

CIVIC VALUATIONS

Land Development & Investment Advice

129 Oxford Street, Darlinghurst NSW 2010

Valuer's Comment

Recent market transaction notes a distinct change in asset values within this highly regarded retail strip.



Substantial Correction

Brief Details Two level turn of the century retail building located in the heart of the Darlinghurst Road retail strip. No rear lane access. Sold with vacant possession and in poor condition. Asking rental is currently \$84,000 per annum gross plus GST or \$1,615 per week. Sold to a private investor.

Sale Data

Latest Sale Price		\$1,000,000
Land Area / Rate per sqm	70m ²	\$14,286/m ²
Internal Area / Rate per sqm	123m ²	\$8,130/m ²
Adopted Core Capitalisation Rate		6.00%
Equated Yield (Net)		6.28%
Initial Yield (Net)		N/a

Sales History

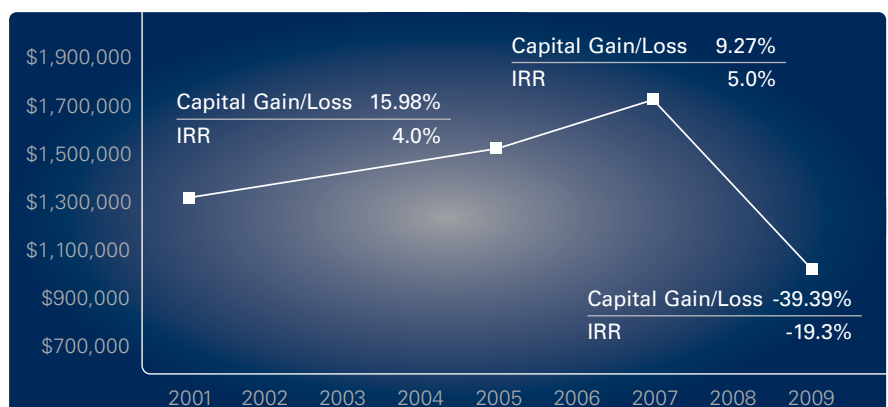
Sale Date	Sale Price	Capital Increase/Decrease	IRR
20 Sep 01	\$1,302,000	-	-
20 May 05	\$1,510,000	15.98%	4.0%
22 Mar 07	\$1,650,000	9.27%	5.0%
01 Jul 09	\$1,000,000	-39.39%	-19.3%

Contact Us

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