

PROPERTY INVESTMENT UPDATE

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Edinburgh Realty

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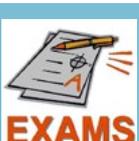
Clayton Sievwright 021 191 5555

Aimee Marsh 027 209 3440

Lane Sievwright 021 526 366

Assisting vendors/investors since 2003

IMPORTANT DATES...

	6 July 2020 Second semester begins
	22 August 2020 Mid-semester break begins
	31 August 2020 Second semester resumes
	9 October 2020 Lectures end
	14 October 2020 Second semester exams begin

Welcome to our 72nd investment update....

Due to the pandemic we were unable to complete our March investment update so this time we are providing you with a special bumper issue. On the back of great trading in May and this month to date, we are expecting demand to continue into July and beyond - outstanding news if you are thinking about selling your property. Demand is strong throughout the property investment market with some great recent sales. Taking a look at the past 24 sales in the North Dunedin area since 1st January this year; of the 20 properties our team have sold, (12) were under \$600,000, (4) \$600,000 to \$1,000,000 and (4) over \$1,000,000. Cap rates ranged between 5% and 6.7% based on the quality and location of the property. As investors we are always keeping an eye on interest rates, is this as low as they will go or will there be an opportunity just around the corner? Most mortgage brokers are indicating that these low interest rates are here to stay, at least for the foreseeable future. At the moment banks are offering special offers in the 1-5-year range, with most major banks now offering sub 3% mortgage interest rates. It's worth spending time on interest rates as they can often affect your cashflow (but not your capital value) more than a room rate increase.

As we approach the 2021 letting season, we are seeing students out in force looking for next years' flat. Our property management company currently manages approx. 1150 rental properties, of which 608 are student flats/studio rooms, with 61 flats already signed up for 2021, along with 34 studio rooms. If you are unsure what your rent level should be for 2021 or want to have a chat about the current market, then feel free to give us a call. We are here to assist in any way we can.

We welcome Aimee to the investment team

Aimee has dedicated her career to property. Managing it, investing in it, making it earn. So she knows a thing or two. Dream home, rental property, or investment? Relax. Aimee can make it work for you. In fact, that's the bit she enjoys the most.

There is a lot of joy in sharing in the excitement and success of vendors and buyers. It's a special thing to be a part of that process, to help you reach your goal, buy your dream home, get started in property investment or grow your portfolio.

After five years of building a career in property management and three years in sales, I'm thrilled to have joined Lane and Clayton Sievwright here at Edinburgh to continue selling investment properties and offer my expertise in this unique market.

Being a part of multiple businesses, different types of property development projects and managing student/residential properties, means I have gained a strong knowledge of the

investment market and how to get the most out of your prized possession and maximise the returns.

My approach is simple: work hard to get the basics right and success will follow. That's the part I enjoy the most, helping people achieve great results.

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We are proud to be able to support some of our local investors who are helping Dunedin grow. Our first showcase is a new boutique inner-city hotel "Ebb-Dunedin"

Local Dunedin family property investment group are launching New Zealand's first modernist boutique Hotel, **Ebb-Dunedin.**

Ebb is a modern boutique hotel that provides guests relaxed luxury for a restful pause on their journey. Inspired by the land, sea and sky that surround us, the contemporary neighbourhood hotel will serve friends, locals, and guests a slice of Dunedin's unique way of life.

They have collaborated closely with highly awarded architect Gary Todd to create a modernist building with a defining black steel structure and glass curtain façade covering the entire front and rear facades. The glass face contains a semi-transparent artwork created by nationally acclaimed Dunedin artist Simon Kaan. The bespoke interior architecture has been crafted by Sydney based INDYK architects, the team behind award-winning QT Hotels. Dunedin's Stewart's Construction is the appointed builder with Sydney based creative agency MAUD leading creative brand direction.

The hotel is spread over 4 floors, containing 27 curated rooms, one exquisite 2bed penthouse suite, and an onsite cafe/wine bar adjacent to the atrium garden. All rooms surround a light-filled covered atrium featuring numerous artworks by some of New Zealand's best artists, creating a sense of being in an exhibition. The atrium contains large trees and floor to ceiling climbing plants. Each level has its own distinct guest lounge to enjoy a cocktail or two with other guests while soaking in the atrium atmosphere.



Each room has floor to ceiling, wall to wall glass at one end containing the semi-transparent commissioned artwork by Simon Kaan. Rooms have a nod to Dunedin heritage architecture through colour tones, black and white stone, natural oak timber joinery, open plan designer bathrooms with fluted glass sliding screens, a funky full mini-bar with curated local tastings and iconic furniture and fittings. The tactile layers create a sense of escapism and invite visual exploration.

Ebb-Dunedin is located in the Central City and its expected opening is late 2020 to welcome friends, guests, lovers, explorers, and escapees.

Follow progress through www.ebb-dunedin.co.nz and Instagram @ebbdunedin.

Dylan Cazemier
Development Manager

SOLD SINCE LAST NEWSLETTER



Drone photo taken from above the property. Red outline indicative only

SOLD!

386 PINE HILL RD, LIBERTON

🏠 16 🍳 16

SALE PRICE \$2,900,000
YIELD 7.3%
VENDOR Dunedin
PURCHASER Auckland



SOLD!

526 GEORGE ST, CAMPUS

🏠 15 🍳 15

SALE PRICE \$2,440,000
YIELD 6.7% nett
VENDOR Auckland
PURCHASER Otaki



SOLD!

84 DUNCAN ST, CITY

🏠 10 🍳 6 🚗 OSP

SALE PRICE \$2,070,000
YIELD 6.7%
VENDOR Christchurch
PURCHASER Dunedin



SOLD!

777 (A & B) GEORGE ST, CAMPUS

🏠 10 🍳 4 🚗 OSP

SALE PRICE \$1,250,000
YIELD 5.8%
VENDOR Te Anau
PURCHASER Wellington



SOLD!

7 ETHEL MCMILLAN PL, CAMPUS

🏠 9 🍳 2 🚗 OSP

SALE PRICE \$1,180,000
YIELD 5.9%
VENDOR Dunedin
PURCHASER Lawrence



SOLD!

48 HOWE ST, CAMPUS

🏠 7 🍳 3

SALE PRICE \$1,107,000
YIELD 6.2%
VENDOR Dunedin
PURCHASER Wellington



SOLD!

147 DUNDAS ST, CAMPUS

🏠 10 🍳 2 🚗 OSP

SALE PRICE \$1,021,000
YIELD 5.7%
VENDOR Dunedin
PURCHASER Auckland



SOLD!

41 ROYAL TCE, CITY

🏠 10 🍳 2

SALE PRICE \$935,500
YIELD 8.1%
VENDOR Auckland
PURCHASER Gisborne



SOLD!

84 HARROW ST, CAMPUS

🏠 7 🍳 2

SALE PRICE \$799,000
YIELD 6.6%
VENDOR Taumarunui
PURCHASER Wanaka



SOLD!

152 QUEEN ST, CAMPUS

🛏️ 6 🚿 2 🚗 1

SALE PRICE \$700,000
YIELD 6.7%
VENDOR Dunedin
PURCHASER Dunedin



SOLD!

120 HARBOUR TCE, CAMPUS

🛏️ 5 🚿 2

SALE PRICE \$726,000
YIELD 6.3%
VENDOR Taumarunui
PURCHASER Central Otago



SOLD!

12 BOUVERIE ST, N.E.V.

🛏️ 6 🚿 2

SALE PRICE \$660,000
YIELD 6%
VENDOR Dunedin
PURCHASER Dunedin



SOLD!

86 HARROW ST, CAMPUS

🛏️ 5 🚿 1

SALE PRICE \$645,000
YIELD 5.4%
VENDOR Timaru
PURCHASER Auckland



SOLD!

33 CLYDE ST, CAMPUS

🛏️ 5 🚿 1

SALE PRICE \$633,000
YIELD 5.8%
VENDOR Wellington
PURCHASER Tauranga



SOLD!

50 BUCCLEUGH ST, N.E.V.

🛏️ 6 🚿 2 🚗 OSP

SALE PRICE \$571,000
YIELD 6.5%
VENDOR Dunedin
PURCHASER Ashburton



SOLD!

853 GEORGE ST, CAMPUS

🛏️ 5 🚿 1

SALE PRICE \$565,000
YIELD 5.1%
VENDOR Invercargill
PURCHASER Dunedin



SOLD!

1046 GEORGE ST, CAMPUS

🛏️ 5 🚿 1

SALE PRICE \$546,000
YIELD 6.4%
VENDOR Christchurch
PURCHASER Dunedin



SOLD!

333 YORK PL, CITY

🛏️ 3 🚿 2

SALE PRICE \$531,000
YIELD 5.5%
VENDOR Auckland
PURCHASER Dunedin



15 BROOK ST, CAMPUS

4 1

SALE PRICE \$503,000
YIELD 5.8%
VENDOR Dunedin
PURCHASER Dunedin



12 CLYDE ST, CAMPUS

4 1

SALE PRICE \$489,300
YIELD 5.4%
VENDOR Cromwell
PURCHASER Auckland



161 NORTH RD, CAMPUS

5 2

SALE PRICE \$450,000
YIELD 6.3%
VENDOR Auckland
PURCHASER Dunedin



66 DUNDAS ST, CAMPUS

4 1

SALE PRICE \$445,000
YIELD 5.6%
VENDOR Dunedin
PURCHASER Wellington



7 - 377 LEITH ST, CAMPUS

1 1

SALE PRICE \$432,000
YIELD 5.1%
VENDOR Dunedin
PURCHASER Singapore



4 - 377 LEITH ST, CAMPUS

1 1

SALE PRICE \$430,000
YIELD 5%
VENDOR Dunedin
PURCHASER Christchurch



9 - 377 LEITH ST, CAMPUS

1 1

SALE PRICE \$425,000
YIELD 5.3%
VENDOR Dunedin
PURCHASER Nelson



8 - 377 LEITH ST, CAMPUS

1 1

SALE PRICE \$420,000
YIELD 5.4%
VENDOR Dunedin
PURCHASER Dunedin



6 - 377 LEITH ST, CAMPUS

1 1

SALE PRICE \$420,000
YIELD 5%
VENDOR Dunedin
PURCHASER Cambridge



5 - 377 LEITH ST, CAMPUS

🛏️ 1 🚿 1

SALE PRICE \$415,000
YIELD 5.1%
VENDOR Dunedin
PURCHASER Dunedin



3 - 377 LEITH ST, CAMPUS

🛏️ 1 🚿 1

SALE PRICE \$410,000
YIELD 5.1%
VENDOR Dunedin
PURCHASER Dunedin



2 - 377 LEITH ST, CAMPUS

🛏️ 1 🚿 1

SALE PRICE \$395,000
YIELD 5.3%
VENDOR Dunedin
PURCHASER Alexandra



1 - 377 LEITH ST, CAMPUS

🛏️ 1 🚿 1

SALE PRICE \$395,000
YIELD 5.3%
VENDOR Dunedin
PURCHASER Alexandra



14 MALVERN ST, WOODHAUGH

🛏️ 3 🚿 1 🚗 OSP

SALE PRICE \$383,000
YIELD n/a
VENDOR Dunedin
PURCHASER Dunedin



7-97 QUEEN ST, CAMPUS

🛏️ 2 🚿 1 🚗 1 🚗 OSP

SALE PRICE \$351,000
YIELD 4.9%
VENDOR Australia
PURCHASER Dunedin



3-93 QUEEN ST, CAMPUS

🛏️ 2 🚿 1 🚗 OSP

SALE PRICE \$336,500
YIELD 4.3%
VENDOR Australia
PURCHASER Dunedin



4-93 QUEEN ST, CAMPUS

🛏️ 2 🚿 1 🚗 OSP

SALE PRICE \$329,000
YIELD 4.3%
VENDOR Australia
PURCHASER Dunedin



16 KNOX ST, N.E.V.

🛏️ 4 🚿 1 🚗 OSP

SALE PRICE \$236,000
YIELD 6.7% (after ground lease)
VENDOR Dunedin
PURCHASER Dunedin

INVESTMENT LISTINGS



Red outline indicative only

136 ALBANY ST, CAMPUS

🛏️ 6 🍳 2

Superbly located investment!

SALE PRICE \$779,000

YIELD 5.6%

RENTAL \$840pw



155 DUNDAS ST, CAMPUS

🛏️ 4 🍳 1

Tidy villa investment

SALE PRICE \$649,000

YIELD 5.8%

RENTAL \$725pw (2021)



Drone photo taken from above the property

153 QUEEN ST, CAMPUS

🛏️ 5 🍳 2

Spacious student villa

SALE PRICE Offers over \$540,000

YIELD 6%

RENTAL \$625pw



30 BAKER ST, CAVERSHAM

🛏️ 3 🍳 1 🚗 1

Delightfully affordable

SALE PRICE \$329,000

YIELD 3.95%

RENTAL \$250pw



Red outline indicative only

97C QUEEN ST, CAMPUS

🛏️ 2 🍳 1 🚗 OSP

Easy care investment!

SALE PRICE By Negotiation

YIELD n/a

RENTAL \$280pw



493F LEITH ST, CAMPUS

🛏️ 1 🍳 1

Affordable low maintenance unit

SALE PRICE \$259,000

YIELD 6.2%

RENTAL \$310pw

PROPERTY

MORE LISTINGS URGENTLY REQUIRED!

We currently have active buyers looking for the following:

\$200,000 - \$500,000 - Gardens, North East Valley, Fringe Campus.

Prime campus villa or purpose built - 4-6 bedrooms - \$400,000 - \$700,000.

Inner City units or apartments - 1-2 bedroom, price range open depending on the property.

\$600,000+ - Multi-unit Inner City property with off street parking.

Thinking of selling? Give us a call for a no obligation chat.



WANTED

RESIDENTIAL LISTINGS



17 RAYNBIRD ST, COMPANY BAY

🏠 7 🍳 5 🚗 2 🚗 OSP

- Otago Peninsula opportunity
- Positioned for all day sun

PRICE \$1,195,000



Outline indicative only

50A HAZEL AVE, CORSTORPHINE

Section: 3211m² (more or less)

- Residential development
- Rarely available

PRICE \$700,000 + GST (if any)



13 MCGEORGE AVE, MORNINGTON

🏠 3 🍳 1 🚗 1

- Superbly located family home
- Easy commute to city centre

PRICE Offers over \$650,000



896 BRIGHTON RD, BRIGHTON

🏠 3 🍳 1 🚗 1 🚗 OSP

- Sweeping ocean views
- Walk to the beach

PRICE By Negotiation



34 SUNBURY ST, ANDY BAY

🏠 4 🍳 2 🚗 OSP

SALE PRICE \$610,000



Drone photo taken from above the property

10 RAMSAY ST, DALMORE

🏠 3 🍳 1 🚗 1

SALE PRICE \$523,000



Drone photo taken from above the property

15 MONOWAI RD, RAVENSBOURNE

🏠 2 🍳 1 🚗 1 🚗 OSP

SALE PRICE \$489,000



31 NEW ST, ST KILDA

🏠 3 🍳 1 🚗 2

SALE PRICE \$437,000



37 CARR ST, N.E.V.

🏠 3 🍳 1 🚗 OSP

SALE PRICE \$419,100



Drone photo taken from above the property

LOT 2, 5 MEADOW ST, CITY

Section: 566m² (more or less)

SALE PRICE \$306,000



Red outline indicative only

Drone photo taken from above the property

1705 HIGHCLIFF RD, PORTOBELLO

SALE PRICES
 Lot 2: \$255,000
 Lot 4: \$250,000
 Lot 5: \$250,000
 Lot 6: \$300,000



Drone photo taken from above the property

22 HENRY ST, MAORI HILL

Section: 1236m² (more or less)

SALE PRICE \$160,000