

# SALES ANALYSIS

1-5 Station Street & 62-62a Young Street, Frankston



## SECURE RETAIL INVESTMENT WITH UPSIDE

### PROPERTY DESCRIPTION

The property is situated on the corner of Young and Station Streets opposite the Frankston Train Station. Frankston is approximately 45 kilometres south east from Melbourne's CBD.

The subject property comprises a multi tenanted two level building, currently providing for a total of six retail tenancies. The property is located on the corner of Young and Station Streets, boasting a total of over 50 metres of street frontage.

### PROPERTY DETAILS

<b>Property Type:</b>	Retail Investment
<b>Building Area:</b>	531 sqm (approx.)
<b>Land Area:</b>	319 sqm (approx.)
<b>Street Frontage:</b>	9 metres to Young Street 37 metres to Station Street
<b>Zoning:</b>	Commercial 1

### INCOME DETAILS

<b>No of Tenants:</b>	100
<b>Current Passing Income:</b>	\$152,000 per annum net
<b>Fully Leased Income:</b>	\$168,000 per annum net

### CAMPAIGN SYNOPSIS

<b>Sale Type:</b>	Private Sale
<b>Enquiries:</b>	42 Qualified Buyers (local & International)
<b>Inspections</b>	9 Inspections

### TRANSACTION DETAILS

<b>Sale Date:</b>	February 2016
<b>Sale Price</b>	Undisclosed
<b>Yield (Passing Income):</b>	Circa 6.5% (approx.)
<b>Yield (Fully Leased):</b>	Circa 7.5% (approx.)
<b>Rate sqm (Building.)</b>	Circa \$4,331 psm (approx.)
<b>Rate sqm (Land.)</b>	Circa \$7,210 psm (approx.)
<b>Client</b>	Private Owner
<b>Purchaser</b>	Private Investor

For further information contact...

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