purchaser made a conditional offer and due diligence was satisfied shortly after.

**Sold by
Price by Negotiation**

Sale price
\$3,550,000

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CBD character: occupy, invest or both!

1A/3-7 High Street, Auckland Central, Auckland



SOLD

**Total
Property
Case Study**

- Beautiful self-contained 411sqm full floor character office
- Polished wooden floors, exposed steel beams, good natural light
- Vibrant and convenient central city position rich in cafes, restaurants and bars
- An easy walk to Queen Street, Britomart, Commercial Bay and Waterfront
- Occupy the front tenancy plus three year lease in the rear tenancy

Investors and owner occupiers take note! High quality, whole floor offices in this superb central CBD position are a scarce commodity and hotly sought after. Packed full of character, this versatile property with its own kitchen, bathrooms and shower provide a turn-key office solution for those in need. This multi-tenancy floor offers owners the ability to occupy the front tenancy overlooking High Street with the benefit of a three-year lease in the 175.6sqm rear tenancy, returning \$61,460.00 + GST p.a. (net).

Property Details	
Floor Area	411sqm (approximately)
Zoning	Business - City Centre
Seismic rating	72% NBS (B-grade)

Tenancy Details	
Part leased, returning \$61,460 + GST p.a. (net). Full details available upon request.	

Sale Summary	
Marketed in Total Property 4, New Zealand Herald, OneRoof, TradeMe and Realestate.co.nz. With good interest throughout the campaign, multiple unconditional tenders were received. Ultimately sold to an investor who requested the part-floor leaseback to be extended to cover the full floor representing a yield of approximately 5.75%.	

Sold by
Tender (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$2,500,000

Yield
5.75%

Source of Purchaser
Database

Purchaser Profile
Passive Investor

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National tenant with long lease

11 Chancery Street, Auckland Central, Auckland

SOLD

**Total
Property
Case Study**



- High profile modern freehold unit in popular central city precinct
- Well-entrenched tenant with lease term until 2026
- Hassle free investment with fixed rental increases

This modern, hands-off investment opportunity has it all. Along with offering a stable income with fixed increases, the property is positioned in a vibrant city precinct with a diverse range of office, retail, residential and hospitality, moments from Queen Street.

The property is fully leased to Vivo Beauty Limited returning \$71,398.00 + GST p.a. (net). A family run, privately owned company that employs 650 staff in 80 hair and beauty salons across NZ.

Property Details

Floor Area	75sqm (approximately)
Zoning	Business - City Centre

Tenancy Details

Fully leased, returning \$71,398.00 + GST p.a. (net). Full tenancy details are available upon request

Sale Summary

Marketed through Total Property 4, New Zealand Herald, OneRoof, TradeMe, Realestate.co.nz and WeChat. Received moderate levels of enquiry throughout the campaign which were predominantly self-driven. This property was sold under the hammer to an investor with four bidders in the room.

Sold by

Auction (unless sold prior)

Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$1,200,000

Source of Purchaser

Referral

Purchaser Profile

Passive Investor

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City Fringe freehold tenanted investment

3/583 Dominion Road, Mt Eden, Auckland

SOLD

**Total
Property
Case Study**



- Currently returning \$34,320 + GST and outgoings
- Well established hospitality tenant with good lease term
- Strategic and aspirational city fringe location
- A rare opportunity in this highly sought-after precinct

This affordable freehold investment property will appeal to a wide range of investors seeking an income stream while enjoying the many features and benefits that this location and property provides.

Located very near to the Dominion Road/Balmoral Road intersection, this property is well located within the renowned Dominion Road hospitality hub a location which provides ease of access to a number of amenities and transport systems.

Property Details

Floor Area	52sqm (approximately)
Zoning	Business - Local Centre

Tenancy Details

Fully leased to established tenant, currently returning \$34,320 + GST and outgoings p.a. Full tenancy details are available upon request.

Sale Summary

Marketed through Total Property 4, OneRoof, TradeMe and Realestate.co.nz. The property generated moderate levels of interest with 77 enquiries and two inspections. It was sold under the hammer at auction to the neighbour, a passive investor, with multiple bidders in the room.

Sold by
Auction (unless sold prior)

Sale price
\$550,000

Source of Purchaser
Referral

Purchaser Profile
Passive Investor

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Land, land, land

A, B and C/66 Stoddard Road, Mt Roskill South, Auckland



- Freehold site with land area of 4,956sqm (more or less)
- Add-value, develop or occupy
- Holding income in place of \$100,299.96 per annum (approximately) net
- Unbeatable transport networks, and within close proximity to State Highways 20 and 16

Here lies a fantastic opportunity to purchase a 4,956sqm (more or less) land parcel comprising three industrial units. Benefitting from the tightly-held industrial precinct with a wide residential catchment. State Highway 20 and the Waterview Tunnel run parallel to the property offering ease of access to the Airport and western suburbs while Dominion Road provides transport links to the Auckland CBD.

A great addition to your commercial property portfolio.

Property Details	
Floor Area	2,725sqm (more or less)
Zoning	General Business

Tenancy Details
Returning \$100,299.96pa plus GST and outgoings. Full information is available upon request.

Sale Summary
Received a good level of enquiry throughout the duration of the campaign with six offers presented at the deadline date. The property was sold to a local investor looking to take advantage of the potential development opportunities.

Sold by
Tender (unless sold prior)
2 Harris Road, East Tamaki,
Auckland, New Zealand

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Affordable investment with national tenant

Unit X/691 Manukau Road, Royal Oak, Auckland

SOLD

**Total
Property
Case Study**



- High profile corner position with dual frontage to Manukau Road and Royal Oak Mall
- National tenant Whitcoulls occupied the premises since circa 1995
- Neighbours include Pak N Save, McDonald's, ANZ Bank, Wendy's, OPSM and more

Offered to the market is a freehold retail investment well situated in the Royal Oak Shopping mall. Occupied by Whitcoulls, the property receives dual exposure, with a wide frontage along Manukau Road as well as inside the mall. One of the longest running businesses in Royal Oak mall, Whitcoulls is a major national retailer with 51 stores across the country, having been originally founded 130 years ago.

Royal Oak Shopping mall is well-located in the heart of Royal Oak near Epsom and One Tree Hill, close to 10 minutes drive to Auckland's CBD. Recently refurbished, the mall consists of circa 68 shops, open seven days a week. Ample car parking is available, comprising 778 spaces, covered and uncovered, with main road access points along both Manukau Road and Mount Albert Road.

Property Details

Floor Area	175sqm (more or less)
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Tenancy Details

Name of Tenant	Whitcoulls 2011 Limited
Net Rental	\$50,000 pa + GST

Sale Summary

We received good marketing exposure during the campaign and the property sold to a local Chinese investor at auction.

Sold by

Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$575,000

Yield

9.00%

Source of Purchaser

Chinese Herald

Purchaser Profile

Active add value investor

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Split risk investment full of upside

14 Avenue Road, Otahuhu, Auckland

SOLD

**Total
Property
Case Study**



- High profile in the heart of Otahuhu's transport network
- Freehold investment with multiple income streams
- Currently returning a combined net rental of \$83,435pa (approximately) plus GST
- A Grade Seismic rating
- Zoned Business - Town Centre allowing future development potential

Positioned in central Otahuhu, 14 Avenue Road benefits from its close proximity to major transport networks including Otahuhu's Bus Station, Train Station and State Highway 1. The surrounding precinct has a combination of retail and commercial businesses including McDonalds, Z Service Station, Super Liquor and Dominos, all of which are well positioned to service the surrounding residential catchment and businesses. A chance for a range of add value investors, neighbouring owners and developers to acquire an approximate land parcel of 696sqm with substantial upside.

Property Details

Land Area	695sqm (more or less)
Floor Area	634sqm (more or less)
Zoning	Business Town Centre

Tenancy Details

Returning a combined income of \$83,435pa plus GST and outgoings from three tenancies. Full information is available upon request.

Sale Summary

The property received a strong level of enquiry resulting in the deadline private treaty date being brought forward at the third week of the Total Property campaign. The property sold to an local investor.

Sold by

For Sale by Deadline Private Treaty

(unless sold prior)

2 Harris Road, East Tamaki,
Auckland, New Zealand

Sale price

\$1,380,000

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Add value, occupy, invest or develop

17 Shirley Road, Papatoetoe, Manukau City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- High profile site directly opposite the Papatoetoe Train Station
- Ex-MSD building with holding income in place till the end of the year
- Large floor plate would suit a range of uses - medical centre, gym or supermarket
- For sale or lease - occupiers, investors and tenants should not miss this Business - Town Centre zoned property

Located within the Papatoetoe town centre which has been identified by Panuku Development as an area in strong demand, and has seen rapid housing and population expansion, the property at 17 Shirley Road offers add-value investors, tenants and developers numerous options.

Strategically positioned and benefitting from ease of access to motorway systems (State Highways 1 and 20), this property is extremely well presented, with its previous occupant being the Ministry of Social Development.

Property Details

Land Area	771sqm (more or less)
Floor Area	580sqm (more or less)
Zoning	Business Town Centre

Tenancy Details

For sale with vacant possession.

Sale Summary

The property received a strong level of enquiry resulting in the deadline private treaty date being brought forward at week two of the Total Property campaign. Sold to an owner occupier looking to maximise the position of the site.

Sold by
For Sale or Lease
by Deadline Private Treaty
(unless sold/leased prior)
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Sale price
\$2,608,000

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Prime development site in Takanini

Corner of Manuroa Road and Great South Road, Takanini, Papakura District, Auckland



- Seven separate titles
- 5,388sqm (more or less) of Mixed Housing Urban zone
- Holding income while planning and consenting
- High profile corner site with two very long road frontages
- Situated in high growth area

The experts all agree finding prime development sites in prime locations is getting harder and harder. This imposing corner development site on 5,388sqm (more or less) in seven titles of mixed housing urban zone is a standout and will attract the smartest of developers or investors. With all the modern upgrades and impressive new buildings on the famous Takanini straight this site is in great company. The location, with direct access to one of Auckland's major infrastructure motorway junctions offers quick access to Manukau City and links to North, East, South and Western routes. Takanini has become a hotspot for new commercial, industrial and housing developments with a list of exciting new projects in the planning. It is rare to find such an imposing site with seven titles all attracting strong holding income. Features of this fast-developing location include the newly constructed Takanini village and Southgate Supercentre.

Property Details	
Land Area	5,388sqm
Zoning	Commercial and Residential

Sale Summary

We had an out standing marketing campaign with over 50 enquires on this property, with 10 bidders in the room on auction day. Marketing was Bayleys Total Property magazine, full pages in the local Franklin Property Press and the commercial section of the Saturday New Zealand Herald.

Sold by
Auction (will not be sold prior)
292 Great South Road, Takanini, New Zealand

Sale price
\$8,300,000

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Trophy industrial investment with potential

18 Croskery Road, Papakura, Auckland

SOLD

**Total
Property
Case Study**



- Full tilt slab, high stud 1,511sqm (more or less) industrial building
- Land area 4,006sqm (more or less)
- Comprising five industrial units with potential to add another unit
- Ample onsite parking within a fully fenced, secure complex
- Returning \$237,019.56 net pa plus GST

Built in 2004 this full tilt slab, high stud industrial building with extra fire protection and thick gauge roof enjoys a prominent corner site and northern aspects within the Hunua industrial precinct.

Unit sizes vary from 170sqm to 390sqm approximately, with the benefit of adjoining units providing full flexibility.

Papakura is growing in popularity due to its improved roading infrastructure, proposed Mill Road extension, availability of development land and abundant labour force.

Sold by
Price by Negotiation

Sale price
\$5,335,000

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Property Details

Land Area	4,006sqm (more or less)
Floor Area	1,511sqm (more or less)

Sale Summary

The property was marketed for sale by Auction via the Bayleys Total Property portfolio. This generated numerous enquiries during the four week campaign resulting in multiple bids at the Auction. The property was passed-in at the auction but sold unconditionally soon after via a multiple offer protocol.

Drury an affordable lifestyle subdivision

616 Drury Hills Road, Drury, Auckland



- 29.7866ha (more or less) with resource consent for 27 lots
- Elevated position above the proposed Mill Road corridor
- Poised to benefit from the New Zealand Government's investment in roading and rail infrastructure
- Situated northeast of the 361ha Stevensons Drury South project

The property hosts the most spectacular views over Auckland City and comprises of a substantial landholding on 29ha (more or less) and represents a rare opportunity for developers/investors to take a commanding position in one of the fastest-growing areas in New Zealand. Benefit from the owners' time, cost and hard work to get the property to a stage where you can put your own mark on the final stages - capitalise on Auckland's need for housing. Drury is on track to become South Auckland's epi-centre with major projects such as the Drury South project, a world-class facility for logistics, manufacturing and commercial operations, Kiwi Property's proposed shopping centre and your access to the Golden Triangle with approximately a third of New Zealand's population.

Property Details	
Land Area	29.7866ha
Zoning	Lifestyle 2A
Subdivision	Resource consent for 27 lots

Sale Summary

An outstanding four week marketing campaign through Total Property and local advertisement in Franklin Property Press, with a number of enquires in the first two weeks the vendor accepted a cash unconditional offer before the Tender date.

Sold by
Tender (unless sold prior)
292 Great South Road, Takanini,
Auckland, New Zealand

Sale price
\$12,000,000

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Capitalise on Auckland's thirst for housing

290 Victoria Street West, Pukekohe, Franklin District, Auckland



- Pukekohe is an area of very tight land supply
- 4.3504ha (more or less) in high growth area
- First time on the market in over 70 years
- Three long prominent road frontages
- Surrounded by new and quality housing and a brand new school

Underpinned by unprecedented growth for the Franklin area with major projects under construction. This is an exceptional and unique opportunity for developers to secure this prime 4.3 hectares (more or less) with three road frontages. This is some of the best available land in Pukekohe. With massive growth projected for the Pukekohe area large lots with favourable zonings are getting harder and harder to find. Strategically located right in the middle of a new residential housing area adding real value to your future development. Pukekohe has been driven by a very strong local economy and above-average population growth underpinned by significant developments in the area, such as Stevenson's Drury South Industrial Park. With a strong growing neighbourhood and limited land options, this is a perfect opportunity for developers so don't miss out.

Property Details	
Land Area	4.3504ha
Zoning	Future Urban

Sale Summary	
Outstanding marketing campaign through Total Property Magazine, New Zealand Herald Saturday Commercial section and local Franklin Property Press. We had over 65 enquiries with a solid room full of bidders.	

Sold by
Auction (unless sold prior)
292 Great South Road, Takanini, New Zealand

Sale price
\$9,660,000

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High profile commercial opportunity

360 Thames Street, Morrinsville, Waikato



Boundary lines are indicative only

- 1,227sqm (approximately) of sought-after commercial land
- Prominent position in limited commercial sector
- Investment or explore development potential

This freehold property investment provides a rare opportunity for an astute investor or potential owner-occupier to secure a high profile commercial-zoned freehold property in central Morrinsville. The land area provides plenty of spare land for vehicle parking and offers potential for redevelopment of the current footprint or complete redevelopment of the site.

Commercial sites of this nature are of limited supply and with interest rates so low it would be easy to do your sums supporting relocation or redevelopment.

Property Details	
Land Area	1,227sqm (more or less)
Floor Area	180sqm (more or less)

Tenancy Details
For sale with vacant possession.

Sale Summary
We were working for Fonterra to dispose of property surplus to their requirements. The campaign involved Total Property, print media and online media. We received a lot of interest due to the large flat land holding however several covenants in agreement restricted some buyers use. Multiple tenders were received and the property sold to local developer who is looking to add value.

Sold by
Tender
96 Ulster Street,
Hamilton, New Zealand

Sale price
\$581,000.00 + GST

Source of Purchaser
Database

Purchaser Profile
Active add value investor

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Te Rapa self-storage - first time on the market

7 Maxwell Place, Te Rapa, Hamilton, Waikato

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Modern self-storage facility located in central Te Rapa
- Annual return of circa \$93,342.55 + GST net
- Easily manageable, mid-size complex of 26 units

Located in the heart of Hamilton's premier industrial precinct of Te Rapa, Boats 'N' All storage is a mid-sized storage facility which is an absolute must-see for investors of all types. Rarely do offerings of self-storage complexes come to market, let alone in such a location.

Featuring 26 units in total, this modern complex has been designed to cater to a range of storage requirements, including boats and vehicles with the units being 3m wide and having high roller doors. The complex also enjoys electronic-gated entry for security and ease of tenant access and is made up of 24 units of 27sqm (approximately) and two units of 36sqm (approximately) in size.

Property Details

Land Area	1,651sqm (more or less)
Floor Area	720sqm (approximately)

Tenancy Details

Storage tenancy details available upon request.

Sale Summary

Rare offering of easily manageable self-storage units. Maximised the value by having good signage on site. Great push on social media with video assets. We received a good enquiry and interest levels resulting in over five registered bidders and 39 bids.

Sold by

Auction (unless sold prior)

96 Ulster Street,
Hamilton, New Zealand

Sale price

\$1,990,000

Yield

4.69%

Source of Purchaser

Trademe.co.nz

Purchaser Profile

Passive Investor

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Dual development opportunity

87 - 89 Fairy Springs Road, Fairy Springs, Rotorua, Bay of Plenty



- Situated on two freehold titles
- Total of both freehold titles comprising 2,325sqm (more or less)
- Zoned Residential 1

Development opportunities like this are few and far between. Situated on two freehold titles, 87 Fairy Springs Road consists of a spacious two-bedroom home and 89 Fairy Springs Road contains a three-bedroom plus sleepout on the property - both are on the major northern arterial route into Rotorua with an excess of 25,000 vehicle movements per day.

Advantaged by location, the properties are close to schools, shops, including big-name brands, industry and CBD. With the total of both titles comprising 2,325sqm (more or less) of freehold, Residential 1 zoned land, the potential for multi-unit townhouses or terraced houses, subdivision, tourist accommodation (all with Council consent) is open to your imagination.

Property Details	
Land Area	2,325sqm
Zoning	Residential 1

Sale Summary
Sold by way of a five week tender marketing campaign, with a marketing budget of approximately \$6,000 including GST, the campaign resulted in over five tenders.

Sold by
Tender (unless sold prior)
1092 Fenton Street, Rotorua, New Zealand

Sale price
\$1,200,000

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Eastside extravaganza investment

74-80 White Street, Fenton Park, Rotorua, Bay of Plenty



- Two titles being sold together
- Large freehold land totalling 3,929sqm
- Storage complex with multiple tenancies on one title
- A substantial landholding in a popular Rotorua Eastside Industrial location
- Upwards of 3,206sqm of total building floor area

74-76 White Street has been occupied by a single tenancy, Waiariki Film Studios, bringing in \$112,460p.a. since 1 September 2020; and the adjacent property 78-80 White Street is developed into an easy to manage storage facility with 46 storage units, currently with an income of \$121,228.98p.a. The storage complex could be extended through to the adjacent property in future if required. Well maintained and updated, this property is coming to the market after 19 years in the family for 78-80 White Street while 74-76 White Street was added to their portfolio in 2017.

Property Details	
Land Area	3,929sqm
Zoning	Industrial 1

Sale Summary

Marketed in Total Property magazine issue 4 and newspaper advertising including NZ Herald, Bay of Plenty Times, Waikato Times, and the Rotorua Property Guide. This created great exposure in print media channels. Digital advertising included Trade Me, Realestate.co.nz and OneRoof. After a five-week marketing campaign the property sold post-auction.

Sold by
Price by Negotiation

Sale price
\$3,225,000

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Excellent industrial opportunity

19 Matai Street, Tauhara, Taupo, Waikato



- 385sqm (more or less) industrial building on 513sqm (more or less) freehold land
- Well maintained and presented, built in 2002
- Seismic rating 100% NBS
- Estimated net rental \$43,000 p.a. plus GST

A rare opportunity for the owner operator or investor to secure an excellent building right in the heart of Taupo’s established industrial area. The 385sqm (more or less) building comprises of approximately. 51sqm of office and amenities with a workshop of approximately. 334sqm including a separate clean up bay.

Set up with three phase power, compressor lines, four gantries and underground waste separators with 3000 gallon holding tanks. Built in 2002 by the current owners to house their engine rebuilding business, they have now simply outgrown the building and need more room to expand.

Property Details	
Land Area	513sqm (more or less)
Floor Area	385sqm (source: Property Guru)
Zoning	Taupo Industrial Environment

Tenancy Details	
For sale with vacant possession	

Sale Summary	
Post tender campaign the property was priced and subsequently marketed within the Bayleys Total Property magazine generating a good amount of renewed interest. A number of interested parties resulted in a multi offer and the property sold at full asking price.	

Sold by
Asking Price
NZ\$865,000 + GST (if any)

Sale price
\$865,000

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16 storage units in Hawke's Bay

82 Thames Street, Pandora, Napier City, Hawke's Bay

SOLD

**Total
Property
Case Study**



- Near established industrial, commercial and residential areas
- Good sized storage units with high occupancy rates
- Ideal first investment, or add to your portfolio

An increasingly rare opportunity to acquire 16 individually titled units within a secure storage complex of 35 units on perpetually renewable leasehold land within the Pandora industrial zone.

Ideally located close to Napier's main industrial and residential areas, these storage units enjoy strong occupancy rates and very limited vacancy periods between tenants. Simple structure, minimal R&M, this really is an ideal investment to start or add to your investment portfolio.

Units are approximately 35sqm each, with one larger corner unit of approximately 82sqm providing options and flexibility. Accessible storage units in Napier remain in high demand, and provide a secure investment option.

Annual rent (estimated): \$67,148 + GST

Estimated net income: approximately \$44,590 + GST

Sold by

Auction (will not be sold prior)

17 Napier Road, Havelock North, New Zealand

Sale price

\$627,000

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Property Details

Floor Area	613.5sqm (total approx. area)
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Sale Summary

16 individually titled storage units total 614sqm (in 35-unit complex) on perpetually renewable leasehold site, sold at auction at \$627,000 on 7.11% yield.

Passive entry-level investment

51 Thackeray Street, Napier South, Hawke's Bay



- New six-year lease from settlement date
- Superb location in Napier, Hawke's Bay
- 80% of the new building standards (NBS)

The interior of the building was totally refurbished in 2015 to suit the tenants' requirements including open plan areas and private office spaces used as treatment rooms and there are four staff car parks at the rear of the building. With five clinics in the Hawke's Bay, Cape Physio has a deep connection to the Bay since humble beginnings in 2001. They are proud to be chosen as the physios for the Hawke's Bay Magpies.

Property Details	
Land Area	342sqm (more or less)
Floor Area	200sqm (approximately)

Tenancy Details	
Name of Tenant	CAPE Physio Napier
Term of Lease	Six (6) years
Review Date	Market rent review on renewal and annual CPI
Rights of Renewal	Two (2) of three (3) years
Net Rental	\$50,000 + GST pa

Sale Summary
51 Thackeray Street was launched in a highly successful auction campaign. The property attracted an extremely healthy level of interest with over 35 enquiries from various platforms throughout the four week campaign. The auction day saw a total of six bidders in the room and three on the phone. The property was sold under the hammer for \$1.2m (4.11% yield).

Sold by
Auction (will not be sold prior)
52 Bridge Street, Ahuriri, Napier,
New Zealand

Sale price
\$1,200,000

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Industrial yield chasers wanted!

29 Parkway, Wainuiomata, Lower Hutt

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Fully-leased industrial investment
- Over 8,800sqm of building occupied by 10 tenancies
- Dual street entry
- Net income of approximately \$638,000 + GST pa with rental upside
- 67% NBS

Forget the record-low industrial yields being achieved elsewhere!

29 Parkway will offer its next owner an attractive net return well above those.

Located only five to seven minutes from Seaview (Wellington's prominent industrial hub). This property offers generic warehouse and storage options of all sizes leased to well balanced and established tenants.

Approximately 30% of the property is leased to a national storage operator (Total Storage) on a long-term lease with the balance leased to a range of local and national businesses.

Wainuiomata is a thriving suburb and properties like this support that.

Property Details	
Total Floor Area	8,800sqm (approximately)
Land Area	12,950sqm
Zoning	Special Business

Sale Summary

Marketed in Total Property Issue 4, Dominion Post, TradeMe, Realestate.co.nz and Bayleys. The property received a strong national response and four tenders were received. Sold for \$7,950,000.

Sold by Tender

Level 14, The Bayleys Building,
36 Brandon Street,
Wellington, New Zealand

Sale price
\$7,950,000

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 **Video** available

Lightening-hot investment

129 Thorndon Quay, Wellington Central, Wellington

SOLD

**Total
Property
Case Study**



- New 10-year lease from October 2020 to Lighting Direct
- Net income of \$165,375pa + GST
- Annual rental increases plus market reviews

Attention passive investors, this property ticks all the boxes for you as a bottom-drawer strategic investment. The tenant Lighting Direct has been in business for over 47 years, has 24 outlets nationwide and over nine years certain remaining on their current lease term. Add in annual growth and you have an investment well deserving of being in the spotlight on centre stage.

Property Details

Land Area	524sqm
Floor Area	500sqm
Showroom	400sqm
Land Area	524sqm

Tenancy Details

Name of Tenant	Lighting Direct Limited
Term of Lease	10 years
Commencement Date	1st October 2020
Rights of Renewal	One (1) of five (5) years
Net Rental	\$165,375 + GST pa

Sale Summary

Marketed in Total Property Issue 4, Dominion Post, TradeMe, Realestate.co.nz and Bayleys. The property received a strong national response and sold to a well-known local Wellington investor.

Sold by Tender

Level 14, The Bayleys Building,
36 Brandon Street,
Wellington, New Zealand

Sale price

Confidential

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 **Video** available

High quality investment grade property

10 Hammersmith Drive, Wigram, Christchurch

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Freehold title comprising 2,849sqm
- New six year lease to well-established business
- Returning \$246,130pa + GST and outgoings
- Modern 2008 built Calder Stewart industrial property
- Premier industrial location

Positioned in the heart of Industrial Wigram, this conventional A grade 1,907sqm industrial property lies on a freehold title comprising 2,849sqm.

The new owner will take advantage of the new six year lease, with built in rental growth, and rights of renewal to a successful company in the building industry with a 35 year trading history.

Property Details

Land Area	2,849sqm
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Tenancy Details

Name of Tenant	Alutech Windows And Doors Limited
Term of Lease	Six years from date of commencement
Review Date	CPI annually, to market on renewal
Rights of Renewal	Two of six years each
Net Rental	\$246,130pa + GST + outgoings

Sale Summary

The property sold at auction following a successful marketing campaign. Marketed through Total Property magazine, the campaign generated over 40 enquiries nationwide. There were 14 registered bidders at the auction, and it sold to a local investor for substantially more than the Vendor's expectations.

Sold by

Auction (unless sold prior)

3 Deans Avenue, Chch, New Zealand

Sale price

\$5,475,000

Source of Purchaser

Established Client

Purchaser Profile

Passive Investor

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Dine out on this investment

19 Captain Cook Road, Whitianga, Waikato

SOLD

**Total
Property
Case Study**



- Limited commercial offerings on Coromandel Peninsula
- Commercial tenancy on ground floor and residential tenancy on first floor
- Invest in a thriving holiday hotspot

19 Captain Cook Road occupies one of the limited commercial sites available in Cooks Beach. The property comprises of a multi-storey commercial complex home to “Go Vino Restaurant” on the ground floor coupled with a three-bedroom apartment on the first floor which has views through to the beautiful Mercury Bay from its private deck. The ground floor allows the restaurant to have excellent street presence with a large open plan layout and adjoining private courtyard dining at the rear.

Occupied by a singular tenant since 2007 the property has become popular for its “kaizen” style of eating receiving excellent reviews across multiple online platforms.

Property Details

Land Area	370sqm (more or less)
Floor Area	546sqm (more or less)

Tenancy Details

This property has multiple tenancies. Full tenancy details available upon request.

Sale Summary

Extensive campaign with a comprehensive marketing package and auction process. The property was sold with vacant possession after the tenant decided to leave in the final week of the campaign. Several bidders were in the room and on the phone pushing the final price well above any previous offer the vendor had received.

Sold by

Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price

\$1,200,000

Source of Purchaser

Trademe.co.nz

Purchaser Profile

Active add value investor

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Coastal opportunity awaits

262 Thames Coast Road, Thames, Waikato



- Calling all cash buyers
- One title, two dwellings, dual access and multiple garaging
- Substantial waterfront property with sea views

Historic EQC issues (January 2018) create a bargain opportunity for cash buyers. Located in the heart of a fishing mecca 10 minutes north of Thames is this substantial holding of 4,024sqm (more or less) of elevated and residentially zoned land. The park-like grounds offer a private sanctuary for the two dwellings occupying the site. The original homestead comprising of three bedrooms, two bathrooms with decking nestled in a private garden setting. The more recently constructed designer home offers a contrast in decades with its high quality finishings. The two-bedroom, two-bathroom home offers an adjoined epic games room with wrap-around decks and two-car garaging.

Property Details	
Land Area	1,024sqm (more or less)
Floor Area	388sqm (more or less)

Tenancy Details
For sale with vacant possession.

Sale Summary
Comprehensive marketing addressing the EQC issues upfront. We received 60+ enquiries and held five open days. There was bidding on the day both in the room and on the phone and the sale price exceeded the vendors expectation and they were thrilled with the whole process from start to finish.

Sold by
Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price
\$900,000

Source of Purchaser
Sign

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