

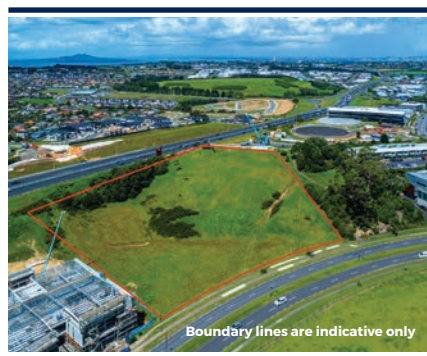
SALES SNAPSHOT

WIDE RANGING TRANSACTIONS CONTINUE TO BE RECORDED AROUND THE COUNTRY INCLUDING SUBSTANTIAL REGIONAL SALES WITH A STRONG SHOWING FROM THE WELLINGTON MARKET

AUCKLAND NORTH

Lot 7, Highgate Business Park, Silverdale: 2,626m² fully serviced industrial lot sold for \$1,420,740 at \$541/m². (Rosemary Wakeman, Bayleys North Shore)

Unit E, 4 Titan Place, Silverdale: 203m² road facing light industrial corner unit sold vacant for \$540,000. Includes mezzanine floor plus two parking spaces. (Mustan Bagasra, Bayleys Orewa)



80 Don McKinnon Drive, Albany: 15,969m² bare land site zoned Metropolitan Centre sold for \$19,250,000 at \$1,205/m². The sloping site has an existing resource consent for 98 terraced houses. (Mike Hotchin, Eddie Zhong, Bayleys North Shore)

59 Arrenway Drive, Albany: 2,951m² bare land site zoned General Business sold for \$2,100,000 at \$711/m². One of few remaining sites in the Interplex Business Park in Rosedale available for development. (Matt Mimmack, Laurie Burt, Bayleys North Shore)

Unit 2G, 5 Ceres Court, Albany: 155m² first-floor office unit plus five car parks in modern office building in the Apollo Technical Park sold for \$734,500 at a

6.13% yield to owner occupier. Month-by-month lease to financial services company. (Tonia Robertson, Bayleys North Shore)

Unit A5, 7-9 Tait Place, Albany: 119m² industrial unit sold vacant for \$495,000. 94m² warehouse, 25m² office and two car parks. (Laurie Burt, Nicky Joyce, Bayleys North Shore)

Unit G, 38 William Pickering Drive, Albany: 232m² warehouse unit, with four car parks sold vacant for \$967,000. (Tonia Robertson, Jane McKee, Bayleys North Shore)

Unit A, 12 Ashfield Road, Wairau Valley: 780m² industrial unit plus 12 car parks with three tenants sold for \$1,620,000 at a 5.5% yield. 450m² warehouse and 330m² of offices. (Chris White, Ranjan Unka, Bayleys North Shore)

19 & 21 Taharoto Road, Takapuna: 1,126m² Mixed-Use site zoned for development up to four levels sold vacant for \$3,950,000 at a land price of \$3,508/m². Two dwellings have been converted for office use. (Eddie Zhong, Bayleys North Shore)

10 Auburn Street, Takapuna: Two vacant retail units on ground floor of Alba Apartment development comprising 19 apartments. 40.48m² Unit A sold for \$430,000, 39.17m² Unit B sold for \$420,000. (Eddie Zhong, Damian Stephen, Bayleys North Shore)

46 Lake Road, Northcote: 790m² mixed-use building on 1,014m² site sold for \$3,150,000 at a 3.1% yield. 665m² of ground floor and basement commercial accommodation with three tenancies and 125m² first floor two-bedroom apartment plus 11 car parks. (Terry Kim, Bayleys North Shore; Stephen Scott, Bayleys Auckland)

198-192 Hinemoa Street, Birkenhead: 835m² elevated site with town centre zoning (18m height limit), with 380m² villa converted to restaurant use on the upper level plus office and accommodation below, sold vacant for \$2,120,000. (Tony Chaudhary, Amy Weng, Bayleys South Auckland; Michael Nees, Bayleys North Shore)

AUCKLAND WEST/CENTRAL

1064-1068 Coatesville-Riverhead Highway, Riverhead: 4,663m² site in five separate freehold titles zoned Mixed Use sold to a developer for \$4,957,000 at \$1,063/m². Scheme plan completed for live/work development. (Mike Adams, Bayleys Auckland)

190 West Coast Road, Glen Eden: 361m² two-level commercial building on 448m² corner site opposite train station, zoned Town Centre, sold for \$1,165,000. 71m² of retail space leased to hair salon until October 2019 and two vacant remaining tenancies. Estimated potential income fully leased of \$85,000pa net. (Tony Chaudhary, Janak Darji, Amy Weng, Bayleys South Auckland)

350 Point Chevalier Road, Point Chevalier: Underutilised 696m² site with redevelopment potential zoned Neighbourhood Centre sold with vacant possession for \$1,870,000 at \$2,686/m². Greengrocer's store located on road frontage for over 50 years. (John Procter, Alan Elliott, Bayleys Auckland)

Unit 5, 105 Symonds Street, Auckland Central: 69.5m² retail unit occupied by Portuguese bakery sold for \$790,000 at a 6.37% yield. Six-year lease with 3x3yrRoR and 2% annual rental increases. (Millie Liang, Quinn Ngo, Bayleys Auckland)

70 College Hill, Freemans Bay: 127m² character villa offering commercial and residential options on a 298m² corner site sold vacant for \$1,450,000. (*Andrew Wallace, Cameron Melhuish, Bayleys Auckland*)

Unit D, 77 The Strand, Parnell: 63m² ground floor premises in two-level multi-unit complex plus two car parks sold vacant for \$483,000. Polished concrete floor and high stud with self-contained bathroom. (*Scott Kirk, James Were, Bayleys Auckland*)

15 Bath Street, Parnell: 538m² three-level commercial building providing showroom and office accommodation plus basement parking for 13 car parks on 375m² Mixed Use zoned corner site (height limit 21m) sold for \$4,350,000 at a 5.16% yield. Fully leased to two tenants. (*Alan Haydock, Damien Bullick, Phil Haydock, Bayleys Auckland*)



40 George Street, Mt Eden: 716m² 1980s' building offering a combination of warehouse, showroom and office accommodation, plus a two-bedroom apartment, on a 446m² Mixed Use zoned site sold for \$2,750,000. Partly leased for a further two years with no renewal rights. (*James Were, Scott Kirk, Bayleys Auckland*)

471 Mt Eden Road, Mt Eden: 113.5m² single-level retail premises plus six parking spaces on 273m² Mixed Use zoned corner site sold for \$2,100,000. Short-term tenancy to furniture store provides holding income. (*Tony Chaudhary, Janak Darji, Amy Weng, Bayleys South Auckland; Phil Haydock, Bayleys Auckland*)

Unit G11, 23 Edwin Street, Mt Eden: Modern 169m² ground floor office unit with a high street front profile in Zone 23 complex plus five car parks sold vacant for \$1,100,000. (*James Were, Scott Kirk, Bayleys Auckland*)

Unit 45, 691 Manukau Road, Royal Oak: 92m² corner shop in Royal Oak, split into two tenancies, sold with vacant possession for \$105,000. (*Matt Lee, Nicolas Ching, Bayleys Auckland*)

4A Clemow Drive, Mt Wellington: 222m² road front leasehold industrial unit with modern fit-out and four parking spaces sold for \$235,000 at a 10.79% yield (after ground rent). New six-year lease

to established tenant. (*Greg Hall, James Valintine, Bayleys Auckland*)

4B and C Clemow Drive, Mt Wellington: 333m² light industrial zoned leasehold property sold vacant from October 2019 for \$245,000. (*Greg Hall, Bayleys Auckland*)

Unit Q, 20 Sylvia Park Road, Mt Wellington: 143m² premises in 16-unit complex sold for \$515,000 at a 6.26% yield. Big Bite lunch bar in occupation since 1990 is on renewed four-year lease from July 2018 with 1x4yrRoR. (*Greg Hall, Bayleys Auckland; Janak Darji, Bayleys South Auckland*)

9 Prescott Street, Penrose: 4,684m² of warehousing and recently refurbished office space on 5,623m² site zoned Heavy Industry with 77 parking spaces sold for \$9,175,000 at a 7.04% yield. Two tenants with leases until 2024 plus renewals. (*Greg Hall, James Hill, Bayleys Auckland*)

15 Edinburgh Street, Onehunga: 361m² 1970s' warehouse on 557m² site zoned Heavy Industry sold vacant for \$1,020,000. (*James Hill, James Valintine, Sunil Bhana, Bayleys Auckland*)

315 Neilson Street, 21-23 Edinburgh Street, Onehunga: 1,256m² warehouse and office building on 1,825m² corner site in three titles, zoned Heavy Industry, sold vacant for \$2,550,000. (*James Valintine, James Hill, Sunil Bhana, Bayleys Auckland*)

AUCKLAND SOUTH/EAST

Unit 5, 1 Savill Drive, Favona, Mangere: 120m² unit in retail complex on corner with Massey Road sold vacant for \$680,000. (*Andrew Lin, Amy Weng, Geoff Wyatt, Janak Darji, Tony Chaudhary, Bayleys South Auckland*)

10 Rennie Drive, Airport Oaks: 1,040m² industrial building on 1,656m² site zoned Light Industry sold with vacant possession for \$2,475,000. 745m² of clear span, medium stud warehousing and 295m² of office and amenities. (*Nick Bayley, Bayleys South Auckland; James Valintine, William Gubb, Bayleys Auckland*)

Unit 1, 100 Alexander Crescent, Otara: 320m² road front commercial unit in Light Industry zone sold vacant for \$680,000. 180m² of offices over two levels and 140m² warehouse plus seven car parks. (*Mike Marinkovich, Amy Weng, Bayleys South Auckland*)

Unit B, 108 Harris Road, East Tamaki: 334m² industrial unit sold vacant for \$1,175,000. Comprising 283m² of high stud, clear span warehousing plus 51m² of offices and amenities over two levels. (*Roy Rudolph, John Bolton, Katie Wu, Bayleys South Auckland*)

4A/9 Laidlaw Way, East Tamaki: 85m² tilt slab industrial unit sold vacant for \$300,000. Clear-span warehousing, with

motorised roller door plus small amount of office space. (*Nelson Raines, Bayleys South Auckland*)

Unit D, 77 Wiri Station Road, Wiri: 149m² workshop/ factory unit in Heavy Industry zone sold vacant for \$473,500. 650m from motorway interchange. (*Mike Marinkovich, Bayleys South Auckland*)

Unit 2, 439 Roscommon Road, Clendon Park, Manurewa: 97m² shop in three-year-old, five-unit retail complex on corner site sold for \$875,000 at a 4.94% yield. Six-year lease from June 2015 to a superette trading as Clendon Foodmarket. (*Matt Lee, Quinn Ngo, Bayleys Auckland; Janak Darji, Bayleys South Auckland*)

169 Dominion Road, Papakura: Approximately two hectares of industrially zoned land with exclusive eight metre wide driveway access sold vacant for \$5,100,000. Excluding driveway, the site offers over 1.8 hectares of yard space. (*Shane Snijder, Peter Migounoff, Bayleys South Auckland; James Hill, Sunil Bhana, Mike Houliker, Bayleys Auckland*)

WAIKATO/BAY OF PLENTY

527-529 Victoria Street, Hamilton: 2,560m² 1980s' five-level commercial building on 671m² CBD site opposite Centre Place Mall sold for \$3,200,000. ANZ leases ground and first floors on new six-year lease at a net rental of \$125,577pa with 4x6yrRoR. Top three floors are to be re-modernised into environmentally friendly offices. (*Mike Swanson, David Cashmore, Bayleys Waikato*)



18 Karewa Place, Te Rapa, Hamilton: 3,289m² freehold industrial site with resource consent for bulk retail development sold for \$1,279,421 at \$389/m². (*Mike Swanson, Bayleys Waikato*)

21 Albert Street, Hamilton East: 1,598m² site in residential intensification zone sold for \$1,550,000. Fully tenanted block of flats, comprising four one-bedroom and four two-bedroom units plus standalone three-bedroom home. (*David Cashmore, Rebecca Bruce, Bayleys Waikato*)

1 Reta Crescent, Hauraki Park, Kerepehi: 2,191m² freehold industrial site sold for \$220,000 at \$100/m². Prime road front corner position at

entranceway to Hauraki District Council developed industrial park located just off SH2 in the 'Golden Triangle'. (Josh Smith, Bayleys Waikato)

5 Reta Crescent, Hauraki Park, Kerepehi: 2,195m² industrial site sold for \$200,000 at \$91/m². (Josh Smith, Bayleys Waikato)

5 Pio Road, Bowentown, Waihi Beach: 221m² three-level building comprising a mix of commercial and residential accommodation on 190m² site opposite reserve sold with vacant possession for \$685,000. (Jo Stewart, Brendon Bradley, Bayleys Tauranga)

108 Rea Road, Katikati: 5.5967ha property with a long established floriculture business trading as Rocky Valley sold for \$1,660,000 to an owner occupier. Includes a 483m² barn style residential home, 108m² three-bedroom cottage plus backpacker accommodation. (Ryan Bradley, Phil Mangos, Bayleys Tauranga)



63, 65A, 65B Maleme Street, Tauranga: Three light industrial premises built in late 1980s and 2001 on separate titles totalling 1.6417ha with multiple tenancies sold for \$7,700,000 at 6.61% yield. (James Ross, Bayleys Tauranga)

31 Selwyn Street and 8 Williams Street, Tauranga: 1,418m² corner redevelopment site zoned City Living Residential Zone (13m height limit) sold for \$2,300,000 (GST inclusive) at \$1,622/m². Two older dwellings totalling 310m² currently rented out at \$44,200pa. (James Ross, Bayleys Tauranga)

Unit 8, 15 Roxanne Place, Greerton, Tauranga: 167m² modern industrial unit incorporating a consented two bedroomed apartment sold with vacant possession for \$460,000. 72m² warehouse with 24m² mezzanine plus two car parks. (James Ross, Bayleys Tauranga)

Unit 2, 5 Reynolds Place, Papamoa: 168m² industrial unit in eight-unit complex with large exclusive parking/storage area sold vacant for \$425,000. 137m² warehouse plus 31m² of offices plus staffroom over two levels. (Graeme Coleman, Bayleys Tauranga)

17 Jellicoe Street, Te Puke: 3,217m² residentially zoned property with commercial consent on the main street

with 100m² office and approximately 550m² of useable land sold with vacant possession for \$475,000. (James Ross, Bayleys Tauranga)

42-44 King Street, Whakatane: 310m² of mixed use buildings with three tenants on 1,012m² site sold for \$480,000 at an 8% yield. Café and florist occupy single-level retail building on road front with modest three-bedroom home at rear. (Larissa Reid, Bayleys Tauranga)

15 Larch Street, Victoria, Rotorua: Block of five residential units totalling 350m², each with one car park, on 1,169m² site in two cross lease titles sold for \$775,000. Fully leased on periodic tenancies with gross rental of \$47,840pa. (Mark Slade, Brei Gudsell, Bayleys Rotorua)

1251 Fenton Street, Rotorua: 1,526m² two-level commercial building on 1,589m² corner site with onsite parking for 10 cars sold for \$2,285,000 at an 8.84% yield. Bulk of building is occupied by ANZ on three-year lease (with break clause) with electric bike retailer occupying 142m² on short-term lease. (Mark Slade, Brei Gudsell, Bayleys Rotorua)

CENTRAL NORTH ISLAND

55 Swanston Street, Tokoroa: 387m² retail building on 470m² commercially zoned site sold for \$266,000 at a 9.16% yield. Occupied by secondhand homewares business for over half a century, with new four year lease from March 2018. (Brendon Bradley, Ryan Bradley, Bayleys Tauranga)

47-51 Croad Place, Tokoroa: Two multi-tenanted industrial buildings totalling 845m² with 100% NBS seismic rating on 1,619m² site sold for \$470,000 at a 9.16% yield. (Ryan Bradley, Brendon Bradley, Bayleys Tauranga)

72 and 76 Innes Street, Gisborne: 414m² of workshops and 47m² of office and amenities on 2,000m² site sold vacant for \$740,000. (Mike Florance, Bayleys Gisborne)

620 Karamu North Road, Hastings: 6,400m² bulk retail building purpose built for The Warehouse in 2012 on 1.5389ha within the Park Mega Centre sold for \$19,760,000 at a 6.13% yield. 15-year lease until March 2027, with annual CPI rental adjustments plus 5x3yrRoR. (Jim McKinlay, Bayleys Tauranga; Mark Hourigan, Bayleys Wellington)

Cnr Heretaunga Street East and Hastings Street North, Hastings: 2,725m² fitness centre in corner location, with seismic assessment of 96% NBS sold for \$6,500,000 to Auckland syndication at a 6.99% yield. National tenant City Fitness NZ is on 15-year lease with 2x6yrRoR. (Mike Houlker, Sunil Bhana,

Bayleys Auckland; Rollo Vavasour, Bayleys Hawkes Bay)

322 Heretaunga Street East, Hastings: 595m² modern standalone building on 950m² site in central retail location sold for \$1,625,000 at a 7.08% yield. Eight-year lease from February to national tenant Dollar King Ltd plus 2x4yrRoR. (Rollo Vavasour, Bayleys Hawkes Bay; Mike Houlker, Sunil Bhana, Bayleys Auckland)

1014 Heretaunga Street West, Hastings: 1,880m² freehold development site in Stortford Lodge area zoned commercial service, allowing wide range of activities, sold vacant for \$750,000 at \$399/m². (Daniel Moffitt, Jake Smith, Bayleys Hawkes Bay)

303 Railway Road, Hastings: 1,095m² site in fringe CBD location sold for \$400,000 at a 9.29% yield. NZ Police lease rear of the site for secure parking while Hastings Taxis operate their communications centre from street front 100m² building. (Jake Smith, Bayleys Hawkes Bay)

100-106 Hastings Street, Napier: Landmark 1,038m² art deco building with seismic assessment of 67% NBS on 794m² CBD corner site sold for \$2,650,000 at a 6.94% yield. ASB Bank anchor tenant on six-year lease from March 2017 plus 1x6yrRoR with Opossum World occupying balance of ground floor on four-year lease from March 2017 plus 1x4yrRoR. 225m² first floor office vacancy. (Sam MacDonald, Bayleys Hawkes Bay)



LOWER NORTH ISLAND

232 Oxford Street, Levin, Horowhenua: Three buildings totalling 960m² with seven tenants located on an 865m² corner site sold for \$380,000 at a 14.86% yield. Seismic strengthening or redevelopment required. (Steven Firth, Bayleys Wellington)

3 Stuckey Street, Levin: 388m² of bare development commercial land, one section away from State Highway 1, sold for \$115,000 at \$296/m². (Jon Pottinger, Paul Adams, Bayleys Wellington)

3 Kapiti Road, Paraparaumu: 2,247m² of high profile flat industrial land located alongside railway station sold for \$700,000 at \$311.5/m². (Fraser Press, Stephen Lange, Bayleys Wellington)

12 Mohuia Crescent and 13-15 Awarua Street, Porirua: Two adjoining sites, previously used as industry training centre, with development potential, sold with vacant possession for \$2,900,000. 12 Mohuia Crescent comprises 2,140m² of commercial and industrial buildings on 12,340m² of land with large sealed yard and parking area; 13-15 Awarua Street has 2,116m² of residentially zoned land and 370m² of buildings. *(Grant Young, Jon Pottinger, Bayleys Wellington)*

17 Raiha Street, Elsdon, Porirua: 1,729m² 1970s' warehouse on 4,409m² site with large rear yard sold with vacant possession for \$1,700,000. 1,524m² warehouse and 205m² showroom/office, estimated potential net rental of \$150,000pa. *(Andrew Smith, Jon Pottinger, Bayleys Wellington)*



47 Takapu Road, Grenada North: Older style 3,161m² industrial building on low lying 8,111m² site with large sealed yard sold for \$3,000,000 at a 10.5% yield. Leased to Fresh Direct, in occupation for over a decade, until 2020 with renewals. *(Mark Sherlock, Bayleys Wellington)*

Unit 3, 45 Montgomery Crescent, Upper Hutt: 355m² unit plus three car parks in well-established industrial complex sold vacant for \$350,000. 212m² warehouse with 5.5m-6.0m stud height plus office and amenities. *(Christian Taylor, Baha Mabruk, Bayleys Wellington)*

50 Parkside Road, Gracefield, Lower Hutt: 4,500m² industrial building on 10,540m² corner site sold for \$3,400,000 at a 10% yield. Three-year lease to Waste Management NZ from September 2018, with mutual break clause. *(Fraser Press, Christian Taylor, Bayleys Wellington)*

224-228 High Street, Lower Hutt: 856m² retail building on 983m² site on corner with Queens Drive, opposite Queensgate Mall, sold for \$2,800,000 at a 7.9% yield. Paper Plus and Premier College have eight-year leases until November 2026 and 2025 respectively. *(Fraser Press, Bhakti Mistry, Bayleys Wellington)*

122-126 Nelson Street, Petone: 1,160m² warehouse and office premises built in 2004 with seismic assessment of 70% NBS on 1,116m² site sold for \$2,135,000 at a 5.87% yield. Fully leased to two tenants until 2020 and 2022 with renewals. *(Christian Taylor, Bayleys Wellington)*

113 Molesworth Street, Thorndon, Wellington: Two-level 330m² heritage building dating back to 1912 on 367m² site sold for \$580,000. Occupied by Thai Restaurant and long-established physiotherapy practice with part vacancy. *(Luke Kershaw, Luke Frecklington, Bayleys Wellington)*

186 Willis Street, Wellington: 10-level 5,826m² 1980s' office and retail building on 2,102m² site sold for \$13,350,000 at a 7.8% yield. Seismically strengthened and upgraded, with 60 car parks and mix of corporate and government department tenants. *(Mark Sherlock, Bayleys Wellington)*

204 Willis Street, Wellington: 2,291m² five-level office building with 88% NBS seismic rating on 526m² site sold with vacant possession for \$4,500,000. *(Luke Kershaw, Bayleys Wellington)*

Unit 3, 5 Tory Street, Wellington: 222m² office floor sold vacant for \$500,000. *(Grant Young, Mark Walker, Bayleys Wellington)*

29 Vivian Street, Wellington: 297m² high profile vacant building on 491m² site sold to an owner/occupier for \$2,040,000. Showroom or warehouse with roller door access, upstairs kitchen with staffroom area and separate office plus seven on site car parks. *(Mark Walker, Bhakti Mistry, Bayleys Wellington)*

Unit G1, 140 Vivian Street, Te Aro, Wellington: 356m² ground floor retail unit in 10-year-old building sold for \$1,535,000 at a 7.78% yield. NZ Post leases 220m², Subway 136m². *(Grant Young, Mark Walker, Bayleys Wellington)*

10 Fifeshire Avenue, Te Aro, Wellington: 501m² narrow site with Central Area zoning (height limit 27m) plus two-level 540m² earthquake prone building sold with vacant possession for \$854,000. *(Mark Walker, Jim Wana, Bayleys Wellington)*

4-8 Oxford Terrace, Mount Cook, Wellington: 2,360m² three-level office and warehouse building with basement parking on 1,120m² site sold for \$3,100,000. Commercial or residential redevelopment potential with holding income of circa \$100,000pa. *(Grant Young, Bhakti Mistry, Mark Walker, Bayleys Wellington)*

131-133 The Parade, Island Bay, Wellington: 210m² two-level retail and residential building on 382m² site sold for \$705,000 at 6.40% yield. Two ground floor shops (one vacant) with two residential tenancies above. *(Grant Young, Jon Pottinger, Bayleys Wellington)*

SOUTH ISLAND

80 Market Street, Blenheim: 220m² single-level retail unit recently earthquake strengthened to 70% NBS in high foot traffic CBD location with

four car parks sold for \$565,000 at a 7.04% yield. Leased to Black Pepper fashion retailer until September 2020 plus 2x4yrROR. *(Grant Baxter, Bayleys Marlborough)*

33 Inkerman Street, Renwick, Marlborough: The Cork and Keg tavern and motel sold for \$302,000 (business only) including two-bedroom owner's accommodation and three motel units. Twenty year lease from November 2017 with current annual rental of \$85,000. *(Grant Baxter, Bayleys Marlborough)*

Lot 639, Izone Business Park, Rolleston, Canterbury: 4,821m² of vacant land sold for \$747,263 at \$155/m². *(Nick O'Styke, Bayleys Canterbury)*

Lot 826, IPort Industrial Hub, Rolleston: 1,960m² of vacant land in 122ha industrial and logistics park being developed by Carter Group sold for \$373,000 at \$190/m². *(Nick O'Styke, Bayleys Canterbury)*

27C and 27D Kennaway Road, Woolston, Christchurch: Two vacant industrial units, each with 5 car parks and seismically strengthened to 70% of NBS just prior to sale, in four-unit complex. 27C, a 358m² unit with 219m² of warehousing and 139m² of offices, technical areas and mezzanine over two levels, sold to an owner occupier for \$535,000. 27D, a 303m² tradesman's warehouse and office, sold for \$565,000 to an investor. *(Jeremy Speight, Bayleys Canterbury)*



289 Tuam Street, Christchurch Central: 4,897m² refurbished commercial building on 7,700m² site, with dual street access also to Lichfield Street and off-street parking for 85 cars, sold for \$11,509,000 at a 10.45% yield. Four tenancies, with anchor occupant a Resene ColorShop *(Nick O'Styke, Murray Madgwick, Bayleys Canterbury; Mike Houlker, James Hill, Sunil Bhana, Bayleys Auckland)*

95, 97, 99 Archibald Street, Tinwald, Ashburton: 3,036m² site in three titles with wide frontage to State Highway 1 and three shops totalling 976m² sold for \$1,200,000 at 8.39% yield. Longstanding dairy, greengrocer and pet foods tenants; seismic upgrade required on two buildings. *(Stewart White, Alex White, Bayleys Canterbury)*