

CIVIC VALUATIONS

Land Development & Investment Advice

102 Glover Street, Mosman NSW

Valuer's Comment

Recent market transaction highlights current demand for medium sized assets with vacant possession.



Vacant Asset Limited Demand

Brief Details This property comprises a three level office building with an at grade car park for 13 spaces. Located in a secondary position within the Mosman/Cremorne business district, the property is relatively modern having been refurbished circa 1998, is functional and in a good state of repair. The building also has two street frontages and the office space within has good natural light. Each office level is serviced by a central stairwell. Sold previously fully leased.

Sale Data

Latest Sale Price		\$2,750,000
Land Area / Rate per sqm	582m ²	\$4,725/m ²
Internal Area / Rate per sqm	916m ²	\$3,002/m ²
Adopted Core Capitalisation Rate		8.00%
Equated Yield (Net)		9.51%
Initial Yield (Net)		N/a

Sales History

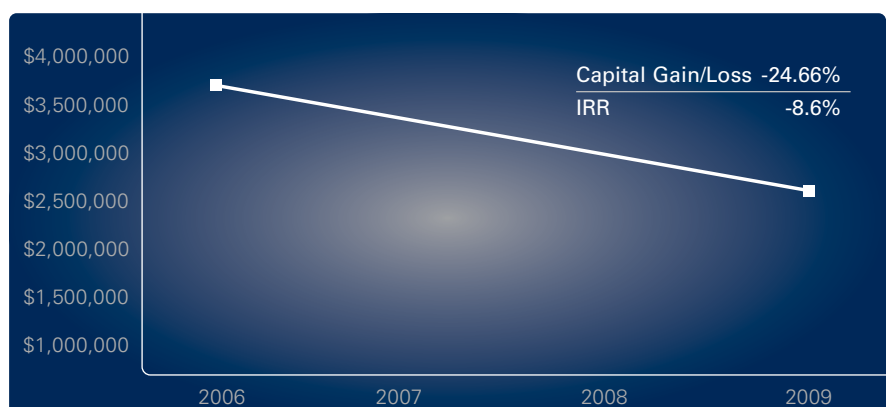
Sale Date	Sale Price	Capital Increase/Decrease	IRR
17 Jul 06	\$3,650,000	-	-
11 Sep 09	\$2,750,000	-24.66%	-8.6%

Contact Us

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