

J&S

From: Green, Aaron <Aaron.Green@ap.jll.com>
Sent: Thursday, September 27, 2018 11:11 AM
To: sj@goodviewcpm.com.au
Subject: FW: 6/ 16 Moore Street, Canberra
Attachments: Moore Street 16 Unit Plan.pdf

Hi Jeff,
We have dug up some recent sales information for 16 Moore Street as per below. The latest sale was the unit next door at \$4,000psq m.

With the current income minus the estimated outgoings the unit doesn't really stack up as a decent commercial investment. My opinion would be it would most likely be worth waiting till the tenant vacates and I think an owner occupier would pay more than what it currently is as an investment.

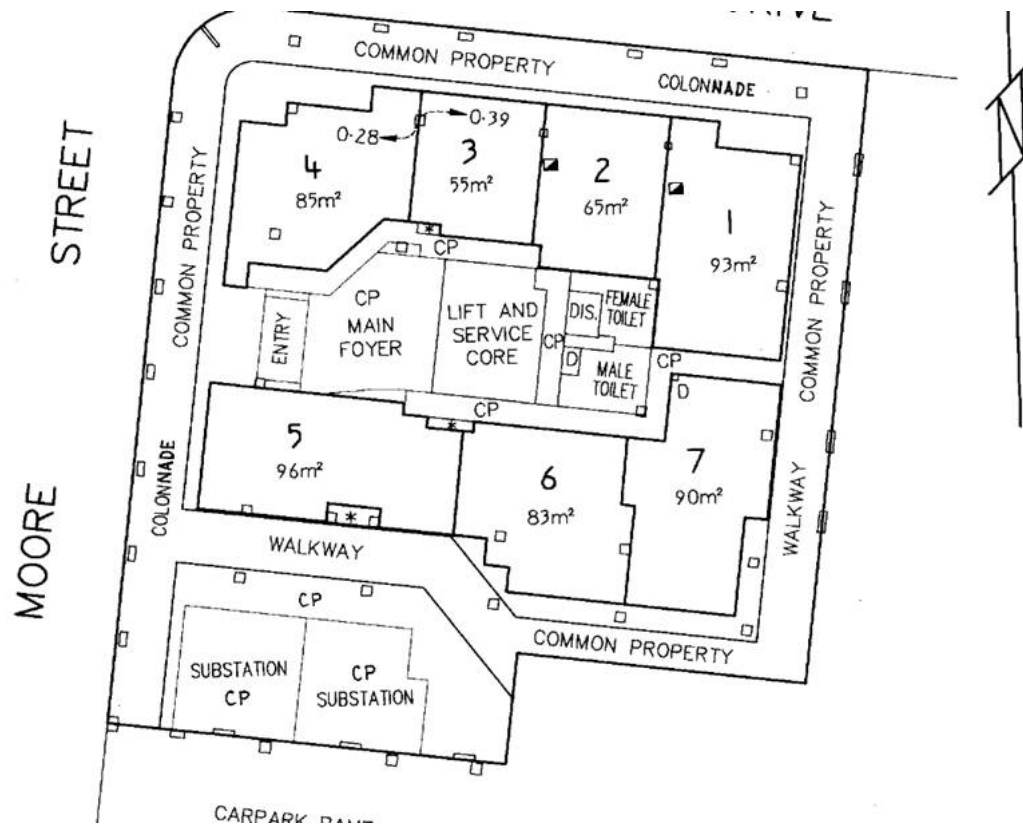
Current units for sale I'll will would keep an eye on.

<https://www.realcommercial.com.au/property-retail-act-city-502930554> - Investment without a price closing today.

<https://www.realcommercial.com.au/property-retail-act-city-502945434> - Vacant corner position asking \$6,200

Address	Unit	Transfer Date	Sale Price	Size	sqm rate
16 Moore Street	Unit 7	17.12.2015	\$360,000	90	\$4,000
16 Moore Street	Unit 6	29.07.2010	\$499,000	83	\$6,000
16 Moore Street	Unit 6	15.09.2006	\$400,000	83	\$4,819
16 Moore Street	Unit 6	02.05.2003	\$160,510	83	\$1,933
16 Moore Street	Unit 5	30.04.2002	\$324,500	96	\$3,380
16 Moore Street	Unit 7	22.03.2002	\$261,000	90	\$2,900

Units Plan attached.



Regards

Aaron Green

Manager, Sales and Leasing

JLL

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