

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

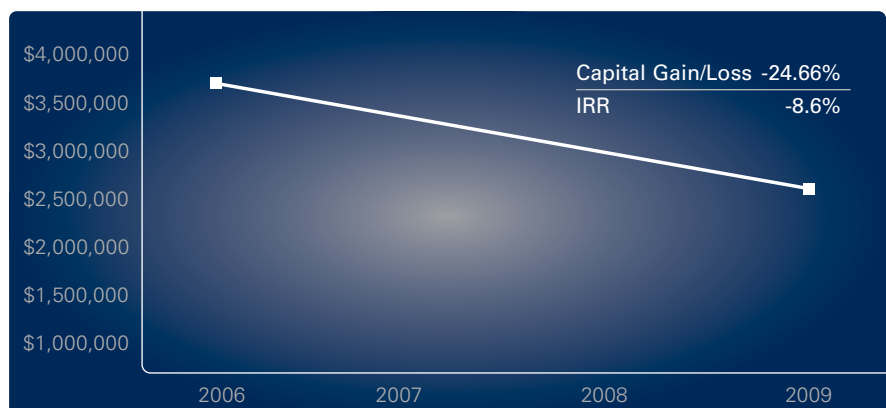
Sale Date	Sale Price	Capital Increase/Decrease	IRR
17 Jul 06	\$3,650,000	-	-
11 Sep 09	\$2,750,000	-24.66%	-8.6%

Contact Us

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