

An aerial photograph of Toronto, Canada, showing the city skyline, the CN Tower, and the harbor. The image is used as a background for a real estate sales track record report.

SALES TRACK RECORD CITY METRO TEAM

Barfoot & Thompson
Licensed REAA 2008 MREINZ

APRIL 2018

SALES TRACK RECORD



777-779 NEW NORTH ROAD, MT ALBERT

PRICE:	\$1,300,000
METHOD:	Tender
ANALYSIS:	Part Vacant, \$7,103/m ² land & buildings
BROKERS:	Reese Barragar
DATE:	March 2018
VENDOR:	St Albans Limited



31 MACKELVIE STREET, GREY LYNN

PRICE:	\$2,715,000
METHOD:	Deadline Private Treaty
ANALYSIS:	\$5,645/m ² on land
BROKERS:	Reese Barragar, Murray Tomlinson
DATE:	March 2018
VENDOR:	Telecca New Zealand Limited



532-536 PARNELL ROAD, PARNELL

PRICE:	\$13,600,000
METHOD:	Tender
ANALYSIS:	\$7,039/m ² land area
BROKERS:	Andrew Clark, Graeme McHoull, Cam Paterson
DATE:	March 2018
VENDOR:	Empire Trust (Mike & Irene Rosser)

SALES TRACK RECORD



35 CHURCH STREET, ONEHUNGA

PRICE:	\$1,210,000
METHOD:	Auction
ANALYSIS:	\$4,115/m ² land & building
BROKERS:	Murry Tomlinson
DATE:	March 2018
VENDOR:	Walker Trust



57L LIVINGSTONE STREET, GREY LYNN

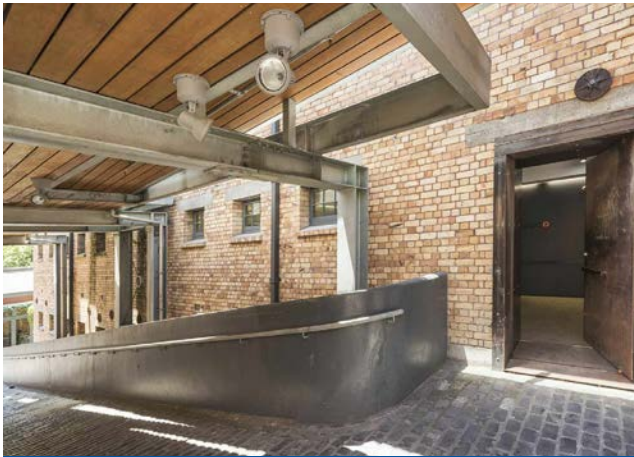
PRICE:	\$515,000
METHOD:	Deadline Private Treaty
ANALYSIS:	Vacant, \$8,583/m ² Land & Buildings
BROKERS:	Reese Barragar, Shaydon Young
DATE:	March 2018
VENDOR:	Lion Rock Roast Limited



62 BROWN STREET, ONEHUNGA

PRICE:	\$2,700,000
METHOD:	Auction
ANALYSIS:	4.62% yield
BROKERS:	Murry Tomlinson, Reese Barragar
DATE:	March 2018
VENDOR:	Shanks & Holmes

SALES TRACK RECORD



69/210-218 VICTORIA STREET WEST, VICTORIA QUARTER

PRICE:	\$1,300,000
METHOD:	Private Treaty
ANALYSIS:	Vacant, \$6,075/m ² land & buildings
BROKERS:	Reese Barragar, Rex Fowler
DATE:	February 2018
VENDOR:	SMH Trust



10 ADELAIDE STREET, VICTORIA QUARTER

PRICE:	\$855,000
METHOD:	Deadline Private Treaty
ANALYSIS:	Vacant, \$8,066/m ² land & building
BROKERS:	Reese Barragar
DATE:	February 2018
VENDOR:	The Sitting Room Trustee Company Ltd



60 MT EDEN ROAD, MT EDEN

PRICE:	\$2,600,000
METHOD:	Tender
ANALYSIS:	\$5532/m ² building, 7625/m ² land
BROKERS:	Cam Paterson, Reese Barragar
DATE:	January 2018
VENDOR:	Sally Fisher, Lynne Stuart

SALES TRACK RECORD



83 GREAT SOUTH ROAD, EPSOM

PRICE:	\$1,046,000
METHOD:	Auction
ANALYSIS:	Long term lease, 2.81%
BROKERS:	Cam Paterson, Andrew Clark
DATE:	January 2018
VENDOR:	Deceased Estate



16 PEACH PARADE, REMUERA

PRICE:	\$9,745,000
METHOD:	Tender
ANALYSIS:	Mixed Housing Suburban \$1,618/m ²
BROKERS:	Cam Paterson, John Stringer
DATE:	December 2017
VENDOR:	Auckland Racing Club



12 PEACH PARADE, REMUERA

PRICE:	\$1,200,000
METHOD:	Tender
ANALYSIS:	Drainage easement, \$1,094/m ²
BROKERS:	Cam Paterson, John Stringer
DATE:	December 2017
VENDOR:	Auckland Racing Club

SALES TRACK RECORD



C301, 50 KITCHENER STREET, CBD

PRICE:	\$3,250,000
METHOD:	Tender
ANALYSIS:	6.52% yield
BROKERS:	Andrew Clark, Reese Barragar
DATE:	February 2018
VENDOR:	Naren Patel



10 SEVERN STREET, GRAFTON

PRICE:	\$2,235,000
METHOD:	Tender
ANALYSIS:	5.23% yield
BROKERS:	Murray Tomlinson
DATE:	December 2017
VENDOR:	Paterson Trust



27/210-218 VICTORIA STREET WEST, VICTORIA QUARTER

PRICE:	\$440,000
METHOD:	Deadline Private Treaty
ANALYSIS:	6%
BROKERS:	Shaydon Young, Reese Barragar
DATE:	November 2017
VENDOR:	Marlow Family Trust

SALES TRACK RECORD



1/10-12 VINEGAR LANE, GREY LYNN

PRICE:	\$1,130,000
METHOD:	Private Treaty
ANALYSIS:	Vacant, \$7,400/m ² + two carpark at \$75 each
BROKERS:	Reese Barragar, Shaydon Young
DATE:	November 2017
VENDOR:	Oakland Apartment Limited



3/26 PUTIKI STREET, GREY LYNN

PRICE:	\$4,725,000
METHOD:	Tender
ANALYSIS:	\$6,001/m ² on building
BROKERS:	Rex Fowler, Nick Bernecker
DATE:	November 2017
VENDOR:	Barrio Investments



428-448 DOMINION ROAD, MT EDEN

PRICE:	\$7,450,000
METHOD:	Tender
ANALYSIS:	\$3,695/m ² Mixed Use land
BROKERS:	Cam Paterson
DATE:	September 2017
VENDOR:	Murray Freestone & Kerry Langton

SALES TRACK RECORD



33 SCANLAN STREET

PRICE:	\$5,275,000
METHOD:	Off-Market
ANALYSIS:	Vacant, \$5,480/m ² on Land
BROKERS:	Reese Barragar
DATE:	September 2017
VENDOR:	Confidential



104 CUSTOMS STREET WEST, CBD

PRICE:	\$4,350,000
METHOD:	Off Market
ANALYSIS:	Leasehold, 9.6%
BROKERS:	Cam Paterson
DATE:	September 2017
VENDOR:	Southside Group



516 NEW NORTH ROAD, KINGSLAND

PRICE:	\$2,760,000
METHOD:	Tender
ANALYSIS:	\$5,565/m ² Land
BROKERS:	Cam Paterson, Shaydon Young
DATE:	September 2017
VENDOR:	Ian and Cathy Song

SALES TRACK RECORD



8 PUTIKI STREET, GREY LYNN

PRICE:	\$1,000,000
METHOD:	Tender
ANALYSIS:	\$5,319/m ² (Vacant Land)
BROKERS:	Reese Barragar, Grant Magill
DATE:	September 2017
VENDOR:	David John Ryan and Farry & Co. Trustees Limited



6/19 EDWIN STREET, MOUNT EDEN

PRICE:	\$905,000
METHOD:	Deadline Private Treaty
ANALYSIS:	\$4,945/m ² (Vacant Possession)
BROKERS:	Shaydon Young
DATE:	September 2017
VENDOR:	R K Naidu & Sons Limited



4B/142 BROADWAY, NEWMARKET

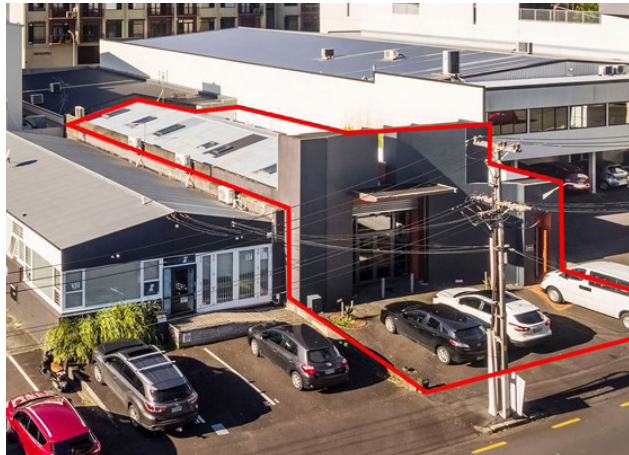
PRICE:	\$1,462,000
METHOD:	Tender
ANALYSIS:	5.12% or \$4,598/m ²
BROKERS:	Andrew Clark, Murray Tomlinson
DATE:	September 2017
VENDOR:	Claymore Broadway #2 Limited

SALES TRACK RECORD



12 CRUMMER ROAD, GREY LYNN

PRICE:	\$4,000,000
METHOD:	Off Market
ANALYSIS:	\$9,302/m ² land, \$7,629/m ² Land & building
BROKERS:	Murray Tomlinson
DATE:	September 2017
VENDOR:	Liston Trust



35 VIRGINIA AVENUE, EDEN TERRACE

PRICE:	\$1,475,000
METHOD:	Tender
ANALYSIS:	\$3,965/m ² Land , 4.81%
BROKERS:	Cam Paterson, Rex Fowler
DATE:	August 2017
VENDOR:	Hitchcock Trust



37 VIRGINIA AVENUE, EDEN TERRACE

PRICE:	\$2,050,000
METHOD:	Tender
ANALYSIS:	\$3,280/m ² Land, 3.44%
BROKERS:	Cam Paterson, Rex Fowler
DATE:	August 2017
VENDOR:	Hitchcock Trust

SALES TRACK RECORD



103 VICTORIA STREET WEST, AUCKLAND CENTRAL

PRICE:	\$2,420,000
METHOD:	Tender
ANALYSIS:	4.19%
BROKERS:	John Stringer
DATE:	August 2017
VENDOR:	Erica Eady Trust



155 PARNELL ROAD, PARNELL

PRICE:	\$1,172,500
METHOD:	Tender
ANALYSIS:	5.09%
BROKERS:	John Stringer, Agnes Teh
DATE:	August 2017
VENDOR:	Deel Holdings Limited



7/13 COLES AVENUE, MT EDEN

PRICE:	\$1,215,000
METHOD:	Deadline Private Treaty
ANALYSIS:	\$6,865/m ² land & buildings
BROKERS:	Reese Barragar, Shaydon Young
DATE:	August 2017
VENDOR:	The Garden Cove Trust

SALES TRACK RECORD



33 SCANLAN STREET, GREY LYNN

PRICE:	\$4,800,000
METHOD:	Tender
ANALYSIS:	\$4,990/m ² land
BROKERS:	Reese Barragar
DATE:	August 2017
VENDOR:	Chu Bang Assets Limited



50 AITKEN TERRACE, KINGSLAND

PRICE:	\$3,770,000
METHOD:	Tender
ANALYSIS:	\$4,300/m ² land & buildings
BROKERS:	Reese Barragar, Grant Magill
DATE:	August 2017
VENDOR:	RKSL Limited



42 ROSEBANK ROAD, AVONDALE

PRICE:	\$1,295,000
METHOD:	By Negotiation
ANALYSIS:	\$1,570/m ² land
BROKERS:	Reese Barragar
DATE:	August 2017
VENDOR:	Subsume Limited

SALES TRACK RECORD



103 WELLESLEY STREET, AUCKLAND CENTRAL

PRICE:	\$12,250,000
METHOD:	Off-Market
ANALYSIS:	\$9,975/m ² land
BROKERS:	Murray Tomlinson, John Stringer
DATE:	August 2017
VENDOR:	Delphi Trust Ltd



542 ORMISTON ROAD, FLAT BUSH

PRICE:	\$2,950,000
METHOD:	Tender
ANALYSIS:	\$91/m ² land
BROKERS:	Cam Paterson, Colin Stewart
DATE:	August 2017
VENDOR:	Industrial and Commercial Bank of China



81 REMUERA ROAD, NEWMARKET

PRICE:	\$3,500,000
METHOD:	Tender
ANALYSIS:	\$6,172/m ² land
BROKERS:	Murray Tomlinson, John Stringer
DATE:	July 2017
VENDOR:	81 Remuera Rd Ltd

SALES TRACK RECORD



351 MANUKAU ROAD, EPSOM

PRICE:	\$2,900,000
METHOD:	Tenders
ANALYSIS:	\$6,000/m ² land or \$6,144/m ² building
BROKERS:	Cam Paterson
DATE:	July 2017
VENDOR:	Ivan Houghton



3D & 3E, 153-187 BROADWAY, NEWMARKET

PRICE:	\$3,730,000
METHOD:	Tender
ANALYSIS:	6.75% yield
BROKERS:	Andrew Clark
DATE:	July 2017
VENDOR:	Bruce Qin



391A ROSEBANK ROAD, ROSEBANK

PRICE:	\$2,830,000
METHOD:	Auction
ANALYSIS:	5.9% yield
BROKERS:	Murray Tomlinson, Grant Magill
DATE:	June 2017
VENDOR:	Grey Rose Holdings Ltd

SALES TRACK RECORD



5/1978 GREAT NORTH ROAD, AVONDALE

PRICE:	\$660,000
METHOD:	Auction
ANALYSIS:	Short term lease, 7.5% yield
BROKERS:	Reese Barragar, Colin Stewart
DATE:	July 2017
VENDOR:	Texas Heat Limited



6/1976 GREAT NORTH ROAD, AVONDALE

PRICE:	\$895,000
METHOD:	Auction
ANALYSIS:	Short term leases - 7.8% yield
BROKERS:	Reese Barragar, Colin Stewart, Chris Peterson
DATE:	June 2017
VENDOR:	Texas Heat Limited



27 HARGREAVES STREET, FREEMANS BAY

PRICE:	\$2,680,000
METHOD:	Tender
ANALYSIS:	Vacant, \$9,054/m ² land & buildings
BROKERS:	Reese Barragar
DATE:	June 2017
VENDOR:	P H Walters & M Blackman

SALES TRACK RECORD



929 NEW NORTH ROAD, MT ALBERT

PRICE:	\$575,000
METHOD:	Tender
ANALYSIS:	Vacant, 34% IEP
BROKERS:	Reese Barragar
DATE:	June 2017
VENDOR:	S M & W P Taylor



376 GREAT NORTH ROAD, GREY LYNN

PRICE:	\$4,000,000
METHOD:	Off-Market
ANALYSIS:	4.65% yield
BROKERS:	Grant Magill
DATE:	May 2017
VENDOR:	Guido & Karen Locher



18 BIRMINGHAM ROAD, EAST TAMAKI

PRICE:	\$1,211,000
METHOD:	Auction
ANALYSIS:	4.45% yield
BROKERS:	Murray Tomlinson, James Marshall
DATE:	May 2017
VENDOR:	Confidential

SALES TRACK RECORD



87-89 ALBERT STREET, CBD

PRICE:	Confidential
METHOD:	Off-Market
ANALYSIS:	Large CBD Freehold Offering
BROKERS:	John Stringer
DATE:	May 2017
VENDOR:	Murray & Jonathan Rose



68/210-218 VICTORIA STREET WEST, VICTORIA QUARTER

PRICE:	\$1,285,000
METHOD:	Off-Market
ANALYSIS:	Vacant, \$5,140/m ² land & buildings
BROKERS:	Reese Barragar
DATE:	May 2017
VENDOR:	Partridge Property Investments Ltd



350 QUEEN STREET, CBD

PRICE:	\$44,500,000
METHOD:	Negotiation
ANALYSIS:	6.23%
BROKERS:	John Stringer, Cam Paterson
DATE:	May 2017
VENDOR:	Krukziener Properties

SALES TRACK RECORD



31B DRAKE STREET, VICTORIA QUARTER

PRICE:	\$1,500,000
METHOD:	Off-Market
ANALYSIS:	Vacant, \$5,400/m ² land & buildings
BROKERS:	Reese Barragar
DATE:	May 2017
VENDOR:	Partridge Property Investments Ltd



24 WILLIAMSON AVENUE, GREY LYNN

PRICE:	\$3,001,000
METHOD:	Tender
ANALYSIS:	Vacant, \$8,500/m ² on land
BROKERS:	Cam Paterson, Murray Tomlinson
DATE:	May 2017
VENDOR:	Jillian Bashford



46-48 POLLEN STREET, GREY LYNN

PRICE:	\$4,810,000
METHOD:	Tender
ANALYSIS:	4.28% yield, long term lease commitments
BROKERS:	Cam Paterson, Shaydon Young
DATE:	April 2017
VENDOR:	Gareth Dunkerley

SALES TRACK RECORD



150 MT WELLINGTON HIGHWAY, MT WELLINGTON

PRICE:	\$9,480,000
METHOD:	Tender
ANALYSIS:	28 residential leaky homes
BROKERS:	Cam Paterson, John Stringer
DATE:	April 2017
VENDOR:	Auckland Council



7 BURNS STREET, GREY LYNN

PRICE:	\$5,150,000
METHOD:	Tender
ANALYSIS:	Vacant, \$4,656/m ² on land
BROKERS:	Cam Paterson, Colin Stewart, Reese Barragar
DATE:	April 2017
VENDOR:	Ian Webster, Neil Brabant



5/632 GREAT SOUTH ROAD, PAPATOETOE

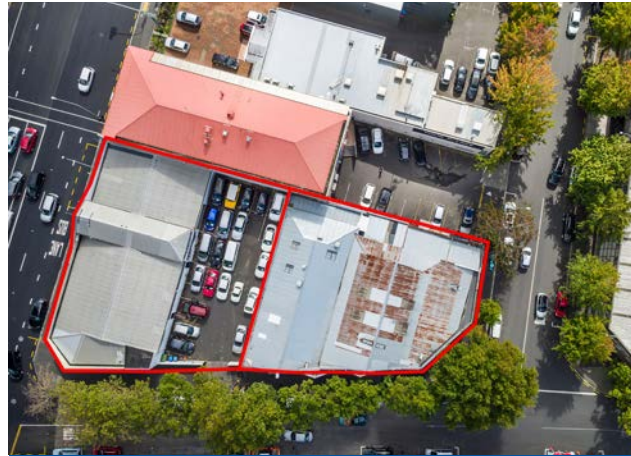
PRICE:	\$700,000
METHOD:	Auction
ANALYSIS:	Vacant Possession
BROKERS:	Grant Magill
DATE:	April 2017
VENDOR:	B&M Hudd

SALES TRACK RECORD



41-43 GILLIES AVENUE, NEWMARKET

PRICE:	\$10,750,000
METHOD:	Tender
ANALYSIS:	\$3,997/m ²
BROKERS:	Murray Tomlinson
DATE:	April 2017
VENDOR:	Confidential



436 BROADWAY & 87 NUFFIELD STREET, NEWMARKET

PRICE:	\$2,950,000
METHOD:	Tender (buy one or both)
ANALYSIS:	Leasehold - 14.2% yield
BROKERS:	Cam Paterson, Rex Fowler
DATE:	April 2017
VENDOR:	Mark Giffiths



883-885 MT EDEN ROAD, MT EDEN

PRICE:	\$2,017,000
METHOD:	Tender (one or both)
ANALYSIS:	2.82% yield plus retail vacancy
BROKERS:	Cam Paterson, Shaydon Young
DATE:	March 2017
VENDOR:	Anthill Limited

SALES TRACK RECORD



158 JERVOIS ROAD, PONSONBY

PRICE:	\$830,000
METHOD:	Off-Market
ANALYSIS:	4.5% yield
BROKERS:	Shaydon Young
DATE:	March 2017
VENDOR:	H & H Family Trustee Limited



564 GREAT NORTH ROAD, GREY LYNN

PRICE:	\$1.1150,000
METHOD:	Negotiation
ANALYSIS:	\$6,250/m ² land
BROKERS:	Grant Magill, Shaydon Young
DATE:	February 2017
VENDOR:	David Southcombe



194-198 BROADWAY, NEWMARKET

PRICE:	\$3,450,000
METHOD:	Tender
ANALYSIS:	5.45% yield
BROKERS:	Andrew Clark, Cam Paterson
DATE:	February 2017
VENDOR:	Nevenka Glucina Family Trust

SALES TRACK RECORD



409 GREAT NORTH ROAD, GREY LYNN

PRICE:	\$1,970,000
METHOD:	Private Treaty
ANALYSIS:	\$4,580/m ² land
BROKER:	Reese Barragar
DATE:	February 2017
VENDOR:	C I Builders Limited



8 PUTIKI STREET, GREY LYNN

PRICE:	\$900,000
METHOD:	Auction
ANALYSIS:	\$4,785/m ² land
BROKERS:	Reese Barragar, Grant Magill
DATE:	December 2016
VENDOR:	Greenfield Holdings Limited



321-327 GREAT NORTH ROAD, GREY LYNN

PRICE:	\$3,925,000
METHOD:	Off-Market
ANALYSIS:	\$4,564/m ² (holding income \$90,000 pa)
BROKER:	Grant Magill
DATE:	December 2016
VENDOR:	Macollay Investments Limited

SALES TRACK RECORD



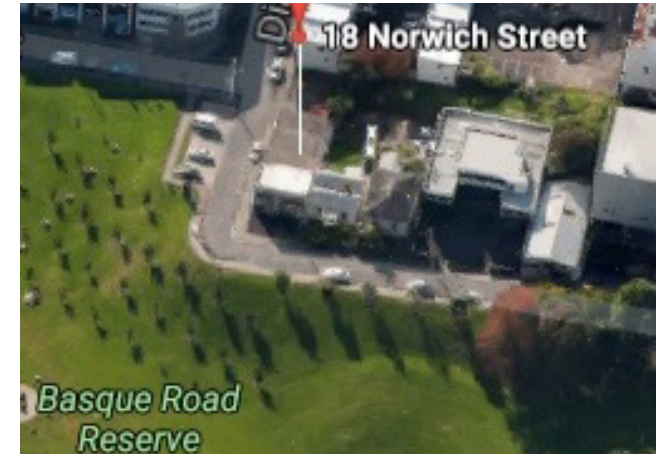
1 ELGIN STREET, GREY LYNN

PRICE:	\$1,300,000
METHOD:	Off-Market
ANALYSIS:	Sold with 321-327 Great North Road
BROKERS:	Grant Magill
DATE:	December 2016
VENDOR:	Macollay Investments Limited



570 GREAT NORTH ROAD, GREY LYNN

PRICE:	\$2,600,000
METHOD:	Auction
ANALYSIS:	5.3% Yield
BROKERS:	Cam Paterson, Shaydon Young
DATE:	December 2016
VENDOR:	UDP Limited



18 & 20 NORWICH STREET, EDEN TERRACE

PRICE:	\$2,650,000
METHOD:	Off-Market
ANALYSIS:	2.58% yield or \$4,330/m ²
BROKERS:	Cam Paterson
DATE:	December 2016
VENDOR:	Norwich Industries Limited

SALES TRACK RECORD



14 SHIRLEY ROAD, GREY LYNN

PRICE:	\$7,000,000
METHOD:	Tender
ANALYSIS:	\$3,968/m ² on land
BROKERS:	Cam Paterson, Shaydon Young
DATE:	November 2016
VENDOR:	VCM Investments Limited



40 AITKEN TERRACE, KINGSLAND

PRICE:	\$2,800,000
METHOD:	Auction
ANALYSIS:	\$8,383/m ² on land
BROKERS:	Grant Magill, Reese Barragar
DATE:	November 2016
VENDOR:	Greenfield Holdings Limited



604 ROSEBANK ROAD, AVONDALE

PRICE:	\$6,300,000
METHOD:	Tender
ANALYSIS:	7.2% yield
BROKER:	John Stringer, Murray Tomlinson
DATE:	October 2016
VENDOR:	Gek Property Nominees Ltd

SALES TRACK RECORD



159 GREAT NORTH ROAD, GREY LYNN

PRICE:	\$10,575,000
METHOD:	Off-Market
ANALYSIS:	5.05% yield
BROKERS:	Murray Tomlinson
DATE:	October 2016
VENDOR:	Confidential



75-77 GREEN LANE EAST, REMUERA

PRICE:	\$2,605,000
METHOD:	Price by Negotiation
ANALYSIS:	\$2,807/m ² or 2.6%
BROKERS:	Cam Paterson, Reese Barragar
DATE:	October 2016
VENDOR:	TCP Remuera Limited



117 NEWTON ROAD, EDEN TERRACE

PRICE:	\$2,610,000
METHOD:	Price Advertising
ANALYSIS:	\$6,184/m ² on land
BROKER:	Cam Paterson
DATE:	September 2016
VENDOR:	Newton Commercial Properties Limited

SALES TRACK RECORD



35 TIMOTHY PLACE, AVONDALE

PRICE:	\$2,255,000
METHOD:	Off Market
ANALYSIS:	5.1%
BROKERS:	Reese Barragar, Chris Peterson, Duane Mullooly
DATE:	September 2016
VENDOR:	Reach Media Limited



72 REMUERA ROAD, NEWMARKET

PRICE:	\$3,850,000
METHOD:	Off Market
ANALYSIS:	\$6,017/m ² on land only
BROKERS:	Graeme McHoull, Andrew Clark
DATE:	August 2016
VENDOR:	Mehrotra Family Trust



29 NIXON STREET, GREY LYNN

PRICE:	\$1,325,000
METHOD:	Off Market
ANALYSIS:	\$5,000/m ² on land
BROKER:	Reese Barragar
DATE:	August 2016
VENDOR:	Thorp & Co Limited

SALES TRACK RECORD



741 TE ATATU ROAD, TE ATATU PENINSULA

PRICE:	\$3,350,000
METHOD:	Off Market
ANALYSIS:	\$754/m ² land
BROKER:	Murray Tomlinson
DATE:	August 2016
VENDOR:	Midpoint Ltd



205 FEDERAL STREET, AUCKLAND CENTRAL

PRICE:	\$525,000
METHOD:	Price Advertising
ANALYSIS:	5.5% or \$8,750/m ² buildings
BROKERS:	John Stringer, Andrew Clark
DATE:	July 2016
VENDOR:	Brad and Leisa Rossi



UNIT 2K, 128 ST GEORGE'S BAY ROAD, PARNELL

PRICE:	\$400,000
METHOD:	Private Treaty
ANALYSIS:	\$2,666/m ² buildings, 3 cars
BROKERS:	John Stringer, Cam Paterson
DATE:	July 2016
VENDOR:	Montagne Noir Limited

SALES TRACK RECORD



7-9 LAGOON DRIVE, PANMURE

PRICE:	\$7,000,000
METHOD:	Tender
ANALYSIS:	\$1,408/m ² on land
BROKERS:	Cam Paterson, Mike Jensen
DATE:	July 2016
VENDOR:	John Graham Somervaille and Rodnie Heath



13 HIGH STREET, AUCKLAND CENTRAL

PRICE:	\$800,000
METHOD:	Tender
ANALYSIS:	\$8,163/m ² buildings, vacant
BROKER:	John Stringer
DATE:	July 2016
VENDOR:	B445 Limited



405 REMUERA ROAD, REMUERA

PRICE:	\$2,335,500
METHOD:	Off Market
ANALYSIS:	5% or \$13,345/m ² buildings
BROKER:	John Stringer
DATE:	July 2016
VENDOR:	Nusam Limited

SALES TRACK RECORD



27-29 LESLIE AVENUE, MORNINGSIDE

PRICE:	\$2,500,000
METHOD:	Tender
ANALYSIS:	\$2,042/m ² land
BROKERS:	Murray Tomlinson, Grant Magill
DATE:	June 2016
VENDOR:	M Watson



K3/20 REMUERA ROAD, REMUERA

PRICE:	\$800,000
METHOD:	Fixed Price
ANALYSIS:	5.5%
BROKER:	Reese Barragar
DATE:	June 2016
VENDOR:	Unicorn Newmarket Limited



636 NEW NORTH ROAD, MORNINGSIDE

PRICE:	\$1,775,000
METHOD:	Tender
ANALYSIS:	\$3,500/m ² on land
BROKER:	Reese Barragar
DATE:	June 2016
VENDOR:	Allan Stratton

SALES TRACK RECORD



427-429 TITIRANGI ROAD, TITIRANGI

PRICE:	\$3,530,000
METHOD:	Auction
ANALYSIS:	5.01%
BROKER:	Murray Tomlinson
DATE:	May 2016
VENDOR:	Family Trust



16 WAVERLEY STREET, AUCKLAND CENTRAL

PRICE:	\$6,507,000
METHOD:	Tender
ANALYSIS:	4% or \$3,016/m ² buildings
BROKERS:	John Stringer, Murray Tomlinson, Reese Barragar
DATE:	May 2016
VENDOR:	Webster Investments Limited



625 NEW NORTH ROAD, KINGSLAND

PRICE:	\$2,500,000
METHOD:	Off Market
ANALYSIS:	\$2,696/m ² land, returning \$124,500
BROKER:	Grant Magill
DATE:	May 2016
VENDOR:	Experience Properties Limited

SALES TRACK RECORD



252 GREAT NORTH ROAD, HENDERSON

PRICE:	\$4,450,000
METHOD:	Tender
ANALYSIS:	7.8% or \$2,470/m ² buildings, \$1,249/m ² land
BROKERS:	John Stringer, Eddie Zhao
DATE:	May 2016
VENDOR:	252 GNR Limited



28 MACKELVIE STREET, GREY LYNN

PRICE:	\$3,775,000
METHOD:	Tender
ANALYSIS:	5.74% or \$9,581/m ² land
BROKERS:	Cam Paterson, Murray Tomlinson
DATE:	May 2016
VENDOR:	Vantage Group



2 CHURTON STREET, PARNELL

PRICE:	\$3,900,000
METHOD:	Off Market
ANALYSIS:	\$3,217/m ² land, Res 7b zone
BROKERS:	Cam Paterson, Murray Tomlinson
DATE:	May 2016
VENDOR:	Ross & Brett Lornie

SALES TRACK RECORD



9 ST JUDE STREET, AVONDALE

PRICE:	\$1,430,000
METHOD:	Tender
ANALYSIS:	4.8%
BROKER:	Reese Barragar
DATE:	April 2016
VENDOR:	Dielectric Properties Limited



7 TOMO STREET, NEW LYNN

PRICE:	\$750,000
METHOD:	Tender
ANALYSIS:	\$1,068/m ² land only
BROKER:	Reese Barragar
DATE:	April 2016
VENDOR:	Raj Boy Restaurants Limited



9 ELY AVENUE, REMUERA

PRICE:	\$2,300,000
METHOD:	Tender
ANALYSIS:	4% gross on appraised rents
BROKERS:	Andrew Clark, Graeme McHoull
DATE:	April 2016
VENDOR:	Max Morris

SALES TRACK RECORD



95 UNION STREET, VICTORIA QUARTER

PRICE:	\$2,710,000
METHOD:	Tender
ANALYSIS:	\$4,632/m ²
BROKERS:	Reese Barragar, Duane Mullooly
DATE:	March 2016
VENDOR:	Victoria Quarter No 1 Limited



UNIT BA, 187 QUEEN STREET, AUCKLAND CENTRAL

PRICE:	\$950,000
METHOD:	Auction
ANALYSIS:	7.5% or \$2,896/m ² buildings
BROKERS:	John Stringer, Kim Loo
DATE:	March 2016
VENDOR:	Landmark Holdings Limited



1A VINEGAR LANE, GREY LYNN

PRICE:	\$2,300,000
METHOD:	Tender
ANALYSIS:	6%
BROKER:	Reese Barragar
DATE:	March 2016
VENDOR:	Salt of the Earth Limited

SALES TRACK RECORD



346 PONSONBY ROAD, PONSONBY

PRICE:	\$1,250,000
METHOD:	Deadline Private Treaty
ANALYSIS:	5.2% yield or \$10,964/m ² buildings + 1 car park (sold vacant)
BROKERS:	David Palmer, Jane Tang
DATE:	March 2016
VENDOR:	Moonesinghe Family Trust



S4-03 65 FORT STREET, CBD

PRICE:	\$270,000
METHOD:	Auction
ANALYSIS:	Vacant 67m ² storage unit
BROKER:	John Stringer
DATE:	March 2016
VENDOR:	Sportscorp Limited



21 EMILY PLACE, CBD

PRICE:	\$2,675,000
METHOD:	Tender
ANALYSIS:	22m height limit, \$7,643/m ² land
BROKER:	Cam Paterson
DATE:	March 2016
VENDOR:	Gareth Ngan

SALES TRACK RECORD



181 CAPTAIN SPRINGS ROAD, ONEHUNGA

PRICE:	\$1,400,000
METHOD:	Auction
ANALYSIS:	4.6% yield based on market rent (vacant) or \$2,208/m ² buildings
BROKERS:	Murray Tomlinson, Graeme McHoull
DATE:	March 2016
VENDOR:	Raj Boy Restaurants Ltd



41 PITT STREET, CBD

PRICE:	\$675,000
METHOD:	Deadline Private Treaty
ANALYSIS:	5.9% yield based on market rent (vacant)
BROKERS:	John Stringer, Jane Tang
DATE:	March 2016
VENDOR:	Jenny and Brendon Tieu



210-218 VICTORIA ST WEST, VICTORIA QUARTER

PRICE:	\$5,630,000
METHOD:	Tender
ANALYSIS:	\$3,438/m ²
BROKERS:	Reese Barragar, Duane Mullooly
DATE:	March 2016
VENDOR:	Victoria Quarter No 1 Limited

SALES TRACK RECORD



118-120 NELSON STREET, AUCKLAND CENTRAL

PRICE:	\$6,000,000
METHOD:	Negotiation
ANALYSIS:	5.85% yield on net rental of \$351,000 p.a.
BROKER:	Jack Downer
DATE:	March 2016
VENDOR:	Brian Ward Trust



442 KARANGAHAPE ROAD, AUCKLAND CENTRAL

PRICE:	\$2,600,000
METHOD:	Negotiation
ANALYSIS:	Vacant possession
BROKERS:	Jack Downer
DATE:	February 2016
VENDOR:	The Dorreen Family Trust



6-10 NIKAU STREET, EDEN TERRACE

PRICE:	\$2,907,000
METHOD:	Tender
ANALYSIS:	5.15% yield or \$3,219/m ² land
BROKERS:	Cam Paterson, Murray Tomlinson
DATE:	February 2016
VENDOR:	Nikau Street Ltd

SALES TRACK RECORD



UNIT 1C, 130 ST GEORGES BAY ROAD, PARNELL

PRICE:	\$2,600,000
METHOD:	Off Market (Failed Colliers campaign)
ANALYSIS:	7.9%
BROKER:	Grant Magill
DATE:	February 2016
VENDOR:	Peter Lee



713 MT ALBERT ROAD, ROYAL OAK

PRICE:	\$2,400,000
METHOD:	Tender
ANALYSIS:	Vacant, \$2,919/m ² land
BROKERS:	Reese Barragar, James Marshall
DATE:	February 2016
VENDOR:	VAM Investments Ltd



12 NIXON STREET, GREY LYNN

PRICE:	\$2,510,000
METHOD:	Off Market
ANALYSIS:	\$4,059/m ² , \$3,650/m ² building
BROKER:	Cam Paterson
DATE:	January 2016
VENDOR:	Ardmore Developments Ltd

SALES TRACK RECORD



LOT 11, VINEGAR LANE, GREY LYNN

PRICE:	\$665,000
METHOD:	Price by negotiation
ANALYSIS:	\$5,782/m ² land
BROKERS:	Cam Paterson, Reese Barragar
DATE:	January 2016
VENDOR:	MR8 Construction Limited



25 NIXON STREET, GREY LYNN

PRICE:	\$1,150,000
METHOD:	Fixed Price
ANALYSIS:	\$4,212/m ² on land
BROKER:	Reese Barragar
DATE:	January 2016
VENDOR:	Judy Ng



30A POLLEN STREET, GREY LYNN

PRICE:	\$1,200,000
METHOD:	Off Market
ANALYSIS:	5.67%, \$3,183/m ² building
BROKERS:	Cam Paterson, Reese Barragar
DATE:	January 2016
VENDOR:	Tony Verhaaren

SALES TRACK RECORD



546 TE ATATU ROAD, TE ATATU

PRICE:	\$1,273,000
METHOD:	Off-market
ANALYSIS:	5.6% yield or \$1,530/m ² land
BROKER:	Reese Barragar
DATE:	December 2015
VENDOR:	Aute Company Limited



234 & 236 RICHARDSON ROAD, MT ROSKILL

PRICE:	\$1,900,000
METHOD:	Tender
ANALYSIS:	\$1,172/m ² or 4.35% yield
BROKERS:	Cam Paterson, David Palmer
DATE:	December 2015
VENDOR:	Walton No 1 Limited



18 - 20 MORNINGSIDE DRIVE, MORNINGSIDE

PRICE:	\$3,830,000
METHOD:	Tender
ANALYSIS:	4.9%
BROKERS:	Grant Magill, Wayne Muir
DATE:	December 2015
VENDOR:	Torean Holdings Ltd

SALES TRACK RECORD



20 BEAUMONT ST & 19 FISHER POINT DR, FREEMANS BAY

PRICE:	\$8,700,000
METHOD:	Tender
ANALYSIS:	7.47% yield on net rental of \$650,355 p.a.
BROKERS:	Jack Downer
DATE:	November 2015
VENDOR:	Direct Property Investments (5) Limited



252-258 GREAT NORTH ROAD, GREY LYNN

PRICE:	\$3,300,000
METHOD:	Off-market
ANALYSIS:	\$3,300/m ² of land, short term rental
BROKERS:	Cam Paterson, Reese Barragar
DATE:	November 2015
VENDOR:	Cameron Island



80 ALEXANDER CRESCENT, OTARA

PRICE:	\$5,100,000
METHOD:	Off Market (Failed Colliers campaign)
ANALYSIS:	7.9%
BROKER:	Grant Magill
DATE:	November 2015
VENDOR:	Huguru Ltd

SALES TRACK RECORD



307-309 GREAT NORTH ROAD, GREY LYNN

PRICE:	\$2,310,000
METHOD:	Tender
ANALYSIS:	\$6,400/m ² land, \$4,400/m ² building, Vacant February 2016
BROKERS:	Cam Paterson, Reese Barragar, Grant Magill
DATE:	October 2015
VENDOR:	Wharepai Holdings Limited



259-263 PONSONBY ROAD, PONSONBY

PRICE:	\$3,975,000
METHOD:	Tender
ANALYSIS:	IEP of 30%, 6.32% yield
BROKER:	Cam Paterson
DATE:	October 2015
VENDOR:	Bryce Earwaker and Simon Damerell



33 SCANLAN STREET, GREY LYNN

PRICE:	\$4,280,000
METHOD:	Tender
ANALYSIS:	\$4,250/m ² land, short term leases
BROKERS:	Cam Paterson, Reese Barragar
DATE:	October 2015
VENDOR:	Greg Corkill

SALES TRACK RECORD



68C & 68D PONSONBY ROAD, PONSONBY

PRICE:	\$1,750,000
METHOD:	Tender
ANALYSIS:	Retail plus 20 parks, 5.0% yield
BROKER:	Cam Paterson
DATE:	October 2015
VENDOR:	Evmanone Ltd



20 ST JOHNS ROAD, MEADOWBANK

PRICE:	\$2,502,000
METHOD:	Tender
ANALYSIS:	4.9% yield, 10 year lease
BROKERS:	John Stringer, Cam Paterson
DATE:	October 2015
VENDOR:	JP Schmidt and Dana Johnson



583 ROSEBANK ROAD, ROSEBANK PENINSULA

PRICE:	\$3,300,000
METHOD:	Off Market
ANALYSIS:	6.96% yield
BROKERS:	Murray Tomlinson
DATE:	September 2015
VENDOR:	Nigrad Holdings Ltd

SALES TRACK RECORD



463-467 DOMINION ROAD, MT EDEN

PRICE:	\$1,808,000
METHOD:	Tender
ANALYSIS:	4.5% yield, \$3,000/m ² land
BROKER:	Cam Peterson
DATE:	September 2015
VENDOR:	Rod Alexander



17 NIKAU STREET, OTAHUHU

PRICE:	\$1,520,000
METHOD:	Tender
ANALYSIS:	\$450/m ² of land
BROKERS:	Cam Paterson, Ben Johnson
DATE:	September 2015
VENDOR:	Brian and Kathryn Wall



12 & 14 EDINBURGH STREET, AUCKLAND CENTRAL

PRICE:	\$1,665,000
METHOD:	Tender
ANALYSIS:	Contaminated land, \$2,500/m ² of land
BROKER:	Cam Paterson
DATE:	September 2015
VENDOR:	Kevin Matthews

SALES TRACK RECORD



37-39 CRUMMER ROAD, GREY LYNN

PRICE:	\$3,700,000
METHOD:	Tender
ANALYSIS:	\$3,384/m ² land, \$3,689/m ² building, 4.5% yield
BROKER:	Cam Paterson
DATE:	September 2015
VENDOR:	Suzanne Corbett



16 EDINBURGH STREET, NEWTON

PRICE:	\$2,625,000
METHOD:	Off Market
ANALYSIS:	7.23% yield
BROKER:	Murray Tomlinson
DATE:	September 2015
VENDOR:	Roscommon Properties Limited



18-26 WELLESLEY STREET, CBD

PRICE:	\$25,360,000
METHOD:	Off Market
ANALYSIS:	5.88% yield, consented for development
BROKER:	John Stringer
DATE:	August 2015
VENDOR:	Wilco Investment Limited

SALES TRACK RECORD



22 DRAKE STREET, VICTORIA QUARTER

PRICE:	\$1,320,000
METHOD:	Tender
ANALYSIS:	7.2%
BROKER:	Reese Barragar
DATE:	August 2015
VENDOR:	Zimba Trust



21-27 BELMONT ROAD, PAEROA

PRICE:	\$4,050,000
METHOD:	Tender
ANALYSIS:	\$2,071/m ² building, 7.65% yield
BROKER:	Cam Paterson
DATE:	August 2015
VENDOR:	JA & WS Lewis



10 NORMANBY ROAD, EDEN TERRACE

PRICE:	\$25,360,000
METHOD:	Off Market
ANALYSIS:	\$3,479/m ² land
BROKER:	Murray Tomlinson
DATE:	July 2015
VENDOR:	Hall Trusts

SALES TRACK RECORD



175 LINE ROAD, GLEN INNES

PRICE:	\$4,250,000
METHOD:	Off Market
ANALYSIS:	5.75% yield or \$5,035/m ² building
BROKER:	John Stringer
DATE:	July 2015
VENDOR:	Glen Innes Holdings Limited



135-137 VINCENT STREET, AUCKLAND CENTRAL

PRICE:	\$1,000,000
METHOD:	Tender
ANALYSIS:	8.45%
BROKERS:	Reese Barragar, Cam Paterson
DATE:	July 2015
VENDOR:	T G Pastoral Limited



500 QUEEN STREET, CBD

PRICE:	\$7,700,000
METHOD:	Tender
ANALYSIS:	Yield 5.48%, \$2,968/m ² building
BROKERS:	Cam Paterson, Kim Loo
DATE:	July 2015
VENDOR:	George Marr, Brian Osbourne, Vic Sargent

SALES TRACK RECORD



204 RICHARDSON ROAD, MT ROSKILL

PRICE:	\$2,300,000
METHOD:	Off Market
ANALYSIS:	6.6% yield
BROKER:	John Stringer
DATE:	July 2015
VENDOR:	Gitta Trustee Limited



36 MONMOUTH STREET, GREY LYNN

PRICE:	\$1,100,000
METHOD:	Auction
ANALYSIS:	3% yield or \$2,750/m ² land
BROKER:	John Stringer
DATE:	July 2015
VENDOR:	Bill Kirkman Family Trust



95 - 97 MAIN HIGHWAY, ELLERSLIE

PRICE:	\$1,625,000
METHOD:	Auction
ANALYSIS:	5.26% yield
BROKER:	Murray Tomlinson
DATE:	June 2015
VENDOR:	Strategic Commercial Ltd

SALES TRACK RECORD



59 - 61 QUEEN STREET, WAIUKU

PRICE:	\$1,325,000
METHOD:	Tender
ANALYSIS:	6.4% yield
BROKER:	Cam Paterson
DATE:	June 2015
VENDOR:	Chetan Pandya



495 ELLERSLIE PANMURE HIGHWAY, ELLERSLIE

PRICE:	\$26,000,000
METHOD:	Off Market
ANALYSIS:	6% yield
BROKERS:	Cam Paterson, John Stringer, Murray Tomlinson
DATE:	June 2015
VENDOR:	Ben Cook



2A BALM STREET, NEWMARKET

PRICE:	\$1,665,000
METHOD:	Auction
ANALYSIS:	5.6% yield
BROKERS:	Cam Paterson, Kim Loo
DATE:	June 2015
VENDOR:	Public Trust

SALES TRACK RECORD



15-17 UNION STREET, CBD

PRICE:	\$5,600,000
METHOD:	Tender
ANALYSIS:	\$3,144/m ² land
BROKER:	Murray Tomlinson, Grant Magill
DATE:	May 2015
VENDOR:	M Belcher



42 NORTHCOTE ROAD, TAKAPUNA

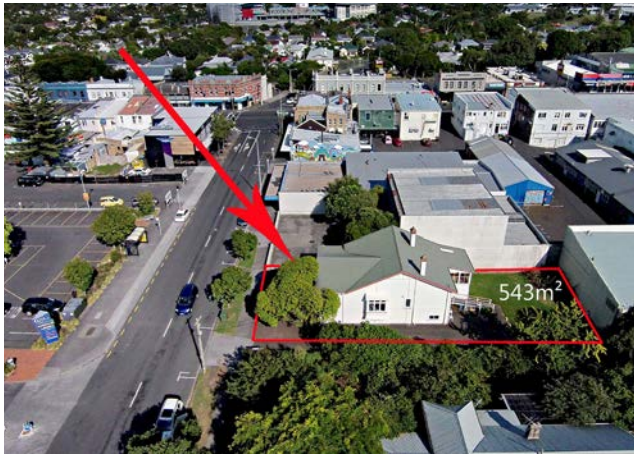
PRICE:	\$2,060,000
METHOD:	Auction
ANALYSIS:	Vacant, \$1,556/m ² land
BROKER:	Cam Paterson
DATE:	May 2015
VENDOR:	LEP Properties Ltd



44 POLLEN STREET, GREY LYNN

PRICE:	\$2,275,000
METHOD:	Auction
ANALYSIS:	Vacant, \$5,087/m ² building
BROKER:	Murray Tomlinson
DATE:	May 2015
VENDOR:	Andrew Roelants

SALES TRACK RECORD



111 VALLEY ROAD, MT EDEN

PRICE:	\$1,730,000
METHOD:	Auction
ANALYSIS:	Vacant, \$3,186/m ² land
BROKER:	Cam Paterson
DATE:	May 2015
VENDOR:	Mike Torey



210-220 RICHARDSON ROAD, MT ROSKILL

PRICE:	\$1,500,000
METHOD:	Auction
ANALYSIS:	7.9% yield
BROKERS:	John Stringer, David Palmer
DATE:	May 2015
VENDOR:	Fong Family Trust



594-604 REMUERA ROAD, REMUERA

PRICE:	\$7,250,000
METHOD:	Tender
ANALYSIS:	6.6% yield
BROKERS:	John Stringer, Reese Barragar
DATE:	May 2015
VENDOR:	Triceps Holdings

SALES TRACK RECORD



586 REMUERA ROAD, REMUERA

PRICE:	\$2,150,073
METHOD:	Tender
ANALYSIS:	5.3% yield
BROKERS:	John Stringer, Reese Barragar
DATE:	May 2015
VENDOR:	Triceps Holdings



33 GEORGE STREET, KINGSLAND

PRICE:	\$2,700,000
METHOD:	Deadline Private Treaty
ANALYSIS:	6.67% yield or \$2,890/m ² building
BROKERS:	Cam Paterson, Murray Tomlinson
DATE:	April 2015
VENDOR:	Lackland Property Ltd



149 LINE ROAD, GLEN INNES

PRICE:	\$1,020,000
METHOD:	Auction
ANALYSIS:	4.2% yield
BROKER:	John Stringer
DATE:	April 2015
VENDOR:	Fong Family Trust

SALES TRACK RECORD



9 MORGAN STREET, NEWMARKET

PRICE:	\$1,410,000
METHOD:	Tender
ANALYSIS:	3.76% yield
BROKER:	Cam Paterson
DATE:	April 2015
VENDOR:	Jim & Carole Wilson



11 MORGAN STREET, NEWMARKET

PRICE:	\$1,700,000
METHOD:	Tender
ANALYSIS:	5.18% yield
BROKER:	Cam Paterson
DATE:	April 2015
VENDOR:	Jim & Carol Wilson



26-28 JERVOIS ROAD, PONSONBY

PRICE:	\$1,320,000
METHOD:	Tender
ANALYSIS:	1.8% yield part vacant
BROKER:	Cam Paterson
DATE:	April 2015
VENDOR:	Leptos Ltd

SALES TRACK RECORD



4 VIEW ROAD, MT EDEN

PRICE:	\$3,300,000
METHOD:	Tender
ANALYSIS:	3.8% yield
BROKER:	Cam Paterson
DATE:	April 2015
VENDOR:	BIWF Ltd



68 SALE STREET, VICTORIA QUARTER

PRICE:	\$6,100,000
METHOD:	Tender
ANALYSIS:	4.3%
BROKER:	Reese Barragar
DATE:	March 2015
VENDOR:	Family Trust



520-539 KARANGAHAPE ROAD & 2 GUNDRY ST, CBD

PRICE:	\$5,010,000
METHOD:	Tender
ANALYSIS:	\$3,938/m ² land
BROKERS:	Cam Paterson, John Stringer
DATE:	March 2015
VENDOR:	Peter & Claire Bruell

SALES TRACK RECORD



5 CITY ROAD, CBD

PRICE:	\$1,775,000
METHOD:	Tender
ANALYSIS:	7.0% yield
BROKER:	Cam Paterson
DATE:	March 2015
VENDOR:	5 City Road Ltd



198-202 DOMINION ROAD, MT EDEN

PRICE:	\$3,700,000
METHOD:	Negotiation
ANALYSIS:	7.34% yield
BROKER:	Cam Paterson
DATE:	March 2015
VENDOR:	Peter Bishop & Barbara Jepson



400C GREAT NORTH ROAD, GREY LYNN

PRICE:	\$850,000
METHOD:	For sale
ANALYSIS:	\$3,617/m ² building, vacant
BROKERS:	Cam Paterson, Reese Barragar
DATE:	Feb 2015
VENDOR:	Wayne Bowden

SALES TRACK RECORD



13 & 15 KINGSLAND TERRACE, KINGSLAND

PRICE:	\$2,107,000
METHOD:	Tender
ANALYSIS:	\$2,831/m ² land
BROKER:	Cam Paterson
DATE:	Feb 2015
VENDOR:	Framework Trust



158B & 160A MT WELLINGTON HIGHWAY, MT WELLINGTON

PRICE:	\$2,300,000
METHOD:	Negotiation
ANALYSIS:	\$520/m ² land
BROKERS:	David Palmer, Grant Magill
DATE:	January 2015
VENDOR:	Wyndham Finance Ltd



40 DRAKE STREET, FREEMANS BAY

PRICE:	\$4,400,000
METHOD:	Off market
ANALYSIS:	3.85% yield
BROKER:	Murray Tomlinson
DATE:	December 2014
VENDOR:	N Bland

SALES TRACK RECORD



101 GREAT SOUTH ROAD, EPSOM

PRICE:	\$2,200,000
METHOD:	Off market
ANALYSIS:	7.8% yield
BROKER:	John Stringer
DATE:	December 2014
VENDOR:	101 Great South Limited



60 AIREDALE STREET, CBD

PRICE:	\$6,000,000
METHOD:	Tender
ANALYSIS:	5.5% or \$2,609/m ² building
BROKERS:	Cam Paterson, Wayne Muir
DATE:	November 2014
VENDOR:	Caledonian Commercial Properties Ltd



597 NEW NORTH ROAD, KINGSLAND

PRICE:	\$3,200,000
METHOD:	Negotiation
ANALYSIS:	5.6% yield or \$2,322/m ² land
BROKERS:	Cam Paterson, John Stringer
DATE:	November 2014
VENDOR:	Timboon Property Ltd

SALES TRACK RECORD



26 MONMOUTH STREET, ARCH HILL

PRICE:	\$1,905,000
METHOD:	Auction
ANALYSIS:	\$3,256/m ² building, short term lease
BROKERS:	Reese Barragar, Murray Tomlinson
DATE:	November 2014
VENDOR:	Marc McLeay and Daniel Johnson



1194 GREAT NORTH ROAD, PT CHEVALIER

PRICE:	\$1,345,000
METHOD:	Auction
ANALYSIS:	5.6% yield
BROKER:	Cam Paterson
DATE:	November 2014
VENDOR:	Perry & Tania Earwaker



2A RURU STREET, EDEN TERRACE

PRICE:	\$482,000
METHOD:	Negotiation
ANALYSIS:	4.15% yield
BROKER:	Cam Paterson
DATE:	October 2014
VENDOR:	Wendie Hall

SALES TRACK RECORD



6 & 8 CRUMMER ROAD, GREY LYNN

PRICE:	\$3,150,000
METHOD:	Tender
ANALYSIS:	7% yield
BROKERS:	Murray Tomlinson, Reese Barragar
DATE:	October 2014
VENDOR:	Bill Williams



1150 GREAT NORTH ROAD, PT CHEVALIER

PRICE:	\$2,750,000
METHOD:	Negotiation
ANALYSIS:	\$1,158/m ²
BROKER:	Reese Barragar
DATE:	September 2014
VENDOR:	A.G. Miller and Co



570 TE ATATU PENINSULA, TE ATATU

PRICE:	\$1,138,000
METHOD:	Off market
ANALYSIS:	5.22% yield
BROKER:	Reese Barragar
DATE:	September 2014
VENDOR:	Rod Sturm

SALES TRACK RECORD



339 PARNELL ROAD, PARNELL

PRICE:	\$3,160,000
METHOD:	Off market
ANALYSIS:	\$6,358/m ² land
BROKER:	John Stringer
DATE:	September 2014
VENDOR:	Pengelly Properties



12 CENTRAL ROAD, KINGSLAND

PRICE:	\$3,750,000
METHOD:	Off market
ANALYSIS:	\$2,470/m ² land
BROKER:	Murray Tomlinson
DATE:	August 2014
VENDOR:	Second Ave Ltd



1990 GREAT NORTH ROAD, AVONDALE

PRICE:	\$1,900,000
METHOD:	Auction
ANALYSIS:	6.19% yield
BROKERS:	Cam Paterson, Grant Magill
DATE:	August 2014
VENDOR:	NZ Post

SALES TRACK RECORD



57-59 WAKEFIELD STREET, CBD

PRICE:	\$3,780,000
METHOD:	Tender
ANALYSIS:	5.59% yield
BROKERS:	Cam Paterson, John Stringer, Grant Magill
DATE:	August 2014
VENDOR:	David and Yvonne Robinson



75-77 GREENLANE EAST, REMUERA

PRICE:	\$1,901,000
METHOD:	Auction
ANALYSIS:	\$2,048/m ²
BROKER:	Cam Paterson
DATE:	August 2014
VENDOR:	Remuera Heritage Society



13 ST MARY'S ROAD, ST MARY'S BAY

PRICE:	\$2,000,000
METHOD:	Auction
ANALYSIS:	Vacant possession
BROKERS:	Grant Magill, Reese Barragar
DATE:	August 2014
VENDOR:	Phyllis Powell

SALES TRACK RECORD



22 MOKOIA ROAD, BIRKENHEAD

PRICE:	\$1,875,000
METHOD:	Auction
ANALYSIS:	5.03% yield
BROKERS:	Cam Paterson, Grant Magill
DATE:	August 2014
VENDOR:	NZ Post



384-396 REMUERA ROAD, REMUERA

PRICE:	\$4,260,000
METHOD:	Tender
ANALYSIS:	5.45% yield
BROKER:	Cam Paterson
DATE:	July 2014
VENDOR:	Mclaw Lewis Chapman Trustees



3078-3088 GREAT NORTH ROAD, NEW LYNN

PRICE:	\$3,480,000
METHOD:	Auction
ANALYSIS:	5.86% yield
BROKER:	Marie-Anne Molloy
DATE:	July 2014
VENDOR:	Roy Sunde

SALES TRACK RECORD



80 ASCOT AVENUE, REMUERA

PRICE:	\$41,250,000
METHOD:	Negotiation
ANALYSIS:	\$711/m ² land, leasehold
BROKERS:	John Stringer, Cam Paterson
DATE:	July 2014
VENDOR:	Auckland Racing Club



297-301 MT WELLINGTON HIGHWAY, MT WELLINGTON

PRICE:	\$3,857,000
METHOD:	Off-Market
ANALYSIS:	7% yield
BROKER:	John Stringer
DATE:	July 2014
VENDOR:	Vince Grgicevich



543 TE ATATU ROAD, TE ATATU

PRICE:	\$3,500,000
METHOD:	Negotiation
ANALYSIS:	\$1,147/m ²
BROKERS:	Reese Barragar, Agnes Teh
DATE:	July 2014
VENDOR:	Anthony Arnerich

SALES TRACK RECORD



482 ROSEBANK ROAD, ROSEBANK PENINSULA

PRICE:	\$9,000,000
METHOD:	Tender
ANALYSIS:	7.81% yield
BROKER:	Murray Tomlinson
DATE:	June 2014
VENDOR:	Rosebank Road Partnership Ltd



28 YORK STREET, PARNELL

PRICE:	\$5,500,000
METHOD:	Off market
ANALYSIS:	\$3,055/m ² land
BROKER:	John Stringer
DATE:	June 2014
VENDOR:	Adrian de Croy



53-55 SYMONDS STREET, CBD

PRICE:	\$6,350,000
METHOD:	Tender
ANALYSIS:	\$5,580/m ² land
BROKER:	Murray Tomlinson
DATE:	June 2014
VENDOR:	Richard Hall

SALES TRACK RECORD



11-13 COYLE STREET, SANDRINGHAM

PRICE:	\$4,800,000
METHOD:	Tender (Failed Colliers Campaign)
ANALYSIS:	\$1,092/m ²
BROKERS:	David Palmer, Scott Whitten
DATE:	June 2014
VENDOR:	Cerebral Palsy Society of NZ



570 GREAT NORTH ROAD, GREY LYNN

PRICE:	\$830,000
METHOD:	Negotiation
ANALYSIS:	9% yield, 9% IEP
BROKERS:	Cam Paterson, Grant Magill
DATE:	May 2014
VENDOR:	Diana Creighton



470 BEACH ROAD, MURRAYS BAY

PRICE:	\$2,300,000
METHOD:	Auction
ANALYSIS:	3.97% yield
BROKER:	Gary Seekup
DATE:	May 2014
VENDOR:	Bok & Yang Zi Ltd

SALES TRACK RECORD



4045 GREAT NORTH ROAD, KELSTON

PRICE:	\$2,280,000
METHOD:	Tender
ANALYSIS:	\$758/m ² land
BROKERS:	John Stringer, Murray Tomlinson
DATE:	May 2014
VENDOR:	Body Corporate Committee



144 WILLIAMSON AVE, GREY LYNN

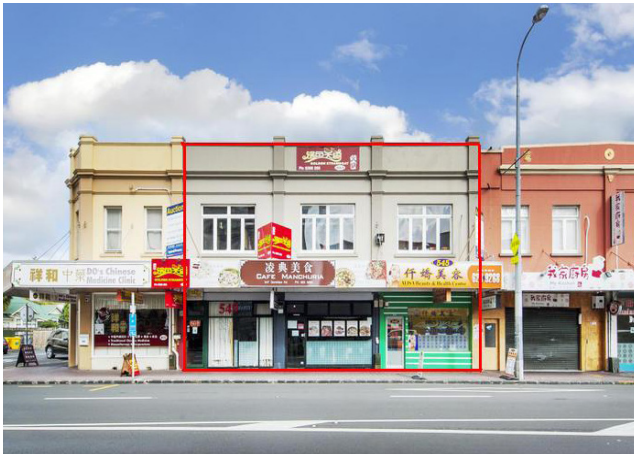
PRICE:	\$12,000,000
METHOD:	For sale
ANALYSIS:	5.87% yield, \$1,950/m ² land
BROKER:	Cam Paterson
DATE:	May 2014
VENDOR:	Antipodians Properties Limited



84 ONEHUNGA MALL, ONEHUNGA

PRICE:	\$780,000
METHOD:	Negotiation
ANALYSIS:	5.02% yield or \$970/m ² land
BROKERS:	Cam Paterson, James Marshall
DATE:	April 2014
VENDOR:	Tom Fuyala

SALES TRACK RECORD



545 DOMINION ROAD, MT EDEN

PRICE:	\$1,410,000
METHOD:	Auction
ANALYSIS:	6.5% yield
BROKER:	Cam Paterson
DATE:	April 2014
VENDOR:	David Rishworth



467 DOMINION ROAD, MT EDEN

PRICE:	\$616,000
METHOD:	Auction
ANALYSIS:	4.05% yield
BROKER:	Cam Paterson
DATE:	March 2014
VENDOR:	Samson Corporation Ltd



17-19 NIXON STREET, GREY LYNN

PRICE:	\$2,300,000
METHOD:	Negotiation
ANALYSIS:	6.5% yield or \$3,276/m ² building
BROKERS:	Cam Paterson, John Stringer
DATE:	March 2014
VENDOR:	Owen Noonan

SALES TRACK RECORD



349B REMUERA ROAD, REMUERA

PRICE:	\$2,045,000
METHOD:	Auction
ANALYSIS:	5.75% yield
BROKER:	John Stringer
DATE:	March 2014
VENDOR:	Warren de France



572 TE ATATU ROAD, TE ATATU

PRICE:	\$1,030,000
METHOD:	Negotiation
ANALYSIS:	5.8% yield
BROKER:	Reese Barragar
DATE:	February 2014
VENDOR:	Finstar Ltd



503 NEW NORTH ROAD, KINGSLAND

PRICE:	\$1,000,000
METHOD:	Auction
ANALYSIS:	4.5% yield
BROKER:	Cam Paterson
DATE:	November 2013
VENDOR:	Marie Dyherberg

SALES TRACK RECORD



302 GREAT SOUTH ROAD, TAKANINI

PRICE:	\$1,600,000
METHOD:	Auction
ANALYSIS:	6.9% yield
BROKER:	Cam Paterson
DATE:	November 2013
VENDOR:	Finstar Ltd



63 MAIN ROAD, KUMEU

PRICE:	\$1,575,000
METHOD:	Auction
ANALYSIS:	6.8% yield
BROKER:	Cam Paterson
DATE:	November 2013
VENDOR:	Finstar Ltd



104 RICHMOND ROAD, GREY LYNN

PRICE:	\$1,031,000
METHOD:	Negotiation
ANALYSIS:	5.87% yield
BROKER:	Cam Paterson
DATE:	November 2013
VENDOR:	Soiree Investments Ltd

SALES TRACK RECORD



10-12 MARGAN AVE, NEW LYNN

PRICE:	\$1,895,000
METHOD:	Auction
ANALYSIS:	8.5% yield
BROKER:	Agnes Teh
DATE:	November 2013
VENDOR:	Bao Man Liu



4 CHARLES STREET, MT EDEN

PRICE:	\$2,250,000
METHOD:	For Sale
ANALYSIS:	5.5% yield or \$2,957/m ² building
BROKER:	Murray Tomlinson
DATE:	November 2013
VENDOR:	Alexander Lunn Ave Property



311 RICHMOND ROAD, GREY LYNN

PRICE:	\$1,580,000
METHOD:	Off market
ANALYSIS:	4.01% yield
BROKER:	Cam Paterson
DATE:	October 2013
VENDOR:	Michael Foot

SALES TRACK RECORD



543 GREAT NORTH ROAD, GREY LYNN

PRICE:	\$985,000
METHOD:	Auction
ANALYSIS:	6.19% yield
BROKER:	Cam Paterson
DATE:	August 2013
VENDOR:	Hefford Parkes Property



25-27 CROWHURST STREET, NEWMARKET

PRICE:	\$5,580,000
METHOD:	Off market
ANALYSIS:	6.6% yield
BROKERS:	Kim Loo, John Stringer
DATE:	February 2013
VENDOR:	John Wong



410 - 416 SANDRINGHAM ROAD

PRICE:	\$940,000
METHOD:	Auction
ANALYSIS:	4.28% yield
BROKER:	Cam Paterson
DATE:	November 2012
VENDOR:	Tom Fuyala