

# SALES ANALYSIS

## 446 Collins Street, Melbourne

### SUPERB COLLINS STREET INVESTMENT WITH UPDATE



#### PROPERTY DESCRIPTION

This outstanding office building occupies a high-profile location on the corner of Collins Street and Gurners Lane, approximately 30 metres east of the Collins and William Streets' intersection.

446 Collins Street, Melbourne is a 12 level building comprising a lower ground restaurant, ground level retail and 11 upper levels of office accommodation.

The building also comprises a ground floor lobby area which has undergone a renovation over the last few years.

#### PROPERTY DETAILS

<b>Property Type:</b>	Commercial and Retail Investment
<b>Net Lettable Area:</b>	2,617 sqm (approx.)
<b>Street Frontage:</b>	26 metres to Collins Street
<b>Zoning:</b>	Capital City Zone
<b>Occupancy:</b>	81% leased to established retail and commercial tenants.

#### INCOME DETAILS

<b>No of Tenants:</b>	13
<b>Tenancy Mix:</b>	70% Commercial 30% Retail
<b>Passing Net Income:</b>	\$1,401,838 per annum
<b>Fully Leased Income:</b>	\$2,049,438 per annum

#### CAMPAIGN SYNOPSIS

<b>Sale Type:</b>	Private Sale
<b>Buyer Calls:</b>	63
<b>Inspections:</b>	15

#### AGENT COMMENT

'This exceptional, multi-level office building provided a rare opportunity to a strong investor market to secure a quality CBD commercial investment on Collins Street.'  
- Joseph Walton (Director)

#### TRANSACTION DETAILS

<b>Sale Date:</b>	1 March 2015
<b>Sale Price:</b>	\$33,764,000
<b>Yield:</b>	4.15% net yield (passing net income) 6.06% net yield (fully leased income)
<b>Rate sqm (NLA.)</b>	\$12,901 psm (approx.)
<b>Client:</b>	Private Owner
<b>Purchaser:</b>	Private Investor

THINKING OF SELLING?

CALL US TODAY!

Joseph Walton 0417 309 347