

TOTAL property

BAYLEYS

90.9% UNCONDITIONALLY SOLD

With More Sales Pending

Total Auction Sale Value (Auckland) in Excess of \$16 Million

Total Property Issue 1, 13th April 2016, Bayleys Maritime Square Auction Room

LANE GAINS

How New Zealand's laneways are being revitalised and energised.

TROLLEY TRENDS

The evolving property needs of the supermarket sector.

FEATURING

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COMMERCIAL PROPERTIES
AND BUSINESSES FOR SALE

ISSUE 1 - 2016

Maritime Square, Commercial: 11.00am, Wednesday 13 April 2016

LOT 1		<p>MANGERE, 47 Rennie Drive</p> <p>Fee Simple corner site 1,593m² (land area). Dual access with multiple roller doors. Seismic rating 90% of NBS. Returning \$80,000pa net, increasing to \$84,000pa net in 2017.</p> <p>Sale Price: \$1,442,500 Yield: 5.54%</p> <p>www.bayleys.co.nz/1900688</p> <p>Tony Chaudhary 021 995 121 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p> <p>Janak Darji 021 047 1290 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p>
LOT 2		<p>TAKAPUNA, 22 Tennyson Avenue</p> <p>Corner Freehold site of 514m² (approx), holding income or vacant possession. PAUP terrace housing and apartment buildings with potential for future development.</p> <p>Sale Price: \$1,590,000</p> <p>www.bayleys.co.nz/1500018</p> <p>Ashton Geissler 021 252 9277 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p> <p>Simon Aldridge 021 774 951 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p>
LOT 3		<p>MT WELLINGTON, Unit C, 59 Carbine Road</p> <p>Corner location with excellent exposure. International tenant renews six year lease. Returning \$72,000pa net. Seismic rating A+. Close to State Highway 1, Sylvia Park etc.</p> <p>Sale Price: \$1,505,000 Yield: 4.78%</p> <p>www.bayleys.co.nz/1900689</p> <p>Tony Chaudhary 021 995 121 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p> <p>Sunil Bhana 021 938 660 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>
LOT 4		<p>GREY LYNN, 18 Newton Road</p> <p>Fully leased city fringe standalone providing attractive cashflow of \$63,654pa + GST. Built in rental growth of 3% p.a. Hard to find in this price bracket - don't miss this one.</p> <p>Sale Price: \$1,420,000 Yield: 4.48%</p> <p>www.bayleys.co.nz/1681301</p> <p>Cameron Melhuish 021 479 882 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Andrew Wallace 021 148 7679 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>
LOT 5		<p>EAST TAMAKI, 441 East Tamaki Road</p> <p>2,000m² freehold corner site. 718m² quality office/workshop/warehouse (A+ seismic grade). 25 car parks (expansion potential). Easy and efficient site access. Fabulous location.</p> <p>Sale Price: \$1,850,000</p> <p>www.bayleys.co.nz/1900670</p> <p>Marty Roestenburg 021 943 517 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p>
POSTPONED		<p>ALBANY, 19A Triton Drive</p> <p>Established tenant since 2011. Rental \$130,000pa + GST + OPEX. Modern quality premises, built in 2006, sought after location for both investors and tenants. New lease April 2016.</p> <p>Postponed until Wednesday 20 April 2016</p> <p>www.bayleys.co.nz/1500021</p> <p>Laurie Burt 0274 136 174 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p> <p>Matt Mimmack 021 229 5878 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p>
LOT 7		<p>HENDERSON, Unit 8B, 192 Universal Drive</p> <p>Fantastic retail investment in a well-established shopping centre. BNZ as tenant returning \$132,023pa + GST. This is an exceptional investment opportunity you don't want to miss out.</p> <p>Sale Price: \$3,020,000 Yield: 4.37%</p> <p>www.bayleys.co.nz/1681274</p> <p>Oscar Kuang 021 609 429 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>James Chan 021 934 054 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>

The Following Auctions Will Not Commence Before 12.00pm

LOT 8		<p>WAIRAU VALLEY, Unit F, 12 Link Drive</p> <p>Two established tenants on new six year leases. 649sqm road front property and A grade seismic rating (IEP) of 99% of the NBS. Total rental return \$164,991pa + GST and OPEX. Available - under negotiation www.bayleys.co.nz/1500031</p> <p>Trevor Duffin 021 245 9731 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p> <p>Adam Watton 027 299 6643 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p>
LOT 9		<p>GLEN EDEN, 1-3 West Coast Road</p> <p>Split risk investment property on high profile corner site yielding net \$118,000p.a (approx) from five tenancies with one tenancy to be leased. Close to shopping malls and public transport. Sale Price: \$2,335,000 Yield: 5.05% www.bayleys.co.nz/1812148</p> <p>Mustan Bagasra 021 470 315 Mackys Real Estate Ltd, Bayleys, Licensed under the REA Act 2008</p> <p>Millie Liang 021 968 128 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>

Listings Sold Prior / Postponed

SOLD PRIOR		<p>ALBANY, Unit 8, 270 Oteha Valley Road</p> <p>Centrally positioned unit in The Foundation returning \$31,413.21pa + GST + OPEX, annual rent increases of CPI + 1%. Nine year lease from 12 June 2014, with one further right of six years. Sale Price: \$700,000 Yield: 4.48% www.bayleys.co.nz/1500034</p> <p>Terry Kim 0274 711 446 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p> <p>Michael Block 021 888 233 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p>
SOLD PRIOR		<p>ALBANY, Unit 22, 270 Oteha Valley Road</p> <p>National Quantity Surveyor company Cuesko as tenant (with offices in Auckland, Wellington, Christchurch). Net rental of \$106,861.83pa + GST. Six year lease term to October 2020. Sale Price: \$1,500,000 Yield: 7.12% www.bayleys.co.nz/1681367</p> <p>Quinn Ngo 021 888 378 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Eddie Zhong 021 227 7110 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p>
SOLD PRIOR		<p>EAST TAMAKI, Unit H, 333 East Tamaki Road</p> <p>540.31m² office/showroom/warehouse suitable for various business uses and offered with vacant possession. Ideal for an investor. Sale Price: \$1,000,000 www.bayleys.co.nz/1900685</p> <p>Katie Wu 027 230 7895 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p> <p>John Bolton Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p>
POSTPONED		<p>EAST TAMAKI, Unit C, 333 East Tamaki Road</p> <p>Specialised food grade unit 572m² (approx.). New six year lease with further rights of renewal. Returning \$82,000pa net. Seismic (earthquake) rating 80% of NBS. Available - Deadline Private Treaty, closing 12.00pm, Friday 15 April 2016 www.bayleys.co.nz/1900687</p> <p>Tony Chaudhary 021 995 121 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p> <p>Janak Darji 021 047 1290 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p>

AUCTIONEERS: Richard Valintine Daniel Coulson Sabine Davison

Our auctions are conducted in accordance with the Real Estate Institute of New Zealand Auction Code of Practice (copies available). All properties are offered for sale subject to the Particulars and Conditions of Sale, as made available by the marketing agent (copies available). All properties are offered for sale subject to the Vendors reserve price, unless stated otherwise. Terms of payment: 10% deposit at the fall of the gavel, and the balance payable on the due date specified in the Conditions of Sale. When bidding today you acknowledge full acceptance of the Particulars & Conditions of sale in all respects. If you require any further assistance, our staff are on hand to help you. Buyers are strongly advised that they seek independent reports pertaining to building structure and materials used.

Unit Titles Act 2010: Prospective purchasers wishing to bid at auction on Unit Title properties acknowledge that they have sighted and approved the pre-contract disclosure statement pursuant to section 146 of the Unit Titles Act 2010 and that the obligation of the vendor under the Act has been met.