



**Preston Rowe Paterson**

Valuation, Advisory & Property Management Intelligence

OUR  
SERVICES



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## OUR STORY

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Established in Sydney in 1988, Preston Rowe Paterson Sydney is a leading firm of property valuers, analysts, advisers and consultants who operate throughout Australia and New Zealand, with links globally. Since our inception, it has been our philosophy to be recognised as an elite supplier of investment, development and asset property services.

To us, 'property' means all forms of real estate and infrastructure, asset, plant, machinery and equipment. We aim to provide superior property advisory services specialising in consulting, valuation, property and asset management, facilities management, transaction management, as well as property market and economic research.

Our fundamental business and service principles are knowledge, experience, professionalism and innovation we demonstrate in our daily operations. At Preston Rowe Paterson Sydney, we employ well-educated professionals who are committed to delivering an unforgettable service. We utilise our in-house developed client connectivity system 'PRPOnline' as a state of the art, web services-based system, that has significantly enhanced connectivity between our clients and our service offerings. In addition, we have Yardi Voyager as the primary platform of our Asset, Property and Facilities Management Division.

Whether looking at:

- The clients we represent,
- The property classifications we deal with,
- The locations we cover, or;
- The reasons clients use us

We have **property** covered

## OUR CLIENTS

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We act for an array of clients with different property needs including:-

- Accountants, auditors & insolvency practitioners;
- Auditors;
- Banks, finance companies & lending institutions;
- Commercial & residential non-bank lenders;
- Co-operatives;
- Developers;
- Finance & mortgage brokers;
- Family Offices;
- Hotel owners & operators;
- Institutional investors;
- Insurance brokers & companies;
- Investment advisors;
- Lessors & lessees;
- Listed & private companies & corporations;
- Listed property trusts;
- Local, state & federal government departments & agencies;
- Mining companies;
- Mortgage trusts;
- Non-Bank lenders;
- Not for profit entities;
- Overseas clients;
- Private Investors;
- Property syndication managers (REITS - unlisted);
- Real Estate Investment Trusts (REITS - listed);
- Rural landholders and argibusiness;
- Solicitors & barristers;
- Sovereign wealth funds;
- Stock brokers;
- Superannuation funds;
- Trustee & custodial companies; and
- University, School & Education providers.

# We have all **client** **profiles** covered

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# We have **all** **real estate** **types** covered



## OUR **REAL ESTATE** TYPES

We provide valuation, advisory, research, acquisition due diligence management, asset and property management services for all types of real estate including:-

- Metropolitan & CBD commercial office buildings;
- Retail shopping centres & shops;
- Logistics & industrial, office/warehouses & factories;
- Residential development projects;
- Boarding Houses;
- Business parks;
- Hotels (accommodation) & resorts;
- Hotels (pubs), motels & caravan parks;
- Built-to-rent residential investment;
- Residential dwellings (houses/apartments/units);
- Rural properties;
- Golf courses;
- Childcare centres;
- Hospitals, health & aged care;
- Special purpose properties;
- Self Storage;
- Extractive industries & resource based enterprises;
- Infrastructure including airports & shipping port facilities; and
- Other specialised and alternative asset classes.



We have  
**Real Estate  
Investment  
covered**

## OUR REAL ESTATE INVESTMENT SERVICES

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We offer a range of investment valuation and advisory services to clients; these include but are not limited to:-

- Annual revaluations for portfolio and financial reporting;
- Funding valuation;
- Insurance valuation;
- Transaction advisory;
- Due diligence management;
- Capital markets advisory;
- Plant & machinery valuation for investment purposes;
- Valuation for financial reporting;
- Transaction advisory;
- Listed trust & syndicate funding & asset valuations;
- Rating and taxing (statutory valuation) objections;
- Infrastructure valuation and cash flow - forecasting;
- Reporting valuations to AASB13 Fair Value and AASB140 investment property;
- Rental valuation determining valuer submission (acting for owner);
- Investment debt funding valuation.

Get a quote for our Investment Valuations services at  
[www.prp.com.au](http://www.prp.com.au)

## OUR PROPERTY, ASSET & FACILITIES MANAGEMENT SERVICES

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Our Property, Asset and Facilities Management Division are assisted by industry leading software to deliver the highest standard of service possible. We provide our clients with the following:-

- Property Management;
- Asset Management;
- Facilities Management;
- Lease administration and compliance with critical data's management;
- Comprehensive leasing and tenant retention strategies;
- Building maintenance and capital works;
- Risk and compliance management;
- Sustainability;
- Property, Asset and Facilities Financial Operation Management;
- Acquisition and sale management;
- Income & outgoings forecasting;
- Strategic rent review planning within buildings;
- Lease provision advisory;
- Rent determination submissions/management;
- Investment portfolio performance measurement review;
- Strategic asset management strategies to create value through property performance; and
- Access to the industry leading technology platform 'Yardi Voyager'.

# We have **all** **property** **management** **covered**

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## REASONS FOR OUR SERVICES

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Our clients seek our property (real estate, infrastructure, plant and machinery) services for a multitude of reasons including:

- Acquisitions & disposals;
- Alternative use as well as highest & best use analysis;
- Asset management;
- Asset valuations for financial reporting to meet ASIC, AASB, IFRS & IVSC guidelines;
- Capital Gains Tax valuation;
- Compulsory acquisition & resumption;
- Corporate merger & acquisition real estate due diligence;
- Due diligence management for acquisitions & sales;
- Facilities management;
- Feasibility studies;
- Funding valuations;
- Funds management advice & portfolio analysis;
- Income as well as outgoings projections & analysis;
- Insurance valuations (replacement & reinstatement costs);
- Leasing vacant space within managed properties;
- Listed property trust & investment fund valuations & revaluations (REITS - listed);
- Litigation support;
- Marketing & development strategies;
- Mortgage valuations;
- Property management;
- Property syndicate valuations & re-valuations (REITS - unlisted);
- Rating & taxing objections;
- Receivership, Insolvency & liquidation valuations & support/advice;
- Relocation advice, strategies & consultancy;
- Rental assessments & determinations;
- Sensitivity analysis; and
- Strategic property planning.



We have  
**your needs**  
covered

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## OUR LOCATIONS

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From our capital city and regional office locations we serve our client's needs throughout Australia. Globally, we operate directly or through our relationship offices for special purpose real estate asset classes, infrastructure and plant & machinery.

### Capital Cities

- Sydney (Head Office);
- Melbourne;
- Adelaide;
- Brisbane;
- Canberra;
- Hobart;
- Perth; and
- Tasmania

### Regional

- Albury Wodonga;
- Ballarat;
- Bathurst & Central Tablelands;
- Bendigo;
- Broome & North West;
- Central Coast;
- Dubbo & Central West;
- Geelong;
- Geraldton & Midwest;
- Gippsland;
- Hobart;
- Horsham & Wimmera;
- Launceston;
- Mildura;
- Moreton Sunshine Coast;
- Mornington;
- Mount Gambier;
- Newcastle;
- Sale & East Gippsland;
- Shepparton;
- Southport ;
- Swan Hill;
- Tamworth;
- Wagga Wagga; and
- Warrnambool

### New Zealand

- Auckland North;
- Tauranga; and
- Whakatāne.

Our relationship partners in **China, Japan, Thailand and the Philippines** are:-

- **China via China Appraisal**  
[www.appraisalchina.com](http://www.appraisalchina.com)
- **Japan via Daiwa Realty Appraisal**  
[www.daiwakantei.co.jp/eng](http://www.daiwakantei.co.jp/eng)
- **Thailand via Capital and Co.**  
[www.cpmcapital.co.th](http://www.cpmcapital.co.th)
- **Philippines via Cuervo Appraisal Incorporated**  
[www.cuervoappraisers.com.ph](http://www.cuervoappraisers.com.ph)



We have **all**  
**locations**  
covered

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In our quest for innovation, Preston Rowe Paterson have adopted key software platforms:-

- **AI;** We are at the forefront of using Artificial Intelligence (AI) to enhance our valuation production systems, collaborating with tools such as Microsoft Copilot in conjunction with our extensive historic valuation database;
- **PRPOnline;** Built in-house and maintained by Australia's best code writers, PRPOnline is an IT platform that links our valuers and clients globally via the internet;
- **Yardi;** Preston Rowe Paterson have been using Yardi property asset and facilities management and trust accounting software for a number of years now as we believe it is the best available software in the marketplace;
- **Forbury and Argus Estate Master;** In addition to using our own property valuation software for DCF valuation, we also use Forbury multitenant investment valuation software and Argus Estate Master development valuation software;
- **MSCI (Real Capital Analytics)** is the latest tool for following transaction trends virtually, in any market and in real-time; and
- **Temps et argent plus** is a multi-tenant DCF software which allow us to set and anticipate market cap rates, under and over market reversioners.



**FORBURY**



# We have **AI,** **Information &** **Technology** **(PropTech)** covered



OurPRP is Preston Rowe Paterson Sydney collaborative platform where most of our workflow and operations run through to allow the property valuers to be 100% digital based.

OurPRP digital platform allows us to:-

- Improve our internal workflow operations with the implementation of Microsoft forms for invoice requests, property information, expense claims and leave requests;
- Access a cloud library, in which we have access to documents, such as property Information database, strata and data plans, all available in one place remotely;
- Access to all the PropTech productivity tools available on the property market including PRPOnline, Forbury, Office 365, Argus Real Estate Master, Yardi, RCA and CoreLogic;
- Provide all the latest news with RSS Feeds from Sydney Morning Herald;
- Collate all the property news from the Property Council of Australia, the Australian Property Institute, RICS, the Property Funds Association and many more; and

We have  
**OurPRP**  
covered



**Preston  
Rowe  
Paterson**

Valuation, Advisory &  
Property Management  
Intelligence

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